



भारत हैवी इलेक्ट्रिकल्स लिमिटेड  
Bharat Heavy Electricals Limited  
**Regional Operation Division, Mumbai**  
15<sup>th</sup> Floor, World Trade Centre-1, Cuffe Parade, Colaba, Mumbai -400005.  
Phone: 022-22171222, 228, 242

To,  
M/s \_\_\_\_\_  
\_\_\_\_\_

Dear Sir/Madam,

**Subject: Tender for Engagement of Government Approved Registered Valuers for valuation of BHEL Premises in Mumbai**

BHEL a Government of India Undertaking incorporated under the Companies Act intends to engage **Government Approved Registered Valuer** to undertake the work of Rent Assessment (as detailed in scope of work hereunder) of the property BHEL located at various location in Mumbai Metropolitan Region

In this regard we invite proposals from Government Approved Registered Valuer (hereinafter referred to as "the valuer") to carry out rent assessment of the Property. Bidder(s) can download the tender documents from [www.bhel.com/tenders](http://www.bhel.com/tenders) till last date of bid submission. Any corrigendum to this tender will be published on this site.

**Details**

Sno	Items	Particular
1	Name of Work	Rental Assessment / Valuation of BHEL premises located at various location in Mumbai Metropolitan Region
2	Address of premises	As mentioned in price bid format
3	Type of Contract	Works
4	Tender ref no and date	RE/MUM/HRD/E/Rent Assessment/2024 dt 17.02.24
5	Last Date and time of submission of bid	26.02.2024 ( 10 am)
6	Date and time of opening of technical bid	26.02.2024 ( 10.30am)
7	Date and time of opening of price bid	Will be informed to technically qualified bidder in future date
8	The bids must reach following address	Tender box, 15th Floor, BHEL, ROD , Centre 1, WTC, Cuffe Parade, Colaba, Mumbai 05
9	Tender documents are available on	<a href="http://www.bhel.com/tenders">www.bhel.com/tenders</a> ; <a href="http://www.eprocure.gov.in">www.eprocure.gov.in</a> Interest bidder may collect the tender copy from reception counter, 15th Floor, BHEL, ROD , Centre 1, WTC, Cuffe Parade, Colaba, Mumbai 05 before due date
10	Tender Cost	NIL
11	BHEL ROD Mumbai address and contact for coordination for tender Mr. Sarin Sondawale, Sr. Manager HR 15th Floor, BHEL, ROD , Centre 1, WTC, Cuffe Parade, Colaba, Mumbai 05.	Ph No. 022- 22171222/242, 7499505309 Email: <a href="mailto:sarin@bhel.in">sarin@bhel.in</a>

**Instruction:**

1. Bidders are advised to go through the tender document fully before submitting the dully filled tender in tender box for Techno-commercial bid (Part I) and Price bid (Part II).
2. Bidder is free to visit the sites during normal office working hours with prior appointment/information
3. Take print out of this entire tender documents. Fill the required details.
4. Fill best possible competitive price in format given. Price will be considered as firm price.
5. Attach proof of being Government Approved Registered Valuer
6. Attach the work order/document wrt valuation/rent assessment done for any client.
7. Attach PAN card, GST and brief detail of valuer/agency
8. Make the envelope as under

**8.1 Envelope 1 (write Technical bid for Rent Assessment – BHEL Premises).**

It should contain

- a. Proof of being Government Approved Registered Valuer
- b. Latest Work order /completion certificate/letter of client with mention of work value
- c. Pan Card, GST, brief profile of bidder
- d. Signed and stamp copy of NIT all pages including blank/unquoted price bid. Don't reveal your price in technical bid/envelope 1

**8.2 Envelope 2 (write Price bid for Rent Assessment – BHEL Premises ).**

It should contain

- a. filled price bid, with sign and stamp  
(please take print of page 7- 8 of this NIT separately, fill the price bid, sign/stamp, and put it in Envelope 2)

**8.3 Envelope 3 (write Bid for Rent Assessment – BHEL Premises ).**

It should contain

- a. sealed envelope 1
  - b. sealed envelope 2
9. Write name of agency and contact details on bottom of each envelope.
  10. Please ensure sign and stamp on each page
  11. Submit the sealed envelope 3 to the address by due date/time as mentioned in page 1.
  12. BHEL is not responsible courier/postal delay for bid submission. Any bid arriving after the submission time as mentioned in page 1, will not be accepted.

**Part 1**

**Techno Commercial REQUIREMENT**

The Qualifying Requirements for Bidder is as Follows:

S.N	Technical Qualifying Requirements PQR	Documents required
1	Bidder should be Government Approved Registered Valuer	Copy of valid registration certificate of IBBI or under section 34AB of wealth Tax Act or IT Deptt or other relevant document issued by Government Authority
2	Bidder must have experience of "Rent assessment/ Valuation Of Land or Building or Real Estate or any immovable property " in the last 7 years. Bidder must submit at least work order/certificate from client and/or other document related to (a) Three contract of value not less than INR 18200 each or (b) Two contract of value not less than INR 22750 each or (c) One contract of value not less than INR 36400	Self-certified Photocopy of contract(s)/Work order/ letter from client

3	<p>The Bidder should not have been banned/suspended for business dealing by BHEL/Government of India/any undertaking of Government of India and nor should be associated with party who have been banned for business dealing by BHEL/Government of India/any undertaking of Government of India/as on date of publication of NIT.</p> <p>The Bidder should NOT have been referred to NCLT and Interim Resolution Professional (IRP) is not appointed for initiating insolvency by NCLT proceedings against the bidder.</p>	<p>A self-certification and signed/stamped copy of NIT</p>
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**Note:** The bidders must satisfy all the PQR conditions as stipulated above and submit necessary documents, failing which the offers of the bidders shall be summarily rejected. The price bid of only those bidders who qualify in the PQR bid, shall be considered for further processing. BHEL reserves the right to verify the authenticity of the documents.

### SCOPE OF WORK

The scope of work of valuer is as follows:

1. Physical Inspection of the properties, Detailed analysis of properties from rent assessment point of view
2. Assess the rental value of the properties
3. Valuation/Rent Assessment Report of the Property
4. Validity of rental assessment should be at least 12 month from date of report.

The work is to be commenced immediately after receipt of work order and should be completed in all respect within 15 days of order/communication from BHEL. BHEL has right to decide the priority in respect of premises to be assessed for rental value.

The Valuer shall obtain market value/ fair value and government guideline/ circle/ index/ ready reckoner value of the properties advise BHEL on the rent assessment/ valuation which would help BHEL in deciding the reserve price for rent.

The Valuer shall be responsible for liaison with local agencies and payment of fee, expenses, etc. in connection with getting the information that is required for rent assessment. No extra charges will be payable apart from value+tax quoted in bid. In case BHEL raises any queries, same shall be answered and resolved by the valuer, without any charges.

The Valuer shall provide one set of valuation Report in Original duly signed by the valuer with his seal. The Valuation Report shall inter-alia contain the following points amongst others:

- a. All details of property.
- b. Property Address (Survey/ CTS / Patta /etc)
- c. Property owner / Applicant Valuation Report requesters name
- d. Latest government guideline value along with supporting document.
- e. Cost comparison with latest CPWD/local authorities rates, wherever constructions are valued
- f. Fair market value, rental value etc.
- g. Rental Assessment
- h. Detailed basis, parameters, methods etc. adopted by the valuer for arriving the rental value
- i. Residual Life of Building
- j. Rent Assessment/Valuation Methods adopted & justification for methodology adopted.
- k. References and Mode of Measurement.
- l. Rates adopted and consideration for adoption of rates
- m. Undertaking regarding any relation with asset or its owner
- n. Transport and other amenities availability.
- o. Any adverse features to be mentioned affecting value like limitation and constraints, if any.
- p. Alternative use / potential possibility/ business prospects.
- q. Any other relevant information bidder would like to add.
- r. Details of Inventory, fitting and fixtures in premises

- s. Location plan
- t. Photographs

In addition to one original hard copy of valuation Report, a soft copy of original valuation Report (Colour Scan) is to be given.

**EVALUATION CRITERIA:** The offers will be evaluated on the basis of the total price basis as in the price bid. Price bid of only technically qualified bidder will be opened. The qualified bidder who quotes lowest, will be referred as L1 and called for further process. Order will be placed on one party only. Price Bid/offer shall be firm and valid for 90 days. In case of discrepancy between words and figure in price bid, the value quoted in words will be considered. In case of discrepancy between sum of subtotal and final total, then total whichever is lower will be considered. In case, there are more than one L1 party, then all L1 parties will be called to BHEL office. One random chit ( from the box having chits of all L1 parties) bearing name of one of the L1 parties will be picked up in their presence and same will be termed as L1 and will be called for further process including award of WO.

**PAYMENT TERMS**

1. No Advance payment will be made.
2. All the payments shall be released in INR in line with the prices finalized in the Contract.
3. Payment will be paid as per actual. For example, if valuer completes the rent assessment for particular premises ( say premise 1) and not other premises, then payment as per quotation for that particular premises ( say premise 1) will be made as actual and payment will not be made for other premises for which valuer has not done rent assessment.
4. 100% Payment of relevant schedule of Price bid schedule including GST on 100% invoice value will be paid after satisfactory completion of work
5. Pakka bill with GST number is must. The bill should be in name of BHEL bearing GST No. 27AAACB4146P1ZF. The GST no of contractor should also be written on the bill. The GST amount would be released once it is reflected on GST portal.
6. Payment will be made online through NEFT/RTGS to contractor bank account within 30 days of submission of bill and its verification. Successful bidder must give bank details for NEFT/RTGS in prescribed format.
7. In case the project is cancelled/withdrawn (because of any reason or circumstances), no amount will be paid.

**Other conditions**

1. If any time, any questions, disputes or differences what so ever arising out of or in any way concerning the contract between BHEL and the Contractors, the same shall be referred to the sole arbitrator i.e. General Manager, BHEL, ROD, Mumbai or nominee appointed by him in writing. The award of the arbitrator shall be final and binding on both the parties. The Courts at Delhi shall have exclusive jurisdiction over any matter arising out of or in connection with this contract.
2. BHEL shall have the right to cancel the contract for unsatisfactory performance. If the contractor fails or neglects or refuses to observe / perform any of the terms and conditions / obligation of or under the contract BHEL may without prejudice to any other rights terminate the contract by giving 15 days notice in writing.
3. Bidder shall not reveal/share the rent assessments and/or any information of BHEL premises and other details to anyone, without prior written approval of BHEL.
4. The Contractor shall indemnify and keep indemnified BHEL all losses, claims etc. arising out of any of his acts or out of the acts of his employees or agent during the currency of the contract.
5. Sub-contracting/Subletting is not allowed.

Tender Ref: RE/MUM/HRD/E/Rent Assessment/2024 dt 17.02.24

**Letter of compliance**

Tender Ref : RE/MUM/HRD/E/Rent Assessment/2024 dt 17.02.24

To,

M/s Bharat Heavy Electricals Limited,  
15<sup>th</sup> Floor, World Trade Centre-1,  
Cuffe Parade, Mumbai –5

**Sub : Letter of compliance**

Dear Sir,

With reference to your above tender, we have carefully read and understood the tender terms & conditions and hereby confirm that all the terms and conditions of your above tender are acceptable to us and our offer is based on the same.

In view of the above confirmation, any deviation mentioned by us anywhere in the tender is not valid and is to be ignored by BHEL while finalizing the Tender.

Further, it is also confirmed that we have submitted the price bid in your price bid format only without any deviations / conditions. In case, any deviation is observed in the financial bid the same is not be entertained / considered by BHEL.

We hereby declare and confirm that we have visited the site/ properties and acquired full knowledge and information about the site condition.

We are aware and now conversant with local site conditions / Route feasibility to site/Local social issues/Local labour issues/ Work Culture/ Weekly holidays/ festivals Holidays, etc.

We state that there is availability of adequate experienced trained manpower for deployment for the job

We state that none of our officials is related to board member or employees of BHEL.

We state that there is no legal case/litigation in any court of law is pending/convicted/initiated against us. We have NOT been referred to NCLT and Interim Resolution Professional (IRP).

We state that we will follow all local laws / acts / rules prevailing during execution of job and indemnify BHEL from any mishap / claims while undertaking the work.

The above information is true and correct and we will not raise any claim of any nature due to lack of knowledge of site conditions.

Thanking you,

Yours faithfully,

Name/Signature of the signatory and Stamp.

Tender Ref: RE/MUM/HRD/E/Rent Assessment/2024 dt 17.02.24

To,

BHEL,

World Trade Centre, Cuffe Parade, Colaba.

**Subject: Application of bidder**

**We certify the following and we wish to apply for Tender RE/MUM/HRD/E/Rent Assessment/2024 dt 17.02.24**

Sl. No.	Particular	Remark
1	Name of Agency/Valuer Address of Agency/Valuer Contact details ( email and phone) of Agency/Valuer	
2	Has Agency/Valuer done valuation of immovable property earlier	Yes/No  If Yes, please submit the relevant documents as a proof.
3	Is Agency/Valuer , Government Registered Approved Valuer?	Yes/No  If Yes, please submit the relevant documents as a proof.
4	Payment will be made Online (NEFT/RTGS), after completion of work.  No advance payment will be done.	Agreed
5	Dully signed and stamped Rent Assessment/Valuation Report will be submitted within 15 days of issue of work order/ communication from BHEL	Agreed

Sign:

Stamp:

Name of Agency/Valuer: \_\_\_\_\_

**Price Bid**

To,

BHEL,ROD, 15 Floor

World Trade Centre, Cuffe Parade, Colaba.

Sl. No.	Particular	Quotation in Rs.  Lumsum charges in Rs for carrying out rental assessment for BHEL Premises including site visit, documentation, reports and other connected charges including queries resolving.  Taxes are extra
1	Premises 1 ( Residential) 2RK flat in BHEL Staff Qrt, BHEL Staff Quarters, Bldg 138, 139 & 140, <b>Tilak Nagar</b> , Chembur (W), Mumbai 400089	
2	Premises 2 ( Residential) 2BHK flat in BHEL Staff Qrt, Building no. 4, <b>DN Nagar</b> , Survey no. 106A, MIG, Andheri West, Mumbai – 400 053	
3	Premises 3 ( Residential) Flat no. 171, 17th Floor, Abilasha Co-op. Society, Jolly Maker Apt. II, <b>Cuffe Parade</b> , Colaba, Mumnbai 400005	
4	Premises 4 ( Residential) Flat no 602 Park West-1 CHSL,Raheja Estates, Kulupwadi Road, <b>Borivali East</b> , Mumbai 400066	
5	Premises ( Residential) Flat 701-702-703-704 ( total 4 flats) <b>Hill View</b> CHS, A.K. Vaidya Marg, Goregaon East , Mumbai , 400063	

6	<p>Premises ( Residential)</p> <p>Flat 03-04 ( total 2 flats)</p> <p>Suchidham <b>Sandhya</b> CHSL, Suchidham housing complex, General A.K. Vaidya Marg, Filmcity Road, Malad East , Mumbai 400097</p>	
7	<p>Premises ( Residential)</p> <p>Flat 301-302 ( total 2 flats)</p> <p><b>Ganga</b> CHSL, Suchidham housing complex, A. K. Vaidya Marg, Dindoshi, Malad East, Mumbai 400097</p>	
8	<p>Premises ( Residential)</p> <p>Flat no 12,</p> <p>Jolly Bhavan no 3, Jolly Bhavan no 3. CHSL, Dr. Ambedkar Road &amp; 16 Cross Road, <b>Khar west</b>, Mumbai 400052</p>	
9	<p>Premises</p> <p>F32 ( Office/Commercial)</p> <p>3rd Floor, Tower F, Maker Tower F Premises , Coop. Society Ltd. <b>Cuffe Parade</b>, Mumbai 400005</p>	
	<p>Total in Rs.</p> <p>( without taxes)</p>	

Sign :

Date:

Stamp/Name and address of Agency/Valuer: \_\_\_\_\_