

**HALDIA DOCK COMPLEX
ADMINISTRATION DIVISION
N.I.T. No. HDC/ Valuation/2017**

TENDER DOCUMENT

for

**EMPANELMENT OF VALUERS FOR CARRYING OUT VALUATION OF
IMMOVABLE PROPERTIES AT HALDIA DOCK COMPLEX IN
CONNECTION WITH LEASE OF LAND WITH STRUCTURE.**

Tender available : from 17.02.2017.
Pre-bid meeting : At 12-00 noon 01.03.2017.
Submission of offer : Upto 14-00 hrs. on 09.03.2017
Opening of techno-commercial offers : At 15-00 hrs. on 09.03.2017.
Tender Fee : ₹ 100/-
Earnest Money : ₹ 1,000/-
For details : Log on to www.kolkataporttrust.gov.in

**Sr.Dy.Manger (ADMN.)
HALDIA DOCK COMPLEX
JAWAHAR TOWER CONNECTOR BUILDING
HALDIA TOWNSHIP
Fax No. 03224 263152
email address : jroy.hdc@nic.in**

NOTICE INVITING TENDER

N.I.T. No. HDC/ Valuation/2017

Name of the Work: Tender for Empanelment of Valuers for carrying out valuation of immovable properties at Haldia Dock Complex in connection with lease of land with structure.

1. Sealed tenders in two part system are invited from Valuers Registered/ Empanelled with Income Tax Department/ Public Sector Banks/ LIC/Port Trusts/ High Court for empanelment with the Administration Division, Haldia Dock Complex, Kolkata Port Trust for carrying out the job of present day plot-wise valuation of immovable properties (i.e. Civil Structures, in some cases with Mechanical & Electrical Structures/ Installations) at different locations of HDC in connection with lease of land, on case to case basis, for a period of two years from the date of receipt of communication of empanelment by the successful tenderers.

2. The tenderer should be a Registered/Empanelled valuer of Income Tax Department/Public Sector Banks/ LIC/Port Trusts/High Court for valuation of immovable properties over a period of at least 5 years as on 31.12.2016.

3. The conditions of tender, conditions of Contract, Format for undertaking by the tenderers, and the format for Price Schedule are enclosed.

4. The tender document may be downloaded from KoPT's website www.kolkataporttrust.gov.in or purchased from the office of the Sr.Dy.Manager (Administration), Haldia Dock Complex, Jawahar Tower Annexe, P.O. Haldia Township, District-Purba Medinipore, Pin-621 607. The **Tender Fee** (non-refundable) of **₹ 100/- (Rupees One Hundred only)** may be deposited in cash against endorsement from the office of the Manager (Administration), HDC on an application of the intending tenderer or in the form of Banker's Cheque/Demand Draft issued by any Scheduled Bank of India drawn in favour of 'Kolkata Port Trust, Haldia Dock Complex'. The original Treasury Receipt of cash deposit or the original Banker's Cheque/Demand Draft shall have to be enclosed along with the tender/offer in Closed Cover - I without which no tender shall be accepted.

In case of any discrepancy between the content of the Tender Document downloaded from KoPT's websites and the master copy of the Tender Document available in the office of the Sr.Dy.Manager (Administration), HDC, the latter shall prevail and shall be binding on the Tenderer.

5. Intending Tenderers shall deposit a sum of **₹ 1,000/- (Rupees One Thousand only)** as '**Earnest Money Deposit**' (EMD) in the form of Banker's Cheque/Demand Draft issued by any Scheduled Bank of India drawn in favour of 'Kolkata Port Trust, Haldia Dock Complex'. This shall be submitted in Closed Cover - I of the tender/offer, without which no tender shall be accepted. In case of the unsuccessful Tenderers, the EMD will be refunded without interest through A/C payee cheque or to their ECS A/C after finalisation of the tender. In case of the Successful Tenderers, the EMD shall be converted to Security Deposit and may be refunded without interest after the entire period of empanelment is over.

Sr.Dy.Manager (Administration)

CONDITIONS OF TENDER

The following documents shall have to be submitted along with the tender:-

(i) Techno-commercial part [Closed Cover – I] contains as :-

(a) The original Treasury Receipt of Tender fee, if deposited in cash, or the original Banker's Cheque/Demand Draft for the Tender fee as stated above in clause no. 4 of the Notice Inviting Tender.

(b) The original Banker's Cheque/Demand Draft for the EMD as stated above in clause no. 5 of the Notice Inviting Tender.

(c) Each page of this tender document, including any addendum, is to be duly signed and stamped as a token of having read all the pages and confirmation of having agreed to the same. As far as the format for the Price Schedule contained in the two pages (page nos. 13 & 14) of this tender document is concerned, the same is also to be left **blank (i.e. without any indication of rate)** and scored out diagonally - duly signed and stamped - as a token of confirmation of having quoted according to the format of the Price Schedule.

(d) Self attested copy of certificate issued by any of the following three Institutions as a proof of confirmation that either the individual or any person in the pay-roll / empanelled with the tenderer is

(i) Registered corporate valuer (i.e. life member) of the Institution of Valuers, 4-5 & 6, Vishal Market, Mukherjee Nagar (West), Delhi 110009

or

(ii) Registered corporate valuer (i.e. life member) of the Indian Institution of Valuers (India), Second Floor, West Wing, PMT Building, Hadapsar, Pune - 411028, Maharashtra (India)

or

(iii) Life Fellow Member under sub-divisions - III of the Institution of Surveyors, "Sarvekshan Jyoti"; B-15/7, Qutab Institutional Area, New Mehrauli Raod, New Delhi-110016

(e) Self attested copy of valid registration/ empanelment Certificate issued in favour of the tenderer by Income Tax Department/ Public Sector Banks/ LIC/Port Trusts/ High Court as a proof of having been empanelled with any of these organisations for at least five years as on 31.12.2016.

(f) Self attested copy of at least ten credentials in favour of the tenderer during this period of five years (ending on 31.12.2016) of having successfully completed the assignment of valuation of immovable property as an empanelled valuer (i.e. the valuation report has been accepted by the authority concerned who has engaged the valuer). Such credentials may be papers like engagement letter as well as receipt of payment after successful completion of such work or certificate / confirmation of successful completion of ten such assignments as may be issued by the authority concerned.

- (g) Self attested copy of I.T. PAN Card.
- (h) Self attested copy of Service Tax registration certificate.
- (i) Self attested copy of Partnership Deed (in case the tenderer is a partnership firm) or self attested copy of Memorandum of Association and Articles of Association/ Bye laws along with certificate of incorporation (in case the tenderer is a company).
- (j) Self Attested papers to indicate the status of the firm, name and designation of the proprietor/partners/ directors/share holders etc. with profit sharing ratio and/or share holding pattern certified by concerned authorities or Chartered Accountant/Company Secretary,
- (k) Original Power of Attorney in favour of the person signing the tender document, if applicable.
- (l) APPENDIX – I attached with this tender document duly filled in, signed and stamped.

(ii) Price part [Closed Cover – II] contains as :-

The duly filled in Price Schedule without any overwriting and without any counter condition of any sort.

2. **Pre-bid meeting:-** A pre-bid meeting shall be held at the Conference Room of Haldia Dock Complex at Jawahar Tower Annexe, P.O. Haldia Township, District- Purba Medinipore, Pin-721 607 at 12 noon on 01.03.2017. In this connection, the interested tenderers may send advance queries to the Contacting Officer as mentioned below. KoPT, HDC will be at liberty to amend the tender document and issue addendum, if needed, pursuant to such pre-bid meeting or otherwise.

In the pre-bid meeting, besides other issues, the methodology/ principles for valuation shall be discussed and the decision taken thereon shall be frozen and uploaded in the websites in the form of an addendum. The same shall be part and parcel of the tender document.

Besides, any other addendum, if issued, shall also be hoisted in KoPT website and the same shall likewise be part and parcel of the tender document.

Hence, prospective tenderers are advised to visit the websites accordingly upto the date of submission of tender.

3. **Tender fee:-** As stated at para 4 of the Notice Inviting Tender.

4. **Earnest Money: -** As stated at para 5 of the Notice Inviting Tender.

5. **Validity:** - The offer shall be kept valid for a period of 180 days from the date of opening of the techno-commercial part of the tender. Once empanelment is communicated to the successful tenderer(s) from the end of KoPT, HDC within the validity period of the offer, the accepted rate shall remain firm for a period of two years without any element of escalation. The above validity period is, however, subject to extension, if agreed to by the tenderers in response to any request made by KoPT, HDC.

6. **Envelopes for the tender:-** Sealed offers in two separately sealed envelopes — one containing Techno-commercial part (marked as Closed Cover – I) and the other containing the Price part (marked as Closed Cover – II) — shall have to be put inside another sealed cover. The outer cover and the inner covers for techno-commercial and price parts shall respectively have the following superscription on the envelopes:-

For inner cover containing the Techno-commercial part (Closed Cover – I):-

| |
|---|
| <p style="text-align: center;">Inner Cover Part – I - TECHNO-COMMERCIAL PART (Cover – I) N.I.T. No. HDC/ Valuation/2017 Tender for Empanelment of Valuers for carrying out valuation of immovable properties at HDC in connection with lease of land with structure</p> |
|---|

For inner cover containing the Price part (Closed Cover – II):-

| |
|---|
| <p style="text-align: center;">Inner Cover Part – II - PRICE PART (Cover – II) N.I.T. No. HDC/ Valuation/2017 Tender for Empanelment of Valuers for carrying out valuation of immovable properties at HDC in connection with lease of land with structure</p> |
|---|

For outer cover containing the aforementioned two sealed covers (i.e. both Cover – I & Cover – II):-

| |
|--|
| <p style="text-align: center;">Outer Cover N.I.T. No. HDC/ Valuation/2017 Tender for Empanelment of Valuers for carrying out valuation of immovable properties at HDC in connection with lease of land with structure</p> |
|--|

7. **Submission of the tender:-** The offers sealed as stated above shall have to be submitted in the designated tender box at the office of the Sr.Dy.Manager (Admn.), located at Administration Division, Haldia Dock Complex, Jawahar Tower Annex Building, Haldia, Purba Medinipur- 721607 within 14-00 hrs on 09.03.2017. No tender received after the scheduled time shall be considered and no request/ communication from the end of any tenderer shall be entertained by KoPT, HDC in connection with late submission of bid.

8. **Opening of techno-commercial part of the tender:-** Techno-commercial part (Closed Cover – I) of the Tenders will be opened at 15-00 hrs. on 09.03.2017 in the office of the Sr.Dy.Manager (Admn.) in presence of the participating tenderers or their authorized representatives.

9. **Interruption of activities:-** In the event of any unforeseen circumstances such as holidays, bandhs, strikes, transport dislocation etc. on the scheduled day of pre-bid meeting / submission of offers / opening of techno-commercial part or price part of the tender, such activity shall take place at the same venue and at the same time of the next working day of KoPT, HDC.

10. **Contacting Officer:-** Further details/clarification, if any, will be available from the office of Sr.Dy.Manager (Admn.), located at Administration Division, Haldia Dock Complex, Jawahar Tower Connector Building, 2nd floor, Haldia, Purba Medinipur-721607 at Telephone No. 9434063328

11. **Right of acceptance:-** Kolkata Port Trust, Haldia Dock Complex reserves the right to reject any or all tenders without assigning any reason thereof.

12. **Offer Preparation Cost:-** The Tenderer shall be responsible for all the costs associated with the preparation of its Offer and its participation in the tender. KoPT, HDC will not be responsible in any manner for such costs, regardless of the conduct or outcome of the tender process.

13. **Term of empanelment:-** The tenure will be for **two years** from the date of receipt of communication of empanelment by the successful tenderers.

14. **Evaluation criteria:**

14.1 The Price Part (Closed Cover – II) of only the tenderers found by KoPT, HDC to have techno commercially qualified as per this tender terms, shall be opened under prior intimation to such techno commercially qualified tenderers. Each of the techno commercially qualified tenderers may depute an authorised representative to witness opening of the Price Part (Cover – II) of the tender.

14.2 The tenderers shall have to quote at par or quote the percentage above or below the Scale of Charges as given in the **PRICE SCHEDULE**. The percentage figure, if quoted above or below the Scale of Charges, may be any positive integer or number containing upto two decimal places.

14.3 The evaluation shall be on the lowest offer basis out of the offers submitted only by the techno commercially qualified tenderers. In the event of being in a position to open price part of three or more tenderers, the L2, then L3 tenderer and so on, one by one (i.e. in the increasing order of the quoted rates), shall be formally offered opportunity to agree to accept the lowest received rate (i.e. L1 rate) of the tender, till empanelment of three tenderers. Likewise, in case of being in a position to open price part of two tenderers, L2 tenderer shall be formally offered to agree to accept the lowest received rate (i.e. L1 rate) of the tender for empanelment of two tenderers. If no other tenderer agrees, only L1 tenderer will be empanelled.

14.4 The payable amount shall be the accepted rate based on the lowest offer, irrespective of the higher rates received and irrespective of the opportunity offered to non-lowest tenderers to match with the lowest rate received.

15. Ratio of allotment of assignment:-

15.1 In case of empanelment of three valuers, viz. the original lowest (L1) tenderer as well as the next higher and the still next higher tenderers (those two non-L1 tenderers who would agree to match with the lowest received rate), the allotment of assignment shall be in the ratio of 3:2:1. Thus, for every 6 assignments, 3 will be allotted to original L1, and 2 to the next higher & 1 to the still next higher tenderers who would agree to match with the lowest received rate.

15.2 In case of empanelment of two valuers owing to some reason, the original lowest tenderer (L1) and the next higher tenderer agreeing to match with the lowest received rate, the allotment of assignment shall be in the ratio of 2:1. Thus, for every 3 assignments, 2 will be allotted to original L1, and 1 to the next higher tenderer having agreed to match with the lowest received rate.

16. Tie in rates:-

16.1 In case of tie in the lowest received rate, re-bidding will be resorted to wherein the tenderers having already offered the lowest rate must reduce the quoted rate by way of submission of fresh Price in the same format as would be advised by KoPT, HDC. The process shall continue till difference in rates between/ amongst all the lowest tenderers is achieved.

16.2 In case of tie in the second lowest rate, there shall be no re-bidding. Rather, all the L2 tenderers shall be empanelled, subject to their agreeing to accept the lowest received rate. For empanelment of two such L2 tenderers (if there is no tie in L1 rate), the ratio of allotment of assignment amongst L1 and L2 tenderers shall be in the ratio of 2:1:1 and for empanelment of three such L2 tenderers (if there is no tie in L1 rate), the ratio of allotment amongst L1 and L2 tenderers shall be in the ratio of 2:1:1:1 and so on. Thus, if three or more tenderers are thus empanelled out of originally received L1 and L2 rates, L3 tenderers shall not be considered for empanelment.

16.3 Similarly, for tie in L3 rates with empanelment of two tenderers (i.e. L1 & L2 tenderers), all the L3 tenderers shall be empanelled. For tie amongst two L3 tenderers, the ratio of allotment amongst L1, L2 & L3 tenderers shall be in the ratio of 3:2:1:1 and so on.

16.4 In short, in case of tie in L2 or L3 rates in a manner otherwise than envisaged above, and requirement of empanelment of such tenderers to have three valuers empanelled, the ratio of allotment, shall be rationally decided by KoPT, HDC and the same shall be binding on the tenderers.

Sr.Dy.Manager (Admn.).

CONDITIONS OF CONTRACT

1. Objective & Scope of Work:-

1.1 The Valuer shall have to carry out valuation of immovable properties created on the leased land i.e. civil structures and/ or Plants and Machineries and / or mechanical and electrical Installations. The installations may comprise buildings/ storage tanks, warehouses, workshops, manufacturing plants, pipelines, electrical overhead lines, water lines, etc.

1.2 The Valuer, if required, shall have to carry out the detailed survey of the structure and obtain relevant data at his own cost. If the details are available with Kolkata Port Trust, Haldia Dock Complex the same may be provided free of cost. For the structures/properties occupied by third Parties, KoPT, HDC will obtain their consent before asking the Valuer to carry out such work. Clarification may be given by the Valuer in the report, if requested by Kolkata Port Trust, Haldia Dock Complex and if some deficiencies are identified, the modification to the report may be done by the Valuer without any extra cost to KoPT, HDC. The payment will be made on acceptance of such valuation report, on case to case basis, as per the accepted rate subject to minimum payable amount of Rs 2000/- per assignment.

1.3 The Valuers to be appointed through this tender shall have to furnish cost of structure in their valuation report.

1.4 The valuation report to be submitted has to be

- Consistent, i.e. the report arrives at a same valuation (reproducible valuation);
- Independent, i.e. it involves an unbiased and disinterested party to value the asset to ensure no conflict of interest;
- Transparent, i.e. clearly stating the specific methods and processes used to value assets while determining the price.

1.5 Process for valuation:- The Valuer to be empanelled through this tender and offered any assignment, shall undertake valuation by the method as may be finalized through the pre-bid meeting. The method actually adopted shall have to be mentioned in each valuation report by the Valuer to be engaged.

1.6 Valuation of machineries :- In case of requirement to assess the valuation of any machineries etc. against any assignment, the Valuer to be empanelled by KoPT, HDC shall have to undertake the same as part of the total valuation against such assignment and valuation of such machineries shall have to separately indicated in the report and the method adopted indicated therein.

2. **Confidentiality and Non Disclosure:-** The Valuer shall maintain confidentiality of the work being undertaken and shall not disclose information to any person other than the person who has engaged the Valuer. The Valuer shall also ensure that the employees of his organization also follow the policy of confidentiality and non-disclosure.

The Valuers to be empanelled, while preparing the report of valuation for any assignment, shall adopt any standard method/ approach with the help of mathematical tools like regression technique etc. Such methods/approaches may be like —

(a) Plinth area method / item-wise valuation method and so on as applicable for civil structures/ electrical structure;

(b) Cost approach /Market approach and so on as applicable for machinery;

B. KoPT, HDC while offering any particular assignment to any Valuer will indicate the purpose of the valuation.

C. The report of the Valuer shall, inter alia, include the following:-

(i) Name of the method/ approach adopted including mathematical tools employed, if any, with justification;

(ii) summary calculation of the method/ approach adopted along with the source of base-data used in such calculation;

(iii) plan & elevation drawings to the extent possible, depending on the condition of the structure, for valuation of any structure.

D. The Valuers to be empanelled shall render his co-operation in connection with any clarification that may be necessary in future pertaining to any valuation report to be submitted by them.

3. **Confirmation regarding empanelment:-** The empanelled Valuers shall confirm their acceptance within 07 days from the receipt of the offer letter through e-mail/fax etc. In case such empanelled Valuer does not confirm their acceptance within the stipulated period as aforesaid or expresses in writing about their inability to accept the offer letter owing to their preoccupation, their offer may be cancelled.

4. **Completion period of each assignment:-** The Valuer shall complete each assignment within a time period of 21 days from the date of receipt of the work order of assignment along with the information/ documents pertaining to the schedule of property, sketch plan showing the boundary of the plot of land concerned, and the area of the plot of land. However, Sr.Dy.Manager(Admn.),HDC may stipulate period more than 21 days for such assignment which according to KoPT, HDC may take longer time. Besides, KoPT, HDC may also grant additional time to the Valuer, if considered necessary, against formal request of the Valuer before expiry of completion period stipulated in the respective orders for carrying out assignments.

In case the valuer does not submit the valuation report within 21 days or within the extended time period from the date of receipt of the work order of assignment, Sr.Dy.Manager(Admn.),HDC will be at liberty to allot that particular assignment to any other empanelled Valuer, subject to adjustment of future assignments to maintain the ratio of allotment of assignments.

The Valuer shall take all efforts to complete any assignment even before expiry of 21 days, if so requested by KoPT, HDC. In the event of delay beyond the allowable time to complete any assignment without any communication from KoPT, HDC regarding extension of completion period, KoPT, HDC will be at liberty to either decline to accept the report without any compensation to the Valuer and / or decide at its sole discretion

- (a) to offer -
 - (i) less assignment than stipulated by the above-mentioned ratio of allotment of assignment during the remaining period of empanelment or
 - (ii) no assignment during the remaining period of empanelment and / or
- (b) to initiate steps to cancel the empanelment of the Valuer concerned.

5. **Transport :-**

- i) Per assignment once to & fro transportation between Haldia & Kolkata will be provided by KoPT/HDC, if required.
- ii) During stayal intra Haldia transport will be provided by KoPT/HDC.
- iii) No other cost towards transportation will be provided by KoPT/HDC for valuation purpose.

In case of any dispute as to the amount of admissibility, the decision of KoPT, HDC shall be final and binding on the Valuer concerned.

6. **Food & Lodging** : Free food & lodging would be provided at KoPT Guest House, Haldia.

7. **Sub-contract:-** The Valuer shall not sub-contract the work to any other Valuer but shall carry out the work himself.

8. **Disputes:-** In the event of any disagreement/dispute between the officials of KoPT, HDC and the Valuer, decision of the Chairman, KoPT, HDC shall be final and binding on both the parties.

9. **Terms of payment:** Payment shall be made normally within a period of thirty (30) days from the date of submission of clear bill in order against completion of each assignment to the satisfaction of KoPT, HDC. The payable amount shall be remitted through Bank ECS for which the selected / empanelled Valuers shall have to furnish relevant bank particulars to KoPT, HDC.

The minimum fee for each assignment shall be Rs. 2,000/- irrespective of the payable fee as per accepted L1 rate. In other words, whenever the payable fee becomes less than Rs. 2,000/- for any specific assignment, the payable amount shall be Rs. 2,000; i.e. in no case the fee shall be less than Rs. 2,000 for any assignment

10. **Security Deposit:-** The EMD of the tenderers being empanelled shall be converted to Security Deposit and the same shall be refunded without interest after expiry of the empanelment period, subject to both KoPT, HDC and Valuer agreeing as to the dues of the Valuer at that point of time. **However, KoPT, HDC offers no minimum guarantee to the number of assignment to any of the empanelled Valuers during their empanelment with the Administration Division of KoPT, HDC.**

11. **Currency:-** Payments to the Valuers will be made in Indian Rupee only.

NOTE:

(a) Income tax, Professional tax, any other tax as per Statutory Provisions of Govt. of India and West Bengal State Govt. shall be deducted by KoPT from each Bill. A certificate in this regard shall be furnished by KoPT, HDC.

(b) Service Tax has to be indicated in the bill separately with the Service Tax registration No. and other particulars. The percentage of Service Tax, as applicable, will be paid extra to the Valuer on the payable amount, if service tax is applicable for the services.

Bidders exempted from payment of Service Tax and not in possession of Service Tax Registration Certificate as per law of the land, shall clearly state so in the techno-commercial part of the offer and in that event, no service tax would be claimed by them in their bill for successfully carrying out any assignment, if empanelled by KoPT, HDC. However, if subsequently such empanelled Valuer comes under the purview of Service Tax and acquires Service Tax Registration Certificate, Service Tax would be payable extra over their billed amount, if claimed accordingly.

(c) A self attested copy of PAN Card shall have to be attached along with each bill.

11. **De-Empanelment of Valuers:** KoPT, HDC at its discretion, may de-empanel any Valuer, if it is satisfied that the valuation report submitted is not realistic or that there has been any breach of the contract provisions.

12. In case of any dispute arising out of the work pertaining to this tender, the same shall be under the jurisdiction of Calcutta High Court.

Sr.Dy.Manager (Admn.)

FORMAT OF UNDERTAKING TO BE SUBMITTED BY THE TENDERER

I,son/daughter of
..... do hereby solemnly affirm and state that

- I / We am/are a citizen/citizens of India;
- I / We have not been removed/ dismissed from service/employment earlier;
- I / We have not been found guilty of misconduct in professional capacity;
- I / We am/ are not an un-discharged insolvent;
- I / We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958;
- My/ Our PAN Card number/Service Tax number as applicable are and respectively;
- I / We have read and understood the terms and conditions contained in the tender No. **HDC/ Valuation/2017**.
- I / We agree to all the terms and conditions contained in the tender No **HDC/ Valuation/2017**.
- I / We undertake to keep you informed of any events or happenings which would make me/ us ineligible for empanelment as a Valuer;
- I / We have not concealed or suppressed any material information, facts and records and
- I / We have made a complete and full disclosure.

In the above undertaking, 'I' stands for the individual or the proprietor or authorised signatory of the tenderer and 'We' stands for all the partners / directors in case of a partnership firm / company. Hence, the tenderer shall use 'I' or 'We' in the undertaking, as may be appropriate.

Dated:

Signature.....

Name.....

Address.....

.....
.....

SEAL OF THE TENDERER:

.....

PRICE SCHEDULE (page 1 of 2)

N.I.T. No. **HDC/ Valuation/2017**

SCALE OF CHARGES

- | | | |
|-----|--|---------------------------|
| (a) | On the first ₹ 5,00,000 of the asset as valued | 1/2 percent of the value |
| (b) | On the next ₹ 10 lakhs of the asset as valued | 1/5 percent of the value |
| (c) | On the next ₹ 40 lakhs of the asset as valued | 1/10 percent of the value |
| (d) | On the balance of the asset as valued | 1/20 percent of the value |

❖ I/We agree to the above **SCALE OF CHARGES** (mention either 'Yes' or 'No' on the dotted line alongside)

Percentage rate to be quoted by the tenderer - Mention NA or indicate percentage (either above or below the afore-stated Scale of Charges), as applicable. Both the boxes hereunder should be filled in:

❖ **Percentage rate above the afore-stated Scale of Charges:**

❖ **Percentage rate below the afore-stated Scale of Charges:**

I/We agree to all the terms and conditions of the tender.

I/We have noted the under-mentioned three examples before filling in our Price Offer on this page.

Signature : : _____

Name of the Authorised Signatory: _____

Telephone No/ Mobile No. : _____ Fax No./E-Mail address : _____

SEAL OF THE TENDERER:
.....

PRICE SCHEDULE (page 2 of 2)

Example 1: For a tenderer quoting at par the above Scale of Charges -
We agree to the above **SCALE OF CHARGES** (mention either **Yes** or **No** on the dotted line alongside)Yes.....

Percentage rate above the afore-stated scale of charges:

Percentage rate below the afore-stated scale of charges:

Thus, in case of valuation of ₹ 1,00,00,000.00,
the payable amount of the valuer would be as follows:-

| | | |
|--|---------------------------|--------------------|
| On the first ₹ 5,00,000 of the asset as valued | 1/2 percent of the value | ₹ 2,500.00 |
| On the next ₹ 10 lakhs of the asset as valued | 1/5 percent of the value | ₹ 2,000.00 |
| On the next ₹ 40 lakhs of the asset as valued | 1/10 percent of the value | ₹ 4,000.00 |
| On the balance of the asset as valued | | |
| [{ ₹ 1,00,00,000 – (₹ 5,00,000 + ₹ 10,00,000+ ₹ 40,00,000)}= ₹ 45.00.000] | 1/20 percent of the value | ₹ 2,250.00 |
| Total payable amount as per the above Scale of Charges | | ₹ 10,750.00 |

Example 2: For a tenderer quoting 1% above the Scale of Charges -
We agree to the above **SCALE OF CHARGES** (mention either **Yes** or **No** on the dotted line alongside)No.....

Percentage rate above the afore-stated scale of charges:

Percentage rate below the afore-stated scale of charges:

Thus, in case of valuation of ₹ 1,00,00,000.00,
the payable amount of the Valuer would be as follows:-

Amount payable for a rate at par with the above the Scale of Charges = ₹ 10,750.00
Hence, payable for a rate 1% above the Scale of Charges = ₹ {1 + (1/100)} X 10,750.00
= ₹ 10,857.50 ≈ ₹ 10,858.00

Example 3: For a bidder quoting 1% below the Scale of Charges -
We agree to the above **SCALE OF CHARGES** (mention either **Yes** or **No** on the dotted line alongside)No.....

Percentage rate above the afore-stated scale of charges:

Percentage rate below the afore-stated scale of charges:

Thus, in case of valuation of ₹ 1,00,00,000.00,
the payable amount of the valuer would be as follows:-

Amount payable for a rate at par with the above the Scale of Charges = ₹ 10,750.00
Hence, payable for a rate 1% above the Scale of Charges = ₹ {1 - (1/100)} X 10,750.
= ₹ 10,642.50 ≈ ₹ 10,643.00