

THE STATE TRADING CORPORATION OF INDIA LTD.

Tender for appointment of Assets Revaluation Consultant

Reference No. STC/AUD/ARC/2/2014

Dated: 14th March 2014

A) Invitation of offers for appointment of valuer for revaluation of Assets.

STC invites offers from reputed Organizations having relevant experience for appointment as valuer for revaluation of various assets of STC located at Agra, Ahmedabad, Bangalore, Bhopal, Chennai, Cochin, Gandhidham, Jalandhar, Kolkata, Kakinada, Mumbai, New Delhi as per annexure attached and other related tasks as specified under Scope of work. Organizations interested in responding to this announcement must submit their bids in the prescribed format along with all necessary documentation and information requested therein. Tender documents can be obtained from STC's office at 6th Floor (Annexe), Jawahar Vyapar Bhawan, Tolstoy Marg, New Delhi-110001 on payment of Rs. 500/- as per the following schedule:

Sale of Tender documents	Between 14/03/2014 to 04/04/2014 on working days between 10:00 AM to 05:00 PM and on 07/04/2014 upto 01:00 pm
Closing date/time of Tender	07/04/2014 upto 02:30 PM
Opening date/time of Tender (Technical Bid only)	07/04/2014 at 03:00 PM on 4 th Floor (Knowledge Centre) Jawahar Vyapar Bhawan, Tolstoy Marg, New Delhi-110 001

Tender documents can also be downloaded from STC's website for which the cost of tender documents i.e. Rs. 500/- is to be submitted along with the tender by way of Demand draft/Banker cheque in favour of State Trading corporation of India Ltd. Payable at New Delhi otherwise, the tender would be rejected.

An earnest money deposit of Rs.10,000/-(Rupees Ten Thousand Only)in the form of Demand Draft/Bankers Cheque only in favour of the State Trading Corporation of India Ltd. payable at New Delhi must be submitted along with technical bid. 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 vendor. The EMD of successful bidder shall be held as interest free Performance guarantee till the completion of work.

: 2 :

Both the technical bids and financial bids should be submitted on Company letterhead in two separate sealed covers. All pages including enclosures, must be serially numbered and signed by the authorized signatory.

The duly completed Technical bid sealed in an envelope alongwith EMD and other enclosures, should be superscribed" TECHNICAL BID FOR APPOINTMENT AS VALUER OF ASSETS". Similiarly, the duly completed Financial Bid should be sealed in an envelope and superscribed" FINANCIAL BID FOR APPOINTMENT AS VALUER OF ASSETS". Both the envelopes should then be put into a third envelope, sealed and superscribed "BID FOR APPOINTMENT AS VALUER OF ASSETS" and the same should be dropped in the Tender Box kept at following place :-.

The State Trading corporation of India Ltd.
6th floor Annexe
Jawahar Vyapar Bhawan, Tolstoy Marg,
New Delhi-110001

STC shall not be responsible for non-receipt/late receipt of the bid documents due to any reason whatsoever.

B) STC Background

STC is a premier International Trading Company of the Government of India undertaking exports, imports and domestic trading operations on behalf of Government of India as also for private Trade and Industry had turnover of about Rs. 20,000/- crores during 2012-13. In addition to its Corporate Office in New Delhi it has 13 Branches/sub-branches spread throughout the country.

C) Description of Requirement

As the properties of the Corporation are presently shown at Book value(historical cost) and, therefore, do not show the true financial strength of the corporation. STC wishes to make optimum use of the assets owned by it by way of its revaluation as per present market value.

D) Scope of Work

To arrive at fair market value of each asset and provide basis thereof.

E) Deliverables

- i) The selected consultant will submit a draft report within a period of 60 days from the award of work.
- ii) The final report considering STC feedback of the draft report shall be submitted within 15 days of receipt of STC's comments.

F) Pre Qualifications

- i) The bidder should be registered with the institute of valuers, as also under Section 34 AB of the wealth tax act.
- ii) The bidder should be empanelled with the Government of India/Nationalised Banks/NDMC/MCD/CPWD etc with latest empanelled letter.
- iii) The bidder should have a minimum experience of five years in the field of real estate valuation.
- iv) The bidder should have the experience of conducting valuation of immovable properties on behalf of PSU's/Government departments/Public sector banks/Insurance companies/Housing finance firms/leading listed companies etc.
- v) The bidder should have a valid PAN and Service tax registration number.

Self attested documents supporting the above should invariably be attached with the Technical Bid.

G) Evaluation Process:

The selection will be made in a two step process. Firstly, only technical bids will be opened and evaluated by a committee. Technical bids will be assessed on the basis of past experience of the bidder.

Financial bids of only those bidders will be opened who qualify in the technical evaluation and who have furnished the required EMD. Time and venue of opening of financial bids shall be informed separately to the technically qualified bidders.

H) Payment Terms:

- i) No advance payment will be paid at the beginning of the work.
- ii) The payments shall be made within 30 days of the submission of final report.
- iii) The price quoted shall be inclusive of all applicable Taxes, including Service Tax.
- iv) STC shall deduct all applicable taxes while releasing payments to the selected vendor.

I) Other Terms & Conditions

- i) Offers should be valid for a period of 60 days from the last date of receipt of Bids.
- ii) Self attested copies of all the documentary evidence including the experience of 5 years should be submitted for the purpose of pre-qualification and technical evaluation.
- iii) All the eligibility data should pertain to the bidder firm only and not to its parent/group/subsidiary company.
- iv) STC reserves the right to change or cancel the requirements at any time or reject any or all offers , wholly or partly, without assigning any reason whatsoever.
- v) Offers received without EMD amount shall be summarily rejected and no further correspondence shall be entertained in this regard.
- vi) Bids containing erasures or alterations without signatures will not be considered.
- vii) Firms against whom complaints have been registered with the CBI, Serious fraud investigation cell and court(s) and are blacklisted by any bank, PSU's, Govt. Agency and other agency are not eligible and need not apply.
- viii) The selected vendor shall confirm its acceptance within 7 days from the date of award of the assignment failing which the EMD amount may be forfeited.
- ix) Fee quoted should be inclusive of all costs, taxes, duties, travel, out of pocket expenses etc.

- x) Any offer received after the prescribed deadline will be rejected.
- xi) Conditional offers are liable to be rejected.
- xii) Offers submitted by telex, telegrams, fax or e-mail shall not be considered.
- xiii) Prices offered by the bidders in Financial Bid may be mentioned both in word and figures, otherwise the offer will be rejected summarily. In case of any variation in the words and figures, the prices in words shall be considered as offer price.
- xiv) STC may seek submission of further clarification or documents as based on initial evaluation including verification with original documents.
- xv) If at any stage the information furnished by the bidder is found to be false, not only he will be debarred from participating in the tender but also his EMD will be forfeited, besides suitable action will be taken against him, which the competent authority may deem fit.

K) Confidentiality:

Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the parties submitting the proposals or to other persons not officially concerned with the process, until the contract is entered into with the selected vendor.

For any other further clarification, contact:

Shri Prem Nath
Dy.General Manager,
The State Trading Corporation of India Limited,
Jawahar Vyapar Bhawan,
Tolstoy Marg, New Delhi – 110001.
Phone No. 011 23462106,
Mobile No. 9313139935

TECHNICAL BID

(To be submitted on letterhead)

To,
The Dy. General Manager
Assets Utilization Division,
6th Floor Annexe
The State Trading corporation of India limited,
Jawahar Vyapar Bhawan,
Tolstoy Marg,
New Delhi-110001

Sub: Appointment of valuer for revaluation of assets.

Sir,

Reference Tender Notice No. STC/AUD/ARC/2/2014 dated _____ issued by STC , we wish to be considered for appointment of valuer by STC and submit below our technical Bid in response to the announcement.

1. Organisation's Information:

- a). Organisation's name: _____

- b). Office Address _____

- c). Telephone No. _____
- d). Fax No. _____
- e). Email _____
- f). Mobile No. _____

- 2. Bank Details of :
the Organization
 - i) Name of the A/c Holder _____
 - ii) Name of the Bank _____
 - iii) Address of the Bank _____
 - iv) A/c No. _____
 - v) Type of A/c _____
 - vi) MICR Code _____
 - vii) IFSC Code _____

3. List of Assignments

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

We enclose herewith a demand draft of Rs. 10,000/- as EMD as per the following details:

Demand draft No.: _____
Dated: _____
Drawn on Bank: _____
Branch: _____

We agree to abide by all the terms & conditions contained in STC's above referred announcement.

The financial Bid is enclosed in a separately sealed cover super scribed" FINANCIAL BID FOR APPOINTMENT AS VALUER FOR REVALUATION OF ASSETS.

Yours faithfully,

(Authorised Signatory) _____
Name: _____
Company seal: _____

Encl: As above.

FINANCIAL BID

(To be submitted on letterhead)

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

Sub: Appointment of valuer for revaluation of assets.

Sir,

Reference Tender Notice No.STC/AUD/ARC/2/2014 dated _____ issued by STC and in continuation of the Technical Bid furnished by us in a separate sealed cover, we submit below our Financial Bid.

1.Organisation's Information:

- a).Organisation's name: _____
- b).Office Address _____

- c).Telephone No. _____
- d).Fax No. _____
- e).Email _____
- f).Mobile No. _____

2.Total Fees quoted In Figures: Rs. _____
(All Inclusive)
In Words: Rupees _____

We agree to abide by all the terms & conditions contained in STC's above referred announcement.

The financial Bid is enclosed in a separately sealed cover super scribed thereon "FINANCIAL BID FOR APPOINTMENT AS VALUER FOR REVALUATION OF ASSETS".

Yours faithfully,
Signature: _____
Name: _____
Company seal: _____

STC's OWNED PROPERTY AT VARIOUS LOCATIONS**COMMERICAL**

Place	Location of the Property	Description of the Property	Built up Area
Bangalore	STC Trade Centre, 7/A, Nandini Layout. (Office Building)	Multi-stories Bldg. (Gr. + 6 floors)	62521 sf
Bhopal	Chetak, Hoshangabad Road	Office Complex 3 rd floor of Bldg.	2748.1 sf
Chennai	STC Trade Centre, A-29, Thiru-vi-ka, Industrial Estate, Gundy (Office Bldg.)	4 stories building with 2 Basements	16062.75 sf
New Delhi	Jawahar Vyapar Bhawan, Tolstoy Marg, (Office Bldg.)	Plot are 23 storied building (super area) 2-basement	2.559 acre 282894 sf 68691.84 sf each

RESIDENTIAL

Place	Location of the Property	Description of the Property	Built up Area
Agra	Navjyoti Apartments, Bypass Road	4 Nos. Flats No.A-503, A-504, A-705 & A-706)	1260 sf each
Ahmedabad	Haridarshan Apartments, paldi	2 Nos. Flats No.702 & 708	1059 sf each
Bangalore	Jayanagar House	1 House (No.10/1)	3000 sf
	Cauvery Block, NGHC	2 Nos. Flats No.218 No.514	1377 sf 1392 sf
Chennai	Paarsn Tower, Egnore	2 Nos. Flat No. A/2/3 No. A/8/3	875 sf 1300 sf
Cochin	Ernamkulam Esland Enclave, Ernakulam Distt	2 Nos. Flats No.201 & 301 1 Nos. Flat No.402	821 sf each 1164 sf
Gandhidham	SRC Bulgalow, Adipur (Kutch)	4 Nos. Bungalows (No.2,3 4 & 5)	706.67 sq. yard each
Kolkata	-Ellora Apartments, Gariahat Road	2 Nos. Flats No.121 & 122	877 sf each
	-Geetanjali Apartments, Middleton 8B Street	7 Nos. Flats No. IC 2A 7B 8D 9A 9D 9E	858 sf 1531 sf 1534 sf 1086 sf 1533 sf 1102 sf 1177 sf
	-Jay Jayanti Apartments, 2A Mandeville Garden (Res.)	6 Nos. Flats No. 1B 1E & 11E 2F 8D & 10D	1425 sf 775 sf each 780 sf 695 sf each

Mumbai	-STC Apartment I, 14B Road Khar W)	6 Nos. Flats No. 1, 3 & 5 No. 2, 4 & 6	650 sf each 820 sf each
	-STC Apt.II, 16th Road, Santacruz(W)	8 Nos. Flats No.1A to 4A No. 1B to 4B	1100 sf each 933 sf each
	-Sai Darshan Apt., Santacruz (W)	6 Nos. Flats No.101, 301 & 401 No. 102, 302 & 402	685 sf each 643 sf each
	-Ratnadeep Apartments, Santacruz(W)	4 Nos. Flats No.2,6,10 & 14	1050 sf each
	-Mandar Apartments, Vile Parle (E)	3 Nos. Flats No. 5A & 9A No. 10B	850 sf each 650 sf
	-Las Palmas, Malbar Parle(E)	1 Flat No. 13	2311 sf
	-Wallace Apt., Grant Road (W)	2-Flats No. 1001 & 1103	1280 sf each
	-Shyam Sadan, Khar	1 Flat No.7	750 sf
	India House, Tagore Rd, Santacruz(W)	1 Flat No. 11	450 sf
New Delhi	STC/MMTC Housing Colony, Arbindo Marg	Total 141 Flats - 78 in Block C & 63 in Block D	600 sf each 900 sf each
	Asian Games Village Complex, Khei Gaon Marg	Total 8 Flats - 3 in Block A & 5 in Block B	14428 sf each of 8 flats

WAREHOUSES/INSTALLATIONS

Place	Location of the Property	Description of the Property	Built up Area
Kakinada AP	Kakinada Port (A.P.)	Warehouses Shed A, B & C and open storage space	Land 10 acres Cvd Godowns: A – 42014 sf B – 43159 sf C – 20225 sf <u>Open:</u> 155382 sf
Jalandhar	Kapurthala Road	4 Nos. Warehouses & Open area	Cvd: 13035 sf Open: 26442 sf
Mumbai	<u>Installations at:</u> -Mallet Bunder -Plot next to Mallet Bunder -Carnac Bunder	- 3 Nos. storage tanks - open plot - 7 Nos. storage tanks	164593.57 sf 11954 sf 44466.88 sf (land area)