

ANDREW YULE & COMPANY LIMITED
(A Government of India Enterprise)
8, Dr. Rajendra Prasad Sarani
Kolkata – 700 001.

Tender documents for valuation of plot at 5/346, Old Mahabalipuram Road, Perungudi, Chennai – 600 096, Tamil Nadu. Cost of the document Rs.500/-. Non-refundable bidder shall submit the same along with bid. Bids without stipulated tender document fee will be immediately rejected.

1. **Background of the Tender** :

Andrew Yule & Co. Ltd., a Government of India Enterprise under the administrative control of the Ministry of Heavy Industries, Government of India, having its Registered Office at “Yule House” 8, Dr. Rajendra Prasad Sarani, Kolkata – 700 001.

AYCL intends to discover the market value of the property at Chennai. The Company is desirous of ascertaining the value of its premises situate at the following premises :

Preemises :

The premises is situate at 5/346, Old Mahabalipuram Road, Perungudi, Chennai – 600 096, Tamil Nadu, having an area of 4.17 acres of land.

2] Bidders shall submit the tenders in two parts –

i] **Cover 1** : shall contain tender fee, brief introduction of the Company, Credentials as required in the qualifying criteria as required in the Tender Conditions. Terms and Conditions of the Offer.

ii] **Cover 2** : Price with taxes and duties.

iii] Both the covers shall be clearly superscribed with regard to the contents.

as qualifying bid and price bid. Both the covers shall be placed inside the outer cover which shall have the Tender No. Date of time of opening.

3] **Scope** :

The successful bidder shall submit a valuation report of the above land/property for the Current Year and projected valuation for ensuing 2/3 years

A] The valuation Report should contain the minimum following criteria :

- i) The valuation shall be based on the cost effective method;
 - ii) Adequate information should require to be provided in relation to the current valuation and projected market condition value of the immediate future;
 - iii) If the intending purchaser of the land ultimately develops the property as income oriented property, the proposal must contained the valuation on the projected income method.
 - iv) It must clearly indicate the CAP rate and terminal CAP rate together with the calculation arrived at in the report.
- B] The market price shall be for the different time line so far current year and there will be a projection of the coming 3 years year-wise if the property is decided to be disposed of in phases.
- C] the Tender shall prepare and submit along with tender a programme outlining the work procedure that intends to adopt for satisfactory implementation of the tender.

4] **Qualifying Criteria :**

- a) The intending valuer/bidder has to be empanelled valuer with the concerned Land & Land Reform Department, either with Central Government and/or with State Government/or PSU Banks.
- b) The intending Valuer/bidder must be an accredited valuer and needs to posses consent to operate as authorized valuer issued by the competent authority and have the license from the appropriate Government/institution as approved valuer and it has good credential as an authorized valuer in the market.
- c) The Valuer/bidder has to submit documents evidencing the number of projects for which valuation has been undertaken by it or them and disposal has been effected taking into consideration their valuation report.
- d) The bidder/valuer must posses at least 15 years minimum experience in the relative field.
- e) The tenderer shall provide necessary documents and evidences with regard to the compliance of the above qualifying criteria.

5] **Selection Criteria :**

The price bid of those bidder who become eligible as per the above qualifying criteria, only will be opened and the lowest bider who meets above criteria shall be selected .

6] **Time Period for submission of Report :**

3 weeks from the date of issue of LOI/Purchase Order.

7] **Payment** :

100% payment along with the duties and taxes shall be paid within the 30 days from the date of submission and acceptance thereof.

8] **Validity of Offer** :

30 days from the date of Tender Opening.

- 9] The Company reserves the absolute right to accept/reject all or any of the tender responses without assigning any reasons thereof.
The Company is not responsible for any postal delay.

The complete offer shall be signed in all pages and to be submitted in properly sealed cover before 28th July 2015, 14.00 hours.

Please note that no extension shall be entertained.

The outer cover shall be addressed to :-

Mr. Debasis Jana
General Manager (Marketing & Business Development)
Andrew Yule & Co. Ltd.,
'YULE HOUSE'
8, Dr. Rajendra Prasad Sarani,
Kolkata – 700 001.

The outer cover shall have the superscribed Tender No., Due Date & Time.