

## **THE STATE TRADING CORPORATION OF INDIA LIMITED**

### **Tender for appointment of Valuer for Valuation of Immovable Properties of STC**

Ref. No.: STC/VALUATION/00134/2019-20

Dated: 29.01.2020

#### **A) Invitation of offers for appointment of Valuer for valuation of immovable properties:**

STC invites offers from the Government Approved Valuers who are having relevant experience as Valuer for valuation of immovable properties of STC located at Agra, Ahmedabad, Bangalore, Bhopal, Chennai, Cochin, Gandhidham, Jalandhar, Kolkata, Kakinada, Mumbai & New Delhi as per **Annexure-I** attached and other related tasks as specified under Scope of Work.

Bidders must submit their online bids in the prescribed format along with all necessary documents and information requested therein as per the Schedule given below:

**Access of Tender documents from 29.01.2020 upto 1:00PM on 19.02.2020**

**Closing date / time of Tender 19.02.2020 at 1:30 P.M.**

**Opening date / time of Tender 19.02.2020 at 2:00 P.M.**

**(Technical Bid only)**

Tender documents will be available on STC's website [www.stclimited.co.in](http://www.stclimited.co.in) and Government e-portal "[eprocure.gov.in/eprocure/app](http://eprocure.gov.in/eprocure/app)" for which the **Cost of Tender Documents i.e. Rs.500/-** is to be deposited online in STC's bank account (A/c No. 200000550077, Name of Bank: Indusind Bank, Barakhamba Road, New Delhi-110001, IFSC code: INDB0000005).

**The deposit details are to be submitted along with tender form, failing which, tender will be rejected.**

**Earnest Money Deposit of Rs.1,00,000/-** (Rupees One lakh only) is to be deposited online in STC's bank account (A/c No. 200000550077, Name of Bank: Indusind Bank, Barakhamba Road, New Delhi-110001, IFSC code: INDB0000005). The EMD of unsuccessful bidder shall be refunded without any interest at the earliest opportunity after a decision is taken by STC on selection of the Valuer. The EMD of successful bidder shall be held as interest free Performance guarantee till the completion of work. Exemption from EMD to the bidders can be considered subject to submission of NSIC/MSME certificate.

**The deposit details are to be submitted along with tender form, failing which, tender will be rejected.**

**B) Instruction for electronic Submission of Bids:**

1. Bids have to be uploaded on-line via [www.eprocure.gov.in/eprocure/app](http://www.eprocure.gov.in/eprocure/app) (i.e. the e-procurement portal of NIC ([eprocure.gov.in/eprocure/app](http://eprocure.gov.in/eprocure/app))). No bid shall be accepted in hard copy or any other form.
2. For submission of e bids, bidders are required to get them registered with NIC's Central Public Procurement (CPP) Portal (<https://eprocure.gov.in/eprocure/app> using class-II/class-III digital signature certificate. All the details mentioned during registration / enrolment process should be correct and true. Bidders have to abide by all the terms and conditions mentioned during registration process.
3. The details of financial instrument (Tender fee, EMD) need to be uploaded during the e-bid submission and it should tally with the amount received as required otherwise, the bid may be rejected.
4. The bidders are required to upload soft copies of all relevant documents.
5. Bidders are advised in their own interest to upload the on line bids well before the bid document submission end date and time (as per server system clock of CPP). STC shall not be responsible for any delay or the difficulties encountered during submission of bids at the eleventh hour due to any technical or other problems.
6. For any queries relating to the process of online bid submission or queries relating to CPP Portal ("[eprocure.gov.in/eprocure/app](http://eprocure.gov.in/eprocure/app)"), bidders may contact CPP Portal Helpdesk on Tel Nos.: 0120-4001005, 0120-4200462, 0120-4001002 and 0120-6277787.
7. Bidders may regularly visit STC website for any information / clarification / addendum / corrigendum etc. related to this bid, processing of bids received, award of job, etc. STC shall not be liable to send any individual information or publish a public notice for any further information regarding this bid in newspaper.
8. Portal for online submission [www.eprocure.gov.in/eprocure/app](http://www.eprocure.gov.in/eprocure/app)
9. Scanned copy of all the documents as required for bid submission have to be uploaded online only. Physical submission of any documents is not required for bid submission.
10. A bidder may modify, substitute or withdraw its e-bid after submission before the last date and time for bid submission. No bids shall be modified, substituted or withdrawn by the bidder on or after the last date and time of bid submission. For modification of e-bids, bidder has to detach its old proposal from e-bidding portal and upload/resubmit digitally signed modified bid.
11. STC may ask the bidders to submit any or all the documents in original as part of their online bid any time during the bid process.
12. It shall be bidder's responsibility to ensure that adequate documentary proof is provided in the bid for each of the technical evaluation criteria. Bidder has to satisfy STC for ensuring sufficiency of documents necessary for tender evaluation at his cost if so desired by STC.
13. The bid document available on e-procurement portal shall be taken as final. In exceptional circumstances, STC reserves the right to ask for more / new document as 'Clarification/ Supporting' only for proper technical evaluation of the bids or for verification of the uploaded documents, without compromising on transparency and equality of bidding process.

**C) STC's Background:**

STC is a premier International Trading Company under Ministry of Commerce, Government of India and carries out exports, imports and domestic trading operations on behalf of Government of India and also for private Trade and Industry. In addition to its Corporate Office in New Delhi, it has seven Branches, one Sub-Branch and three Representative Offices including warehouses/installations spread throughout the country.

STC wishes to ascertain the valuation of its immovable properties as on 31/03/2020 in line with Ind-AS requirements.

**D) Scope of Work:**

- i. To arrive at fair market value as on 31/03/2020 of STC's immovable properties located in Delhi and other parts of the Country in compliance with Ind-AS requirements.
- ii. Valuation of property/ flats/ buildings of STC need to be done taking into account the total area including land of the respective premises.
- iii. Valuation must be submitted separately on the basis of (i) Current Title (ii) Perpetual Lease and (iii) Freehold etc. as applicable to the properties under all the three approaches of valuation, i.e., Income, Cost & Market approach.

**E) Deliverables:**

- i. The selected valuer will submit a draft report within a period of **twenty-one (21)** days from the date of award of work.
- ii. The final report considering STC's feedback upon the draft report shall be submitted within seven (07) days of receipt of STC's comments, if any.
- iii. The bidder should ensure that the valuation report of the entire property of STC has to be submitted in totality. No part report will be allowed. Details of properties with location is attached at **Annexure - I**.

**F) Payment Terms:**

- i. No advance payment will be paid at the beginning of the work.
- ii. The payment shall be made within 30 days of the submission of final report to the satisfaction of STC.

- iii. STC shall deduct all applicable taxes while releasing payments to the selected valuer.
- iv. The bidder would be required to value STC's entire properties on PAN INDIA basis and to raise the invoice accordingly.

**G) Pre-qualifications / Tender Evaluation Criteria:**

- i. The bidder should currently be a Government Approved Valuer and should be in compliance with provision of Section 247 of the Companies Act – 2013 and the Rules framed therein, i.e., Companies (Registered Valuers and Valuation) Rules, 2017 and also any other relevant Government mandated rules & regulations and any other registration requirements applicable to undertake the valuation of immovable properties.
- ii. The bidder should be empanelled with PSUs/ Government Departments/ Government Banks/ State Governments/ Government Autonomous bodies.
- iii. The bidder should have valued immovable properties/assets of at least one such Government Organization in the last 03 (three) years amounting to Rs.500 crore using all 3 approaches of valuation i.e., Income, Cost & Market approach.
- iv. The bidder should be in the business of Real Estate Valuation continuously at least for the last 05 (five) years.
- v. The bidder should have valid PAN and GST No.
- vi. The bidders registered with MSME and/or NSIC should possess valid certificate to this effect.
- vii. The bidder should be mandatorily registered with Principal Commissioner Income Tax Department, under Section 34AB of Wealth Tax Act, 1957 Read with Rules.
- viii. The bidder should be registered with IOV Registered Valuer Foundation, New Delhi with valid Member-ID.
- ix. The bidder should be registered with Insolvency & Bankruptcy Board of India.

- x. Self attested copies bearing seal and stamp of the Organisation of all the documentary evidences including the experience of 5 years as mentioned above should be uploaded electronically for the purpose of pre-qualification and technical evaluation.

**H) Evaluation Process:**

- i. The selection will be made in a two step process. Firstly, technical bids will be opened and evaluated by a Committee.
- ii. Financial Bids of only those bidders will be opened who qualify in the technical evaluation and who have furnished the required EMD & Cost of Tender documents.
- iii. Time and date of opening of financial bids shall be informed separately to the technically qualified bidders.

**I) Other Terms & Conditions:**

- i. Offers should be valid for a period of 60 days from the last date of receipt of Bids.
- ii. Any offer received after the prescribed deadline will be rejected. Conditional offers are liable to be rejected.
- iii. Offers submitted by means of postal, courier, fax or e-mail shall not be considered.
- iv. STC reserves the right to modify or cancel the requirements at any time or accept/reject any or all offers, wholly or partly, without assigning any reason whatsoever.
- v. Offers received without EMD & Cost of tender document shall be summarily rejected and no further correspondence shall be entertained in this regard.
- vi. The selected bidder shall confirm its acceptance within two (02) days from the date of award of the assignment failing which the EMD amount will be forfeited.
- vii. Price quoted shall be inclusive of all applicable costs, taxes, duties, travelling, out of pocket expenses, GST, etc.
- viii. STC may seek submission of further clarification or documents as based on initial evaluation including verification with original documents.
- ix. If at any stage the information furnished by the bidder is found to be false, he will be debarred from participating in the tender and his EMD will be forfeited. Further, suitable punitive action may be initiated against him, as per the decision of STC.

- x. All pages of supporting documents including the Tender Document shall be signed and stamped. The scanned copy of the same should be uploaded on the e-portal.
- xi. Firms against whom complaints have been registered with CBI, serious fraud investigation cell and court(s) and are blacklisted by any bank, PSUs, Government Agency and other agency are not eligible and need not apply.

To this effect, an undertaking for 'No Blacklisting' should be uploaded by the bidders.

- xii. If the successful bidder does not complete the assignment within the timeline mentioned in the Tender, STC would reserve the right to forfeit the EMD and/ or debar the bidder from further business with STC for a period of 03 years.
- xiii. The successful bidder shall have to enter a legal agreement within a maximum of 10 days.
- xiv. The bidder shall submit only un-conditional bids.

**J) Confidentiality:**

Information relating to evaluation of proposals and recommendations concerning award of work shall not be disclosed to the parties submitting the proposals or to other persons not officially concerned with the process, until the contract/Letter of Award is entered into with the selected valuer.

**K) Sub-contracting:**

No sub-contracting by the applicant shall be accepted. Any sub-contracting shall be treated as breach of the terms and conditions of this agreement, as the consequence of which the EMD/security deposit, if any, shall be forfeited in addition to right of termination of the contractual relations with such applicant at the sole discretion of STC.

**J) Applicable law and jurisdiction:**

The tender will be governed by the laws and procedures established by the Government of India, within the framework of applicable legislation and enactment made from time to time. All the legal disputes between the parties shall be governed by the courts/tribunals/forums situated in Delhi which shall have the exclusive jurisdiction, to entertain such disputes.

**K) Ownership of tender documents and information therein:**

All documents uploaded by the bidder relating to this tender will become the property of

STC upon submission. Where the bidder believes that information provided in response to this tender is, or should be kept confidential; or disclosure of this information would unreasonably affect the applicant's business affairs, notice is to be given at the time of delivery of the information or documents by clearly marking such information 'confidential'. In so far, as is practicable, STC will give effect to the applicant's stated wishes, and requests for access to such information will be determined under the RTI Act.

**L) Disclaimer:**

The issue of this document does not in any way commit or otherwise obliges STC to proceed with all or any part of the valuation process. This tender is not the subject of any process contract or any contractual obligations between STC and Prospective Bidder/valuer. STC may, at its absolute discretion, elect to abandon any part or whole of the process without giving prior notice to the Prospective bidder/valuer. STC also reserves the right to consider/cancel any offer at any point of time without assigning any reasons whatsoever.

**M) Indemnity:**

The valuer will indemnify STC of all legal/ other obligations of its professionals/ employees.

STC also stands absolved of any liability on account of fraud or breach of trust caused by the Valuer, its employees and also for any damages or compensation due to any dispute between the Valuer and its employees causing thereby any damages affecting the scope of work or the award as given to the successful bidder.

STC shall also be indemnified from any act or any factual concealment causing thereby damages or any legal proceedings against STC by any third party OR any information given by the valuer in terms of the scope of work and the award which is in the nature being misleading, factual incorrect, or in any manner conflicts or given against the interest of the STC or which enables the STC to achieve and arrive at its requirement given under this invitation. Valuer also undertakes to keep STC harmless and indemnified from any loss or costs resultant from any decree/order/award obtained against the Valuer having tendency to be enforced against the STC. Also, the STC shall be indemnified, from any consequential action taken by STC in order to protect its interest or in order to defend any suit or legal action for itself or for on behalf of Valuer, to the extent of Money awarded against/Damages imposed or any other legal obligation directed upon the STC including cost/legal expenses/interest imposed thereupon.

For any further clarification, the following officials may be contacted:

<p>1. Shri Sanjeev Puri Joint General Manager, The State Trading Corporation of India Limited, Jawahar Vyapar Bhawan, Tolstoy Marg, New Delhi – 110001. Landline No.011-23462341</p>	<p>2. Shri A K Swain Deputy General Manager, The State Trading Corporation of India Limited, Jawahar Vyapar Bhawan, Tolstoy Marg, New Delhi – 110001. Landline No.011-23462425</p>
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**Annexure - I**

**STC's PROPERTIES AT VARIOUS LOCATIONS**

**COMMERICAL**

Place	Location of the Property	Description of the Property	Area	Legal Status
Bangalore	STC Trade Centre, 7/A, Nandini SFHS Layout, Bangalore (Office Building)	Multi-storied Bldg. (Gr. + 6 floors)	61523 sq. ft. (built up ) Land 25579 sq. ft.	Leasehold
Bhopal	Chetak Complex, "A" BLOCK M.P. NAGAR, BHOPAL	Office Complex, 3rd floor of Bldg.	2748.10 sq.ft.	Leasehold
Chennai	STC Trade Centre, A-29, Thiru-vi-ka, Industrial Estate, Gundy (Office Bldg.)	4 storied building with 2 Basements	Land – 14000 sq. ft. Built up area – 26781 sq. ft.	Freehold
New Delhi	Jawahar Vyapar Bhawan, Tolstoy Marg, (Office Bldg.)	Plot area  23 storied building  2-basements	2.42 acre  282894 sq. ft.  68691.84 sq. ft. each	Agreement For Lease.

**RESIDENTIAL**

Place	Location of the Property	Description of the Property	Area	Legal Status
Agra	Navjyoti Apartments, Bypass Road	4 Nos. Flats No.A-503, A-504, A-705 & A-706 )	1260 sq. ft. each	Freehold
Ahmedabad	Haridarshan Apartments, Paldi	2 Nos. Flats No.702 & 708	1059 sq. ft. each	Freehold

Bangalore	Jayanagar House	1 House (No.10/1)	2000 sq. ft. (land) 2000 sq. ft. (built up) apx.	Freehold
	Cauvery Block, National Games Housing Complex, Koramaglam	<u>2 Nos. Flats</u> No.218 & No.514	1377 sq. ft. 1370 sq. ft.	Freehold Freehold
Chennai	Paarsn Tower, Pantheon Road, Egmore	<u>2 Nos. Flats</u> No. A/2/3 & No. A/8/3	876 sq. ft. 1300 sq. ft.	Freehold Freehold
Cochin	Ernakulam Esland Enclave, Ernakulam Distt.	<u>2 Nos. Flats</u> No. 201 & 301 and	821 sq. ft. each	Freehold
		<u>1 Nos. Flat</u> No.402	1164 sq. ft.	Freehold
Gandhidham	SRC Bungalow, Adipur (Kutch)	4 Nos. Bungalows (No.2, 3, 4 & 5)	6360.03 sq. ft. Each	Leasehold
Kolkata	Ellora Apartments, Gariahat Road.	<u>2 Nos. Flats</u> 121 & 122	1038 sq. ft. each	Leasehold
		<u>7 Nos. Flats</u> IC 2A 7B 8D 9A 9D 9E	858 sq. ft.	Freehold
	1531 sq. ft.		Freehold	
	1534 sq. ft.		Freehold	
	1086 sq. ft.		Freehold	
	1533 sq. ft.		Freehold	
	1102 sq. ft.		Freehold	
	1177 sq. ft.		Freehold	
	Jay Jayanti Apartments, 2A Mandeville Gardens.	<u>6 Nos. Flats</u> 1B	1425 sq. ft.	Freehold
		1E & 11E	775 sq. ft. each	Freehold
2F		780 sq. ft.	Freehold	
	8D & 10D	695 sq. ft. each	Freehold	

Mumbai	STC Apartment - I, 14th Road, Khar (W)	<u>6 Nos. Flats</u> No. 1, 3 & 5	650 sq. ft. each	Leasehold
		No. 2, 4 & 6	820 sq. ft. each	Leasehold
	STC Apartment - II, 16th Road, Santacruz(W)	<u>8 Nos. Flats</u> No.1A to 4A	1100 sq. ft. each	Freehold
		No.1B to 4B	933 sq. ft. each	Freehold
	Sai Darshan Apartment, Santacruz (W)	<u>6 Nos. Flats</u> No.101, 301 & 401	743 sq. ft. each	Freehold
		No. 102, 302 & 402	789 sq. ft. each	Freehold
	Ratnadeep Apartments, Santacruz(W)	<u>4 Nos. Flats</u> No.2, 6, 10 & 14	1050 sq. ft. each	Freehold
	Mandar Apartments, Vile Parle (E)	<u>3 Nos. Flats</u> No. 5A & 9A	850 sq. ft. each	Freehold
		No. 10B	675.96 sq. ft.	Freehold
	Las Palmas, Malabar Parle(E)	1 Flat No. 13	2311 sq. ft.	Freehold (Allottee right)
Wallace Apt., Grant Road (W)	2-Flats No. 1001 & 1103	1280 sq. ft. each	Freehold (Allottee right)	
Shyam Sadan, Khar	1 Flat No.7	750 sq. ft.	Freehold (Allottee right)	

New Delhi	STC/MMTC Housing Colony, Aurbindo Marg	<u>Total 141 Flats –</u> 78 in Block C &  63 in Block D  STC's Share = 16.165 acre. HHEC Share = 1.107 acre (Out of STC area)	600 sq. ft. each  900 sq. ft. each  (Total land 32.33 acres jointly in the name of STC & MMTC)	Memorandum of Agreement for Lease.  Allottee Right
	Asian Games Village Complex, Khel Gaon Marg	<u>Total 8 Flats –</u> 3 Flats in Block A  5 Flats in Block B B-256 = 1831 sq.ft B-257 = 1821 sq.ft B-258 = 1821 sq.ft B-259 = 1821 sq.ft B-260 = 2169 sq.ft	1654.78 sq. ft. each  9463 sq.ft.	Allottee Right

### **WAREHOUSES/INSTALLATIONS**

Place	Location of the Property	Description of the Property	Area	Legal Status
Kakinada	D. No. 40-1-65 Beach road Kakinada	Warehouses Shed A, B & C and Open storage space	Land 10 acres (or) 40,468.60 sq. mtr. Warehouses as under:  1) Built-up covered storage area 1,05,398 sq. ft. (Shed A,B,C)  2) Open storage area 32280 sq ft	Leasehold

Jalandhar	Kapurthala Road	4 Nos. Warehouses & Open area	Total area: 77594 sq ft  Covered Area (Godown & Office) 17370 sq ft.  Open Area (including Roads/lawns): 60224 sq ft.	Freehold
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Note:

1. Valuation of properties/ flats/ buildings of STC as mentioned above needs to be carried out as per 'Scope of Work' mentioned in the Tender document.
2. STC would provide the available documents pertaining to its properties to the successful bidder.
3. Price quoted for the above Valuation work shall be inclusive of all applicable costs, taxes, duties, travelling, out of pocket expenses, GST, etc.

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**TECHNICAL BID FORM**

(To be submitted on Letter Head)

The Joint General Manager (AUD),  
The State Trading Corporation of India limited,  
Jawahar Vyapar Bhawan,  
Tolstoy Marg, New Delhi-110001

**Sub: Appointment of valuer for valuation of immovable properties of STC.**

Sir,

Reference Tender reference No.STC/Valuation/000134/2019-20 dated 29<sup>th</sup> January' 2020 issued by STC, we submit below our Technical Bid in response to the announcement:

**(1).Organisation's Information:**

- a). Organisation's name: \_\_\_\_\_
- b). Contact person's name: \_\_\_\_\_
- c). Office Address: \_\_\_\_\_
- d). Telephone/Mobile No.: \_\_\_\_\_
- e). Email: \_\_\_\_\_
- f). Website: \_\_\_\_\_

- 2).Bank Details of the Organisation:
- Name of Account Holder\_\_\_\_\_
- Name of Bank\_\_\_\_\_
- Bank Address\_\_\_\_\_
- \_\_\_\_\_
- Account No.\_\_\_\_\_
- Type of Account\_\_\_\_\_
- MICR Code\_\_\_\_\_
- IFSC Code\_\_\_\_\_

**3). List of Assignments**

Sl.No.	Name of Institutions for which the assignment has been done	Year	Valuation of Real Estate

## **Price Bid /Financial Bid/ Bill of quantities (B.O.Q.)**

### **Instruction for electronic Submission of Financial Bid:**

1. Procedure for filling of Price Bid Online :
  - a. BOQ (Price Bid) uploaded by STC to be used only for submission of price.
  - b. The BOQ template must not be modified/ replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the bidder name and price (all inclusive) only.
  - c. At the time of uploading of BOQ bidder, the file name for uploading the BOQ (Price Bid) should remain the same as it was downloaded from the CPP Portal.

Note-1: The price comparison shall be done on the basis of price quoted above.

2. Price quoted for the above Valuation work shall be inclusive of all applicable costs, taxes, duties, travelling, out of pocket expenses, GST, etc.
3. No other format of price submission shall be accepted.
4. The bidder is required to quote for the complete work, though STC reserves the right to award the work in full or in part.
5. The offer shall be valid for 60 days from the date of bid opening.
6. Leaving an unfilled entry in the price bid against any term shall mean as Zero cost and bid shall be evaluated accordingly.
7. KYC information has to be provided by the contractor before the execution of the agreement.

Note-2: Mentioning the price in the 'Technical Bid Form' will lead to rejection of the bid summarily.

**UNDERTAKING**

(To be submitted on Letter Head)

I/We, the proprietor(s) of the firm\_\_\_\_\_hereby undertake that no complaints have been registered with CBI, serious fraud investigation cell and court(s) and I/we am/are not blacklisted by any bank, PSUs, Government Agency and other agency.

(Authorized Signatory)\_\_\_\_\_

Name\_\_\_\_\_

Company Seal\_\_\_\_\_

Date \_\_\_\_\_



**LIST OF DOCUMENTS TO BE UPLOADED IN TECHNICAL PACKET:**

1. PROOF OF EMD PAYMENT OR MSME/NSIC REGISTRATION CERTIFICATE
2. PROOF OF COST OF TENDER DOCUMENT OR MSME/NSIC REGISTRATION CERTIFICATE.
3. PROOF OF EMPANELMENT WITH PSUS/ GOVT. DEPARTMENTS/ GOVT. BANKS/ STATE GOVT.S/ GOVT. AUTONOMOUS BODIES.
4. EXPERIENCE OF VALUATION IN GOVT. ORGANIZATION IN THE LAST 03 YEARS AS PER TENDER DOCUMENT.
5. EXPERIENCE IN VALUATION FOR THE LAST 05 (FIVE) YEARS.
6. PAN AND GST NO.
7. REGISTRATION CERTIFICATE WITH INCOME TAX.
8. REGISTRATION CERTIFICATE WITH IOV.
9. REGISTRATION CERTIFICATE WITH INSOLVENCY AND BANKRUPTCY BOARD OF INDIA.
10. TECHNICAL BID FORM DULY FILLED, SIGNED AND STAMPED ON BIDDERS LETTERHEAD
11. UNDERTAKING FOR NON-BLACKLISTING AS PER TENDER DULY FILLED SIGNED AND STAMPED ON LETTERHEAD
12. PROOF OF REGISTRATION WITH PRINCIPAL COMMISSIONER OF IT DEPTT.(SEC.34AB OF WEALTH TAX ACT,1957)
13. SELF ATTESTED COPIES DULY SIGNED AND STAMPED ON EACH PAGE AS A TOKEN OF ACCEPTANCE OF TENDER TERMS