

## Bid Document

<b>Bid Details</b>	
<b>Bid End Date/Time</b>	19-03-2022 13:00:00
<b>Bid Opening Date/Time</b>	19-03-2022 13:30:00
<b>Bid Life Cycle (From Publish Date)</b>	90 (Days)
<b>Bid Offer Validity (From End Date)</b>	45 (Days)
<b>Ministry/State Name</b>	Ministry Of Coal
<b>Department Name</b>	Administration Section Moc
<b>Organisation Name</b>	Administration Section Moc
<b>Office Name</b>	Nominated Authority
<b>Item Category</b>	Asset Management Services - Valuation Report; Onsite
<b>Contract Period</b>	2 Year(s)
<b>Minimum Average Annual Turnover of the Bidder</b>	25 Lakh (s)
<b>Past Experience of Similar Services required</b>	Yes
<b>MSE Exemption for Years Of Experience and Turnover</b>	Yes
<b>Startup Exemption for Years of Experience and Turnover</b>	No
<b>SHG Exemption for Years of Experience and Turnover</b>	No
<b>Document required from seller</b>	Experience Criteria,Bidder Turnover *In case any bidder is seeking exemption from Experience / Turnover Criteria, the supporting documents to prove his eligibility for exemption must be uploaded for evaluation by the buyer
<b>Bid to RA enabled</b>	No
<b>Time allowed for Technical Clarifications during technical evaluation</b>	5 Days
<b>Evaluation Method</b>	Total value wise evaluation

### EMD Detail

Advisory Bank	State Bank of India
EMD Percentage(%)	1.50
EMD Amount	75000

## ePBG Detail

Advisory Bank	PUNJAB NATIONAL BANK
ePBG Percentage(%)	1.50
Duration of ePBG required (Months).	4

(a). EMD EXEMPTION: The bidder seeking EMD exemption, must submit the valid supporting document for the relevant category as per GeM GTC with the bid. Under MSE category, only manufacturers for goods and Service Providers for Services are eligible for exemption from EMD. Traders are excluded from the purview of this Policy.

(b). EMD & Performance security should be in favour of Beneficiary, wherever it is applicable.

### Beneficiary:

Deputy Secretary to the Government of India

Nominated Authority, Administration Section MoC, Administration Section MoC, Ministry of Coal

(Manish Uniyal)

### Splitting

Bid splitting not applied.

### MSE Purchase Preference

MSE Purchase Preference	Yes
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1. If the bidder is a Micro or Small Enterprise as per latest definitions under MSME rules, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria and "Experience Criteria". If the bidder is OEM of the offered products, it would also be exempted from the "OEM Average Turnover" criteria. In case any bidder is seeking exemption from Turnover / Experience Criteria, the supporting documents to prove his eligibility for exemption must be uploaded for evaluation by the buyer.

2. The minimum average annual financial turnover of the bidder during the last three years, ending on 31st March of the previous financial year, should be as indicated above in the bid document. Documentary evidence in the form of certified Audited Balance Sheets of relevant periods or a certificate from the Chartered Accountant / Cost Accountant indicating the turnover details for the relevant period shall be uploaded with the bid. In case the date of constitution / incorporation of the bidder is less than 3-year-old, the average turnover in respect of the completed financial years after the date of constitution shall be taken into account for this criteria.

3. Purchase preference to Micro and Small Enterprises (MSEs): Purchase preference will be given to MSEs as defined in Public Procurement Policy for Micro and Small Enterprises (MSEs) Order, 2012 dated 23.03.2012 issued by Ministry of Micro, Small and Medium Enterprises and its subsequent Orders/Notifications issued by concerned Ministry. If the bidder wants to avail the Purchase preference for services, the bidder must be the Service provider of the offered Service. Relevant documentary evidence in this regard shall be uploaded along with the bid in respect of the offered service. If L-1 is not an MSE and MSE Service Provider (s) has/have quoted price within L-1+ 15% of margin of purchase preference /price band defined in relevant policy, then 100% order quantity will be awarded to such MSE bidder subject to acceptance of L1 bid price.

4. Estimated Bid Value indicated above is being declared solely for the purpose of guidance on EMD amount and for determining the Eligibility Criteria related to Turn Over, Past Performance and Project / Past Experience etc. This has no relevance or bearing on the price to be quoted by the bidders and is also not going to have any impact on bid participation. Also this is not going to be used as a criteria in determining reasonableness of quoted prices which would be determined by the buyer based on its own assessment of reasonableness and based on competitive prices received in Bid / RA process.

5. Past Experience of Similar Services: The Bidder must have successfully executed / completed at least one single order of 80 % of the Estimated Bid Value or 2 orders each of 50 % of the Estimated Bid Value or 3 orders each of 40 % of the Estimated Bid Value for similar service(s) in last three years to any Central / State Govt Organization / PSU / Public Listed Company. Copies of contracts / work orders and documentary evidence of successful execution / completion in support of Past Experience of Similar Services along with names, address

and contact details of clients shall be uploaded with the bid for verification by the Buyer.

### Additional Qualification/Data Required

**Scope of Work for the respective bid:**To carry out Valuation of Land of the Coal Mines as per relevant deeds and/or verification/ determination/ fixation of fair market value. The scope of work includes the valuation of the land of coal mines of any nature whether acquired/ purchased or otherwise obtained by Prior Allottee

**Service provider should have completed at least XX valuation of assets of similar nature of assets of at least INR YY as on date:**The Bidder must have successfully completed at least three (3) works related to the Valuation of Land & Building. The value of such assets should not be less than 10 crores each. The above works should have been completed in the last 07 (Seven) years

### Asset Management Services - Valuation Report; Onsite ( 1 )

#### Technical Specifications

Specification	Values
<b>Core</b>	
Scope of Work	Valuation Report
Deployment Location	Onsite
Type of Assets	Tangible
Category of Asset	Land & building
Valuation Method for Assets	As per the scope of work
Valuation Report	Yes
Frequency of Valuation Report	As per the scope of work
Type of Professional/Resources required for valuation	Certified Valuer for land and building
Qualification of Professional/Resources required	Registration with Insolvency and Bankruptcy Board of India IBBI
Certification of Professional/Resources required	Registration with Insolvency and Bankruptcy Board of India IBBI
Total Experience of Professionals / Resources (In years)	3 - 5 Years
<b>Addon(s)</b>	

#### Additional Specification Documents

#### Consignees/Reporting Officer and Quantity

S.No.	Consignee/Reporting Officer	Address	Number of Professional/Resources Required	Additional Requirement

S.No.	Consignee/Reporting Officer	Address	Number of Professional/ Resources Required	Additional Requirement
1	Manish Uniyal	110001, Room No. 120, 1st Floor, F-Wing, Shastri Bhawan, New Delhi	1	N/A

## Buyer Added Bid Specific Terms and Conditions

### 1. Buyer Added Bid Specific Scope Of Work(SOW)

Text Clause(s)

#### 1 Scope of Work

The broad scope of work of the Land Valuator(s) entails the following areas (the "Transaction"):

**1.1 To carry out Valuation of Land of the Coal Mines as per relevant deeds and/or verification/ determination/ fixation of fair market value. The scope of work includes the valuation of land of coal mines of any nature whether acquired/ purchased or otherwise obtained by Prior Allottee in accordance with deeds submitted for:**

- a) Land for the Mining purpose (as per Mining Lease)
- b) Compensatory Afforestation Land
- c) Land for Rehabilitation & Resettlement
- d) Any other Land
- e) Lease hold land rights

**1.2 The Scope of Work also includes the review of the deeds related to the land acquired/ purchased or otherwise obtained by Prior Allottee for the Mine Infrastructure.**

**1.3 The process of Valuation will broadly cover:-**

- a) Review of Data Sheet Provided by Prior Allottee
- b) Review and comment on availability of the Back-up documents/ deed for the land mentioned under the Data Sheet.

- c) Verification of information mentioned in the Data Sheet with the details of the Deed.
- d) Verification of the important aspects of the transaction including name of parties to the deed, Date of Registration, Consideration mentioned in the Deed, Area of Land under transaction etc.
- e) Calculation of interest payable to Prior Allottee.
- f) Estimation of the Valuation of said Land in accordance with the guideline laid-down in the said Act and Rules and guidelines issued by the Nominated Authority from time to time and standard industry practices.
- g) Verification/Estimation of fair market value as needed.

Visit to the site and physical verification of records with appropriate authorities etc. as and when needed.

**2. Buyer Added Bid Specific ATC**

Buyer Added text based ATC clauses

**2. Financial Proposal**

2.1 Applicants shall submit the financial proposal (the “**Financial Proposal**”) clearly indicating the **Valuation Fee per sale deed** provided that valuation fee shall not exceed the fee prescribed in Clause 5.5 in both figures and words, in Indian Rupees, and signed by the Applicant’s Authorised Representative. In the event of any difference between figures and words, the amount indicated in words shall prevail. It may be noted that no additional payment for expenses or for any head/item would be made. No escalation will be provided.

- a) For the avoidance of doubt, it is clarified that Financial Proposal shall be excluding all statutory Duties, Levies or Taxes. Further, all payments shall be subject to deduction of taxes at source as per Applicable Laws. The Goods and Services Tax as applicable from time to time shall be payable by the Nominated Authority. Remaining all other taxes shall have to be borne by the Land Valuator(s).
- b) Valuation Fee per sale deed shall be expressed in INR .

**2.2 Scale of fee to be charged by land valuer**

**2.2.1 Subject to the provisions of sub-Clause 5.5.2 and 5.5.3, the fees to be charged by a registered land valuer for valuation of any land shall not exceed the amount calculated at the following rates, namely:-**

Sl no.	The value of land	Fee of valuer
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(a)	On the first Rs. 5,00,000 of the land as valued	½ per cent of the value
(b)	On the next Rs. 10 lakhs of the land as valued	1/5 per cent of the value
(c)	On the next Rs. 40 lakhs of the land as valued	1/10 per cent of the value
(d)	On the balance of the asset as valued	1/20 per cent of the value

**2.2.2 Where two or more sale deed of same coal block are required to be valued by a valuer, all such sale deed shall be deemed to be constitute a single assignement for the purposes of calculating the fees payable to such registered land valuer.**

2.2.3 For the calculation of the fee as per the clause 2, the value of the land which will be taken in consideration for the purpose of calculating the fees will be the higher amongst either of the of Land Valuations i.e. as per the CMSP Act or Land Valuation as per the prevailing market rates.

## Disclaimer

The additional terms and conditions have been incorporated by the Buyer after approval of the Competent Authority in Buyer Organization. Buyer organization is solely responsible for the impact of these clauses on the bidding process, its outcome and consequences thereof including any eccentricity / restriction arising in the bidding process due to these ATCs and due to modification of technical specification and / or terms and conditions governing the bid. Any clause incorporated by the Buyer such as demanding Tender Sample, incorporating any clause against the MSME policy and Preference to make in India Policy, mandating any Brand names or Foreign Certification, changing the default time period for Acceptance of material or payment timeline governed by OM of Department of Expenditure shall be null and void and would not be considered part of bid. Further any reference of conditions published on any external site or reference to external documents / clauses shall also be null and void. If any seller has any objection / grievance against these additional clauses or otherwise on any aspect of this bid, they can raise their representation against the same by using the Representation window provided in the bid details field in Seller dashboard after logging in as a seller within 4 days of bid publication on GeM. Buyer is duty bound to reply to all such representations and would not be allowed to open bids if he fails to reply to such representations.

This Bid is governed by the [General Terms and Conditions](#), conditons stipulated in Bid and [Service Level Agreement](#) specific to this Service as provided in the Marketplace. However in case if any condition specified in General Terms and Conditions is contradicted by the conditions stipulated in Service Level Agreement, then it will over ride the conditions in the General Terms and Conditions.

In terms of GeM GTC clause 26 regarding Restrictions on procurement from a bidder of a country which shares a land border with India, any bidder from a country which shares a land border with India will be eligible to bid in this tender only if the bidder is registered with the Competent Authority. While participating in bid, Bidder has to undertake compliance of this and any false declaration and non-compliance of this would be a ground for immediate termination of the contract and further legal action in accordance with the laws.

**---Thank You---**