

NIT Ref: HMT/MBX/ANC/VAL/A-27

Date: 07.06.2023

TENDER DOCUMENT
FOR
APPOINTMENT OF PROPERTY
VALUERS

TENDER DOCUMENT FOR APPOINTMENT OF PROPERTY VALUERS

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NOTICE INVITING TENDER

“APPOINTMENT OF PROPERTY VALUERS”

NIT Ref: HMT/MBX/ANC/VAL/A-27

Date: 07.06.2023

HMT MACHINE TOOLS LIMITED (subsidiary of HMT Limited) is a public sector undertaking under the Ministry of Heavy Industries, Government of India. HMT MTL wishes to evaluate its Ancillary Unit No. A-27 located in HMT Industrial Estate, Jallahalli, Bengaluru. The Land has a proximity to Yeshwantpur Railway Station, NH-4 and New Airport Road.

Sealed Tenders are invited in two-bid system from Government approved valuers for ascertaining the fair market value and market rent of the Ancillary Unit No. A-27 located in HMT Industrial Estate, Jalahalli, Bengaluru -560 013:

Ancillary Unit available for licensing / rent on “As Is Where Is Basis”.

Sl. No.	Name of the Premises	Built up area (RCC) in Sq. ft. (Appx.)	Built up area (Asbestos Sheets) in Sq. ft (Appx.).	Vacant land area in Sq. ft. (Appx.)
1	Ancillary Unit No. A-27 at HMT Industrial Estate	2865	864	18700

The measurements of the land and buildings are subject to actual measurement.

The Valuers can inspect the Ancillary Unit on any working day between 10.00 AM to 3.00 PM. Bidders may contact Deputy General Manager (MM) at Ph. No. 98455 30425

Date of issue of Tender Document : From 07.06.2023 to 24.06.2023
(9.00 AM to 3.00 PM on all working days)

Last Date for receipt of sealed Tender : up to 1.00 PM on 26.06.2023

Date of Technical Bid Opening : 27.06.2023

Time of Technical Bid Opening : 11.00 AM

Place of Opening : CMS Department,
HMT Machine Tools Limited,
Bengaluru complex, jalahalli,
Bengaluru-560 013

Tender Documents can be collected personally from Deputy General Manager (MM) at HMT Machine Tools Limited, Bengaluru complex, jalahalli, Bengaluru-560 013 on all working days as mentioned above. Cost of tender document is Rs 1000/- to be paid in cash / DD.

Interested Valuers may download the Tender Document from website <https://eprocure.gov.in>, <https://www.hmtindia.com>, <https://www.hmtmachinetools.com> In that case tenderers are required to enclose a Demand Draft of Rs 1000/- drawn in favour of HMT Machine Tools Limited, Bengaluru complex, Bengaluru towards the cost of Tender Document. Offers received without cash or Demand Draft towards cost of tender document will not be considered.

Technical Bid and Commercial Bid shall be put separately in individual envelopes and the two envelopes shall be put in one single big envelope. All the envelopes are to be properly sealed and super scribe each envelope as detailed below:

- 1 NIT for "Property Valuation of Ancillary Unit No. A-27 ":
- 2 NIT Ref. and date:
- 3 Tender Opening Date :
- 4 Address of the Tendere:.

Envelope containing Technical Bid is to be superscribed "Technical Bid" and envelope containing Commercial Bid to be superscribed "Commercial Bid". Both the individual envelopes containing (Technical Bid and Commercial Bid) shall be properly sealed on both sides and put same in the big envelope. Tenders received in envelopes which are not sealed properly shall be rejected.

Tenders shall be addressed to "Deputy General Manager (MM), HMT Machine Tools Limited, Bengaluru complex, jalahalli, Bengaluru-560 013."

The complete Tenders may be put / dropped in the Tender Box placed at the CMS Department of HMT Machine Tools Limited, Bengaluru complex, jalahalli, Bengaluru-560 013." before the closing time and date.

Tenderers or their authorized representatives may remain present at the time of opening tenders.

Technical Bid shall be opened on as mentioned above at CMS Department of HMT Machine Tools Limited, Bengaluru complex, jalahalli, Bengaluru-560 013." by the Tender opening Committee in presence of tenderers or their authorized representatives. The tenderers whose technical bids are found acceptable will be qualified for opening of Commercial Bid. Date and time of opening of Commercial/Price Bid will be communicated by e mail to the tenderers separately.

The disqualified Bidders on account of non-fulfillment of technical criteria will not be eligible to participate in the opening of the Commercial/Price Bid.

HMT Machine Tools Limited, Bengaluru reserves the right to accept or reject any or all tenders without assigning any reason.

Deputy General Manager (MM)
HMT Machine Tools Limited

NIT Ref: HMT/MBX/ANC/VAL/A-27

Date: 07.06.2023

GENERAL TERMS AND CONDITIONS

- 1 The Valuer has to submit the Valuation report in the prescribed format within 15 days of the date of awarding contract, failing which, the contract shall stand automatically withdrawn without any further notice and no claim from the valuer whatsoever shall be entertained. The details of the property will be provided after short listing of Valuer.
- 2 The Valuer has to submit the valuation report in the prescribed format for property of Ancillary Unit A-27 as per Annexure-I . The Valuation report is to be submitted in cover properly sealed, to Deputy General Manager (MM), HMT Machine tools Ltd., Bengaluru complex, jalahalli, Bengaluru-560 013. The cover should be superscribed "Valuation report for Ancillary Unit A-27" and the name & address of the Valuer.
- 3 No Fax / Email Quotations will be accepted.
- 4 Incomplete and conditional offer shall be rejected.
- 5 The rate quoted shall be indicated both in words and figures. Where there is difference between amount quoted in words and figures, amount quoted in words shall prevail.
- 6 All disputes are subject to Bengaluru jurisdiction only.
- 7 All the pages of the Tender Document shall be signed and stamped.
- 8 The Company is not responsible for non-receipt of quotation within the specified date and time due to any reason including postal holidays or delays.
- 9 This Tender Document is not transferable.
- 10 The Company reserves the right to accept or reject any or all offers without assigning any reason.
- 11 The Valuer shall submit the bill for Valuation of Property separately after the Valuation Report is submitted to the Company and the Company shall arrange the payment of Bill thereafter.
- 12 Payment terms: In the event of an order, full payment after 30 days from the date of submit of the valuation report.
- 13 If required, HMT has the right to negotiate with L2 & L3 to match with L1 price to have additional valuation reports.
- 14 Awarding criteria: The evaluation of tender will be made on lowest of valuation charges quoted.

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Date: 07.06.2023

SPECIAL TERMS AND CONDITIONS

- 1 The Pre-Qualification Criteria for Valuer is as under-
 - (a) Valuer must be a Government approved Valuer. (Copy of registration to be attached with Tender)
 - (b) The Valuer should be in the empanelment of Bank/s, Financial Institution, Government Organisation and/or PSU/s. (Supporting documents should be furnished along with Quotation)
 - (c) Valuer should have at least 3 years experience for the valuation of Land & Building.
- 2 Valuers are required to enclose proof for being Govt. approved valuer, failing which quotation shall be rejected.
- 3 Valuers should submit List of Clients for whom the Properties have been valued.
- 4 Valuers should quote for Lump sum Valuation charges (in Indian Rupees).
- 5 The GST or any other Taxes applicable should be stated separately in the offer.
- 6 The Valuer shall assess the fair market value and indicate the rent of the specified Land & Building.
- 7 The Valuers should maintain the confidentiality of Valuations provided to the Company.
- 8 The Valuers can inspect the Ancillary Unit on any working day between 10.00 AM to 3.00 PM. Bidders may contact Deputy General Manager (MM) at Ph. No. 98455 30425
- 9 The Valuers should indicate the methodology proposed to be adopted for valuation of the properties.
- 10 The Valuers also need to enclose following in their Valuation Report :
 - (a) Description of Methodology adopted for valuation
 - (b) Copy of Gazette notification showing Government guidance value of property in the locality.
 - (c) Details of market survey conducted by the Valuer during valuation.
 - (d) Details of guidelines / norms issued by the Govt. / Govt Departments if any, to be followed by the valuers during valuation.
- 11 The Valuation Report should be made in prescribed format (copy of prescribed format attached as Annexure-I).

VALUATION REPORT
(IN RESPECT OF LAND/SITE AND BUILDING)
(To be filled in by the Approved Valuer)

(Name & Address of Valuer)

I. GENERAL

01. a) Date of Inspection :
b) Date on which the valuation is made :
02. List of documents produced for perusal : i)
: ii)
: iii)
03. Name of the owner(s) and his/their :
address(es) with Phone No.
(Details of share of each owner in
case of joint ownership)
04. Brief description of the property :
05. Location of the property :
a) Plot No. / Survey No. :
b) T.S. No./ Village :
c) Ward/Taluka :
d) Mandai/District :
06. Postal address of the property :
07. City/Town :
Residential area
Commercial area
Industrial area
08. Classification of the area :
i) High/Middle/Poor :
ii) Urban/Semi-Urban/Rural :
09. Coming under Corporation limit/Village :
Panchayat/Municipality
10. Boundaries of the property :
- North :
South :
East :
West :

11.	Dimensions of the site	:
		Actual
	North	
	South	
	East	
	West	

12. Extent of the site :
13. Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month. :

II. CHARACTERISTICS OF THE SITE

01. Classification of Locality :
02. Development of surrounding areas :
03. Possibility of frequent flooding :
04. Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc. :
05. Level of land with topographical Conditions :
06. Shape of land :
07. Type of use to which it can be put :
08. Any usage restriction :
09. Is plot in Town Planning approved layout? :
10. Corner plot or Intermittent plot? :
11. Road facilities :
12. Type of road available at present :
13. Width of road - Is it below 20 ft. or more than 20 ft. :
14. Is it a Land-locked Land? :
15. Water Potentiality :
16. Underground sewerage system :
17. Is power supply available in the Site? :
18. Advantages of the site
- i) :
 - ii) :
 - iii) :
19. General remarks, if any
- i) :
 - ii) :
 - iii) :

PART-A (Valuation of Land)

01. Size of plot
North & South :
East & West :
02. Total extent of the plot :
03. Prevailing market rate (evidence thereof to be enclosed) :
04. Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed) :
05. Assessed/adopted rate of valuation (rate in Rs in Lakhs per acre) :
06. Estimated value of Land :

PART-B (Valuation of Building)

01. TECHNICAL DETAILS OF THE BUILDING
- a) Type of Building (Residential/Commercial/Industrial), :
- b) Type of construction (Load bearing/RCC/Steel Framed) :
- c) Year of construction :
- d) Number of floors & height of each floor including basement, if any :
- e) Plinth area floor-wise :
- f) Condition of the building :
1) Exterior - Excellent, Good, Normal, Poor :
2) Interior - Excellent, Good, Normal, Poor :

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :

<u>Sl. No.</u>	<u>Description</u>	<u>Ground Floor</u>	<u>Other Floors</u>
i)	Foundation		
ii)	Basement		
iii)	Superstructure		
iv)	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)		
v)	RCC Works		
vi)	Plastering		
vii)	Flooring, skirting, dadoing		
viii)	Special finish as marble, granite, wooden paneling, drills etc.		
ix)	Roofing including weather proof Course		
x)	Drainage		

02. Height :
 Length :
 Type of Construction :
03. ELECTRICAL INSTALLATION
 Type of wiring :
 Class of fittings (Superior/Ordinary/Poor) :

DETAILS OF VALUATION:

Sl. No.	Particulars of item	Plinth Area	Roof Height	Age of Building	Estimated replacement rate of construction (Rs)	Replacement Cost (Rs)	Depreciation (Rs)	Net value after depreciation (Rs)
01.	Ground Floor							
02.	First Floor							
03.	Other Floors, if any							

PART -C (Extra Items)

(Amount in Rs.)

01. Portico :
 02. Ornamental front door :
 03. Sit out / varandah with steel grills :
 04. Overhead water tank :
 05. Extra steel/collapsible gates :
 Total :

PART -D (Amenities)

(Amount in Rs.)

01. Wardrobes :
 02. Glazed tiles :
 03. Extra sinks and bath tub :
 04. Marble/Ceramic tiles flooring :
 05. Interior decorations :
 06. Architectural elevation works :
 07. Panelling works :
 08. Aluminium works :
 09. Aluminium hand rails :
 10. False ceiling :
 Total :

PART-E (Miscellaneous)

(Amount in Rs.)

01. Separate toilet room :
 02. Separate lumber room :
 03. Separate water tank/sump :
 04. Trees, gardening :
 Total :

PART-F (Services)

(Amount in Rs.)

01. Water supply arrangements :
 02. Drainage arrangements :
 03. Compound wall :
 04. C.B. deposits, fittings etc. :
 05. Pavement :
 Total :

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A Land	:	Rs.
Part-B Building	:	Rs.
Part-C Extra items	:	Rs.
Part-D Amenities	:	Rs.
Part-E Miscellaneous	:	Rs.
Part-F Service	:	Rs.
Total	:	Rs.
Say	:	Rs.

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. The valuer should invariably bring out here onerous clauses, if any, regarding the title of the property which will have an adverse effect on the value of the property.)

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs._____ (Rupees _____only) and Market rental value Rs._____ per (sq. ft.) per month for Built up area(RCC Roof), Market rental value Rs._____ per (sq. ft.) per month for Built up area (Asbestos Sheet) and Market rental value Rs._____ per (sq. ft.) per month for vacant land.

APPROVED VALUER

Place:

Date:


HMT MACHINE TOOLS LIMITED
Bengaluru complex, jalahalli, Bengaluru-56013

NIT Ref: HMT/MBX/ANC/VAL/A-27

Date: 07.06.2023

TECHNICAL BID FOR
APPOINTMENT OF PROPERTY
VALUERS

TECHNICAL BID

INFORMATION TO BE FURNISHED BY "GOVERNMENT REGISTERED VALUERS"

- 1 Name of the Valuer :
- 2 Name of the firm :
(Specify whether individual / partnership etc.)
 - 2(a) If Partnersip, Attach Deed
 - 2(b) If Company, enclose Memorandum and Articles of Association of the Company.
- 3 Valuer registration details :
(copy of registration certificate to be enclosed)
- 4 Specify the details for the Valuations :
Done during last 3 years. (Documentary evidence to be Submitted)
- 5 Specify the name of Banks, Financial :
Institutions, Govt. organizations in whose Empanelment the Valuer is. (Documentary Evidence to be submitted)
- 6(a) No. of employees in the firm :
- 6(b) No. of civil engineer employed by valuer :
- 7 Local address for correspondence :
- 8 Telephone/Email
 - 1 Telephone / Mobile :
 - 2 E-mail :
- 9 Since how many years the valuer is in :
this profession
- 10 Copy of the last three Income Tax :
Returns to be attached along with PAN.
- 11 GST Regn. No. (copy to be enclosed)

- 12 Furnish the details towards : D/D No _____ Date _____
 Cost of Tender document or
 Receipt No. _____ Date _____
- 13 List of enclosures
- | | |
|---|--------|
| (a) Copy of Registration Certificate | Yes/No |
| (b) Partnership Deed/ Memorandum and articles of Association | Yes/No |
| (c) Copy of Pan card | Yes/no |
| (c) Copy of Service tax / GST regn. | Yes/No |
| (d) Details of Past Experience | Yes/No |
| (e) Proof of empanelment in Banks/ F.I. or Govt. organisation | Yes/No |
| (f) Assessment Order of Income Tax | Yes/No |
| (g) Tender Cost | Yes/No |
- 14 Furnish any other information required :
 To justify capabilities for this contract

Place:

Date:

Name and signature of the

Valuer with seal and address

COVER-2


HMT MACHINE TOOLS LIMITED
Bengaluru complex, jalahalli, Bengaluru-56013

NIT Ref: HMT/MBX/ANC/VAL/A-27

Date: 07.06.2023

COMMERCIAL BID FOR
APPOINTMENT OF PROPERTY
VALUERS

COMMERCIAL BID

NIT Ref: HMT/MBX/ANC/VAL/A-27

Date: 07.06.2023

Sl. No.	Name of the Premises	Built up area in Sq. ft. (RCC)	Built up area in Sq. ft (Appx.). (Asbestos Sheets).	Vacant land area in Sq. ft. (Appx.)	Lump sum valuation charges in Rs.
1	Ancillary Unit No. A-27 at HMT Industrial Estate	2865	864	18700	
				GST	
				Grand Total	

Amount in words - (Rupees _____)
_____)

Place:
Date:

Name and signature of the
Valuer with seal and address

CHECK LIST

Please check the following before submitting your tender:

- 1 Technical Bid and Price Bid should be first put in two separate envelopes and then these two envelopes should be put in a bigger envelope.
- 2 All the three envelopes should be properly sealed on joints. Each envelope should be super scribed:
 - (a) NIT for "Property Valuation of Ancillary Unit No. A-27 ":
 - (b) To and from address
 - (c) NIT ref: & NIT Opening Date
 - (d) On the envelope where technical bid is put, super scribe as "Technical Bid" and on the envelope where commercial bid is put, super scribe as "Commercial Bid".
- 3 In case of downloaded tender from the website, the demand draft towards tender cost should be enclosed with the Technical Bid.
- 4 In case of Tender documents purchased from the Company, original receipt for the cost of Tender document paid is to be enclosed.
- 5 Technical Bid and Commercial Bid should be duly signed by the Tenderer.
- 6 Any corrections, erasement etc. should be initialed by the Tenderer.
- 7 All enclosures should be enclosed along with Technical bid.