**NATIONAL BICYCLE CORPORATION OF INDIA LIMITED**

 **Engagement of an Asset Valuer- Request for Proposal**

1. **INTRODUCTION**
	1. **The Company and its background:** National Bicycle Corporation of India Limited (NBCIL) was incorporated as Hind Cycles in 1939 to manufacture bicycle and bicycle parts. The company was taken over by Government of India in 1974. Subsequently, the GOI transferred the ownership and management of Hind Cycles to a Government company known as National Bicycle Corporation of India Ltd (NBCIL) in 1980.

* 1. **Present Position:** The company is under the administrative control of Ministry of Heavy Industries and Public Enterprises, Department of Heavy Industries (DHI).

**1.3 The location of the head quarters and various units of the company:**  NBCIL

 has its registered office at 250, Worli, P O Prabhadevi. Mumbai 400 030.

 In addition it has factories at Mumbai (Worli) and Ghaziabad.

 The company also has a godown at Ludhiana.

 **1.4** Company’s Website link is: [www.nbcil.com](http://www.nbcil.com)

 The Company needs to get the asset detailed at ‘’Annexure-1’’ valued for the purpose of disposal by sale. The Eligibility Criteria and Terms and conditions of Valuation are mentioned in Annexure 2.

**2. PROPOSAL**

2.1 The Company desires to engage services of reputed Asset Valuers to carry

 out the valuation of the assets for the purpose of disposal by sale.

2.2 The eligible valuers, as per eligibility conditions prescribed in ‘Eligibility Criteria’may submit proposal as per the guidelines mentioned hereunder, for selection as ‘Asset Valuer’.

2.3 The parties may submit their offers by downloading the details from company’s website. The offer can however be submitted alongwith a payment in form of DD/Pay Order of Rs.500/- in the name of **National Bicycle Corporation of India Ltd. payable at Mumbai. The Account detailed for electronic payment are as follows:**

 **BANK OF BARODA**

 **Account No.04220200000283**

 **RTGS/NEFT IFSC CODE: BARBOWORLIX**

2.4 The bid is to be submitted in two parts separately in sealed covers superscripting **“Technical Bid” and “Price Bid”.** The last date for submission of Bids will be upto **1400 hrs on 16 April 2018**

2.5 The bids in sealed covered are to be submitted on the following address:

The Chairman and Managing Director,

National Bicycle Corporation of India Ltd,

250, Worli, PO Prabhadevi,

**Mumbai 400 030.**

2.6 The technical bid will be opened first on 16th April 2018 at 1500 hrs at the

 Registered Office of the Company. The Price Bids of only qualified bidders will be

 opened subsequently on 19th April 2018 or any other date as may be intimated to

 the bidders. The company shall have the powers to accept or reject any bid

 without assigning any reason whatsoever.

2.7 In case you desire to take up the said assignment, you may submit your “Technical

Bid” and “Price Bid” indicating lumpsum price (all inclusive for valuation, expenses, and taxes). No extra payment on any other account will be made by the company.

2.8 You are further requested to indicate in “Technical Bid” your credentials

 Including the previous assignments undertaken by you for valuation of assets of

 Public Sector Enterprises/Govt. Organisations/Private Organisations of repute. At

 least 2 assignments in Ghaziabad or within 200 km are mandatory.

 The eligible and interested parties shall submit the information with necessary

 documents in support of meeting their Eligibility Criteria and Terms and Condition

 as stipulated at Annexure-II

 ( Cmde A.N. SONSALE)

 Chairman & Managing Director.

Dated :24.03.2018

Mumbai

**Annexure-1**

Details of assets of NBCIL at Ghaziabad

|  |  |  |
| --- | --- | --- |
| S.No | Description | Remarks |
| 1 | Factory Land including Buildings situated at Plot No. 19,20,21, UPSIDSC, Industrial Area, Southside of G.T.Road,Ghaziabad | 4,55,445 sq.ft.(10.46 acres)Plot area 50,605 sq.yard |

**Annexure-II**

1. **Eligibility Criteria**
2. The bidder should currently be a Registered Valuer in Immovable Property asset class under section-34AB of the Wealth Tax Act, 1957. As per section-34AC with atleast one registered for immovable property valuation category no unregistered valuer can practice as on asset valuer in India. Even body corporate and company are not allowed to practice as a valuer.
3. The interested valuer should be a Valuer registered with Income Tax Department as a Immovable Property Valuer under section -34 AB of Wealth Tax Act, 1957 and appropriate professional body in asset valuation such as Institution of Valuers. In case of Partnership firm all partners should be registered valuers.. Any Body Corporate or LLP or a company, shall not be considered as eligible bidder. Bidder should be having experience of at least five years in providing immovable property valuation services to public sector enterprises/Public Sector Banks/Govt. of India’s company/Govt procurement entities/Public Sector Insurance Companies/Municipal Corporation etc.
4. applicant registered valuer 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. To confirm this, a declaration must be uploaded by the valuers in the attached format in Annexure-III in tender documents.

2 Under the model code of conduct for registered valuers any valuer previously appointed by the NBCIL to carry out valuation during last five years cannot be eligible to be selected.

3) The bidder should have a valid PAN No. and GST No . The registered valuer

 registration certificate with Income tax department showings its PAN number

 should match with bidders PAN No. and GST No. name and PAN No.

4) As only bidders with PAN Number 4TH Digit P of F are permitted to practice as registered valuer as per section -34AC of WT Act, 1957, any other PAN Number bidder or GST bidder are restricted and would not be permitted for prequalification.

5 Preferential Purchase Policy 2012 issued by the Government of India for the bidders registered with MSME/SME/NSIC will be followed. Such bidders need to ensure that /NSIC/SME registration certificate to be forwarded if the bidders wants to avail preferential purchase policy 2012. Concessions such as tender fee exemption and other benefits of the scheme.

6 Self attested copies of all the documentary evidence including the experience of 5 years as mentioned above should be submitted for the purpose of pre-qualification and technical evaluation. Such documents should be appointment letter issued by a (Govt. of India’s procurement entities. b) Job Completion Certificate c) List of Assignment

 d) Any other document that NBCIL may demand during the evaluation of bid.

7 The bidder must have KYC compliance. The KYC include PAN Number of Bidder. If 4th

digit of such PAN Card submitted by Bidder is other than P or F such bidder would not be considered for further evaluation ie. Opening of financial bid. At the same time bidder, whose PAN Card is F, in that case as it is partnership firm all the partners of that firm should be registered valuer under section -34AB of Wealth Tax Act,1957 with at least one partner in Immovable Property Valuation Category.

8 Any bidders show its group activities and work order received in the name of LLP or

Pvt. Ltd. companies are not eligible under this clause.

9 Any MSE which is not registered as a Valuer with NSIC is not eligible for benefits

under this policy. Hence NSIC registration submitted by bidder should be valid for valuation of Immovable property . NBCIL would verify the certificate by visiting online site.

10. The valuer should be registered with Institute of Valuers.

11. The valuer shall have completed at least five assignments having asset size of Rs.500.00

lakhs and above (each assignment) for Public Sector undertakings/Government Departments/Banks/Financial Institutions/Reputed Private Customers. Out of these at least two should be in Ghaziabad or within 200 km radius.

 12. Consortium bids will not be allowed.

 13. Corrigendum if any, to this tender will be only through the website.

 **B. Terms and Conditions:**

1. The valuation of the assets together with buildings, structures, erections, godowns and fitments should be carried out on “As is Where is Basis” clearly indicating the Fair Market Value (FMV), Realizable Value (RV) & Distress Sale Value (DSV) item-wise.
2. The available details of the assets to be valued will be provided by the company. However, the valuer is required to note following points carefully.
3. Valuer should obtain any other details/documents/information that he considers necessary for valuation.
4. Valuer should provide details of last three deals that have taken place in the surrounding area/location.
5. Valuer should indicate realisable value keeping in view the ownership status ie. freehold/leasehold.
6. The final report duly signed by the valuer should be submitted in three bound copies and also in electronic form (pen drive or floppy) to the company.
7. NBCIL is a Central Public Sector Undertaking under Department of Heavy industry, Ministry of Heavy Industries & Public Enterprises, Government of India. The asset is located at Ghaziabad and the details are provided in Annexure-1
8. The bidders may inspect the asset before submission of their bid. The contact person for inspecting the asset would be Shri B.S.Atri @ Tel No 9958221830
9. The assignment shall be carried out within the agreed time frame (i.e. 21 days from the date of issue of Letter of Award by NBCIL).

Annexure- III

Format of Undertaking to Be submitted by Bidder on Rs 100 Stamp Paper

 ( to be given on the valuer’s letter head)

 **For Renewal of Empanelment as Valuer**

1, son of do hereby solemnly affirm and state that,

 I am a citizen of India

1. I have not been removed/dismissed from any Government service. employment/assignment earlier.
2. I have not been convicted of on offence connected with any proceedings under the Income Tax Act 1961(43 of 1961) or Wealth Tax Act 1957 (27 of 1957) or Gift Tax A8(18 of 1958) or penalty has been imposed on your under clause(iii) of subsection (1) of section 271 of clause(i) of section 273 of Income tax Act, 1961 or under clause (iii) of subsection (1) of section 18 of Wealth Tax Act, 1957 or under clause (iii) of sub section (1) of section 17 of Gift Tax Act 1958 or
3. I am not declared an un discharged insolvent.
4. I have not been convicted of any offence and sentences to a term of imprisonment
5. I have not been found guilty or misconduct in professional capacity, i.e in a case where you are a member of any association or institution established in India having as its object the control, supervision, regulation or encouragement of the professional engineering, architecture, accountancy or company secretaries or such other profession as the Board may specify in this behalf by notification in the official Gazette, by such association or Institution.
6. My services have not been found deficient by any Public Sector Enterprises/Public Sector Bank/Private Ban /Any other Company
7. My PAN is GST Registration as applicable is
8. I have not been debarred by any public sector undertaking/Company due to any professional irregularity/misconduct
9. My membership with the Institution of valuers Delhi as a fellow member is still valid till life time
10. My registration with Department of Income Tax under section 34AB is valid upto life time
11. My registration number with Department of Income Tax under section 34 AB is immovable Property Valuation is\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
12. I undertake that I am eligible to apply to get registration with Insolvency and Bankruptcy Board of India(IBBI) and my qualification, experience and my firm structure is 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. Hence as and when such registration is available with me I am ready to submit the copy of same for compliance.

Dated: Signature of valuer

Place; Name of valuer

 Address for correspondence.