

ZO/GAD/2023-24/339

Date: 27.12.2023

To

Eligible Empanelled Valuers of Central Bank of India (only Delhi NCR).

[Exception at point no. 6 of Terms & Condition of this RFQ document]

Sub: Revaluation of Bank owned Properties/buildings located in Delhi-NCR.

Central Bank of India, Zonal Office-Delhi intends to undertake valuations of its various properties located in Delhi-NCR as listed below:

List of Bank's Properties – Table 1

S.No.	Properties	Address
1	Nagin Lake Apts. (5 flats)	159, 175, 195, 227, 267 Nagin Lake Apt., Peergharhi, Paschim Vihar 110063
2	Asiad Games Village Complex (4 flats)	Flat nos.647, 636 & 633, Maruti Mane Block, Flat no. 565, Sachin Nag Block, Asian Games Village, New Delhi 110049
3	G. K. – I Guest House	N – 102, G.K.-I, New Delhi 110048
4	Sorabji Bhawan, Zonal Office building	Plot no. 04, Block no. 54, D B Gupta Road, Karol Bagh, 110005
5	Defence Colony	28 C, Moolchand Shopping Complex DDA building Defence Colony 110024
6	Lajpat Nagar	Shopping Complex underneath Defence Colony Flyover 110024
7	Sukhdev Vihar	42-43 CSC Pocket A, Sukhdev Vihar 110025
8	Gulmohar Park	Bank Bhawan, DDA Shopping Centre, Gulmohar Park 110049
9	Sec -15, Faridabad	Sec -15, A SCF -37 -38 Main Market, Faridabad, Haryana 121001
10	Chandni Chowk	1398, Chandni Chowk, New Delhi 110006
11	Savita Vihar	8 Savita Vihar 110092
12	Janakpuri	B -1/29, Community Centre near Super Bazaar Janakpuri 110058
13	New Sabzi Mandi	63-64, Transport Centre, New Subzi Mandi, Azadpur, Delhi 110033
14	Naraina	C-5, Naraina Iron Market, New Delhi 110028
TOTAL NO. OF PROPERTIES = 21		

सर सोराबजी भवन, प्लॉट नं. 4, ब्लॉक नं. 54, देशबन्धु गुप्ता रोड़, करोलबाग, नई दिल्ली-110005

Sir Sorabji Bhawan, Plot No. 4, Block No. 54, Desh Bandhu Gupta Road, Karol Bagh, New Delhi-110005

दूरभाष/Tel.:42827819 (परि./OPR.), 42827808 (मासवि./HRD.), 42827825 (साप्रवि./GAD.), 42827812 (अग्रिम/Credit)

Terms & conditions:

1. **Scope of Work-** Valuations of each above listed properties. Submission of individual valuation reports of each property, documents, certificates (all in originals) complete in all respect for each property. Land and Building method is to be adopted for Revaluation of Bank's own properties.
Whenever Bank owned part of the building and valuation by way of Land and Building method is not found to be appropriate, Composite Rate method may be adopted by giving valid reasons/justifications acceptable to competent authority of Bank for adopting such method.
2. The offer should be consolidated inclusive of all taxes(except GST), incidentals, overheads, traveling expenses, printing and binding of reports, all sundries, all other expenditure for execution of the services / assignments covering all 'Scope of Work' as mentioned herein.
3. **Evaluation criterion** – Work shall be awarded on the basis of Total Fees quoted (excluding GST) as per Table 2 of Offer/Price bid. Two Independent Valuation reports are to be obtained. Bank will select L1 & L2 bidders for above job. L1 rates may amount to negotiations at rates acceptable to Bank. L2 rates shall be reduced at the rates accepted by L1. If L2 did not agree to work on the negotiated rates of L1; L3, L4 and so on, will be considered in order of low to high price quoted. In case of Tie / bidders quoting same fees, if required, revised sealed offers will be obtained from eligible bidders.
4. **Duration of work** – 10 days for entire assignment complete-in all respect from the date of letter of award.
5. **Payment terms** – Payment will be done after completion of entire assignment, receipt of valuations reports, documents, certificates (all in originals) complete in all respect for all the properties mentioned herein in this document after ensuring compliance to point no. 7 stated herein below.
6. The said comprehensive valuation exercise of Bank's owned property was also undertaken by Bank in Year 2021. Two independent valuations of each property was carried out by then selected valuers. These valuers who had done valuation of above listed Bank's properties in Year 2021 will not be eligible in the current process and need not apply.
7. Valuers who have been removed / de-listed from the latest/updated Bank's panel of Valuers due to whatsoever reasons must not apply. Their offers will not be considered at

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any stage of above process. The Valuers have to attach letter of empanelment issued to them / their firm by the respective office of Central Bank of India.

8. In case the valuation report submitted by the Valuer is not in order, the banks /FIs shall bring the same to the notice of the Valuer within 30 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
9. Bank may cancel the RFQ process at any time without assigning any reasons of whatsoever nature. Decision of Bank shall be final and binding in all the matters related to this bidding process.
10. In case of any irregularities/lapses during execution of entire assignment, Bank is at liberty to take appropriate action.
11. Apart from uploading this RFQ document on Bank's website, it has also been sent to eligible empanelled valuers through emails received from respective firms which were able to be contacted over phone by us (de-listed valuers shall ignore the mail and need not apply). Few firms who have not updated their contact details with us have not been sent this RFQ individually. In any case, all the eligible Valuers (exception as per serial no. 6 above) who are in Bank's panel for Delhi-NCR are eligible to apply who satisfy above stated T & C.
12. This RFQ document alongwith Price Bid (all papers duly signed) kept in a single sealed envelope is to be submitted to AGM-GAD, Central Bank of India, Zonal office, plot no. 4, block no. 54, D B Gupta road, Karol Bagh ND-110005 super scribed " Offer for Revaluation of Bank owned Properties/buildings located in Delhi-NCR". Last Date of bid Submission: 11:00 am, 03/01/2024. Opening of bid will be at 1 pm on 03.01.2024 at above address in presence of bidders who chose to be present or any other date as decided by Bank.
13. Any question/doubts related to RFQ may be clarified with Bank over phone on 011-42827824 (10am to 5pm). The bids shall not include any conditions whatsoever. Only unconditional tenders will be accepted. Any conditional tender will be liable for rejection. Any bidder desirous of imposing any condition having financial implication should read the RFQ document appropriately and should not put any condition in the tender.

We request to submit your offer adhering to the above Terms and conditions in the format (offer/price bid) enclosed herewith.

(P K Samantaray)

Dy. Zonal Head

Encl: Offer letter / Price bid

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OFFER LETTER / PRICE BID
(On the letter head of Valuer)

Date:

Assistant General Manager-GAD
Zonal Office-Delhi,

Dear Sir,

Reg: Revaluation of Bank owned Properties/buildings located in Delhi-NCR.

We are pleased to inform you that we are willing to offer Property Valuation services at a fee as per below table + GST extra as applicable on the terms and conditions stated in this document (RFQ). The offer shall be valid for 120 days from date of submission.

Table-2

S.No.	Description	Total Fees (in Rs.) in Lumpsum (LS)
1	Carrying out Valuation of Bank's Properties mentioned in Table 1 as per the defined scope of work and terms and conditions mentioned in this RFQ document.	
	Total (in words)-	

GST extra as applicable

Thanking you,
Yours faithfully

Name and address of the Valuer

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