



PEC Limited

(A Government of India Enterprise)

PEC LIMITED F-Block 3rd Floor, Flatted Factory Complex, F&G Block, Rani Jhanshi
Road Jhandewalan New Delhi-110055

E-mail: tender@peclimited.com

TENDER NO: PEC/DEL/GAD/2020-21/02 DATED:24.02.2021

Notice Inviting Quotations for carrying out due diligence & valuation of PEC property at Delhi, Chennai and Mumbai.

CLOSING AT 1500 HRS (IST) ON 16.03.2021

OPENING AT 1500 HRS (IST) ON 17.03.2021

BACKGROUND

PEC Limited, A Govt. of India Enterprise under the administrative control of the Ministry of Commerce & Industry, New Delhi invites bids from reputed bidders for Quotations for carrying out due diligence & valuation of PEC property at Delhi, Chennai and Mumbai.

You are requested to quote your lump-sum fee for carrying out the due diligence along with recommending value of property parcels as per enclosed scope of work and terms & condition.

Your offer in a sealed envelope (Super scribed as "Offer For Carrying out due diligence & valuation of Property Parcels at Delhi, Chennai and Mumbai, duly signed & stamped should reach in the office of JGM (Administration), PEC Limited F-Block 3rd Floor, Flatted Factory Complex, F&G Block Jhandewalan New Delhi-110055 on or before 16.03.2021 up to 03:00PM. The received offers shall be opened on 17.03.2021 at 03:00 PM.

1.	Notice Inviting Tender Start Date and Time	1500 Hrs. (IST) on 24/02/2021
2.	Document Download Start Date and Time	1500 Hrs. (IST) on 25/02/2021
3.	Bid Submission Start Date and Time	1530 Hrs. (IST) on 25/02/2021
4.	Bid Submission End Date and Time	1500 Hrs. (IST) on 16/03/2021
5.	Tender Opening Date and Time	1500 Hrs. (IST) on 17/03/2021
6.	Item kept at	PEC Limited,
7.	Tender Fee	Rs. 500/- (Non-refundable)
8.	Tender Fee to be deposit in PEC Delhi Bank ICICI Bank. New Delhi Branch IFS Code: ICIC0000007. A/C No. 000705001442.	PEC LIMITED F-Block 3 rd Floor, Flatted Factory Complex, F&G Block, Rani Jhanshi Road Jhandewalan New Delhi-110055

2. DETAILS OF WORK

Location / Area of the Property

Location	Area of Property
Property situated at - Delhi, Mumbai & Channi	
1. Flat No.B-812(Duplex), Nikka Singh Block, Asian Games Village Complex, New Delhi-110049	198 sq.mtrs
2. Flat No.20, 4th Floor, Neelam Gulzar Co-Operative Housing Society Limited, Plot No.24, Western Express Highway Service Road, Off.Sahar Road, ParsiWada, Andheri (East), Mumbai-400 069	64.50 sq.mtrs
3. Flat No.21, 5th Floor, Neelam Gulzar Co-Operative Housing Society Limited, Plot No.24, Western Express Highway Service Road, Off.Sahar Road, ParsiWada, Andheri (East), Mumbai-400 069	50.0 sq.mtrs
4. Flat No.22, 5th Floor, Neelam Gulzar Co-Operative Housing Society Limited, Plot No.24, Western Express Highway Service Road, Off.Sahar Road, ParsiWada, Andheri (East), Mumbai-400 069	73.85 sq.mtrs
5. Block B, Parsn Towers, Pantheon Road, Egmore, Chennai – 600008	121.50 sq.mtrs
6. Block B, Parsn Towers, Pantheon Road, Egmore, Chennai - 600008	121.50 sq.mtrs

Lump-sum offer Inclusive of all taxes may be quoted In attached Performa as Annexure-I

Scope of work as Annexure-II

Terms & condition as Annexure-III & IV

Annexure-I

Name of work: carrying out due diligence & valuation of PEC property at Delhi, Chennai and Mumbai.

Lum-sum fee for carrying out detailed study and recommending different models of Property developments as per terms and condition and scope of work appended.	Rupees _____ (In Figure)
	Rupees _____
	_____ (In Words)

Note: Separate report shall be submitted for the properties.

Signature of Bidder

Date:

SCOPE OF WORK**ANNEXURE-II****Scope includes but not limited to:**

1. a. Title Search with NIL Encumbrance Certificate.

b. Remedial measures to rectify the shortcomings, if any.
2. **Valuation Report containing:**
 - a. Market rate b. Circle rate c. Distress rate
3. Transaction report for last three years for all Similar/Comparable properties, including any transaction done by any Govt. Department/CPSE/SPSE.
4. The property documents to be perused at PEC Limited, New Delhi and if any deficiency is reported, in the original property documents of the 6(six) properties, the consultant shall help PEC in getting the required documents. The statutory fee for taking the documents related to property shall be reimbursed against the bills.

Terms & Conditions

- NAME OF WORK:** Carrying out due diligence & valuation of PEC property at Delhi, Chennai and Mumbai.
- TIME PERIOD:** The final report is to be submitted by the agency within three weeks from date of issue of award letter.
- RATES :** The agency is to quote lum-sum rate for carrying out due diligence as above. The quoted rate shall be inclusive GST, all other taxes, levies etc. & nothing extra shall be paid over and above the lumsum quoted and agreed fees. The quoted rates shall be valid for 90 days.
- ELIGIBILITY:** The agency/party must be empanelled/registered on DIPAM (**Department of Investment and Public Asset Management**) organization.
- SITE VISIT:** The agency will have to undertake site visits for conducting study at own cost including office of PEC & other authorities.
- CONFIDENTIALITY :** The final report is to be submitted separately in sealed envelope marked "Confidential" & address to the CGM (Personnel & Administration), PEC Limited F-Block 3rd Floor, Flatted Factory Complex, F&G Block Jhandewalan New Delhi-110055 by the date specific in award letter.
- QURERIES:** The agency shall clarify the queries raised, if any by PEC Limited at any stage or even after submission and acceptance the final report without any extra charges.
- MOBILISATION: ADVANCE** No advance/Mobilization Advance is payable for the said job.
- PAYAMENT :** The payments shall be released within 30 days from the date of acceptance of final report. Statutory deduction shall be made from the payments released as per prevailing laws/rules. The shall be made through online as per details of bank submitted along with financial offer.
- Note:
- I) PEC Limited reserves the right to annul the process without assigning any reason and liability whatsoever and re-invite the offer at its sole discretion.

GENERAL TERMS & CONDITIONS

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ANNEXURE IV

- i. The bidder shall quote in respect of all six PEC properties for carrying out due diligence & valuation is mentioned in scope of work. GST will be applicable.
- ii. Bidders should deposit bid application fee (non-refundable) of Rs. 500 /- in our ICICI Bank, New Delhi account the name of "PEC Limited ,New Delhi" Bank A/c 000705001442, IFSC Code: ICIC0000007.
- iii. In case L1 is not taking the above assignment within stipulated timeline, the L2 will be offered the rate, if it matches the rate offered by L1 bidder. The same methodology will be adopted to another bidder, if L2 fails to match the price of L1.
- iv. The bidder is responsible for any damage caused to the material/government property by him/her/it or his/her/its workers at the time of inspection/lifting etc.
- v. The tender notice, bid documents, application etc. can be downloaded from <http://www.peclimited.com> & <https://eprocure.gov.in> .
- vi. The successful bidder should comply with all statutory obligations.
- vii. The bidders should submit all forms annexed herewith from Annexure.
- viii. PEC Limited, may consider relaxation of any of the norms mentioned above.
- ix. PEC Limited, has all powers to cancel the tender process at any point of time without assigning any reason.

2. SUBMISSION OF BIDS:

The tender should be addressed to

Joint General Manager
(Administration)
PEC Limited F-Block 3rd Floor,
Flatted Factory Complex,F&G
Block Jhandewalan New Delhi-
110055.

Sealed Tenders will be opened at F-Block 3rd Floor, Flatted Factory Complex,F&G Block Jhandewalan New Delhi-110055 on 17.03.2021 up to 03:00PM.

The bidder agrees to and shall hold his bid valid for at least three 03 *months* from the date of opening of price bids. However, the bidder agrees to extend the bid for a further period of one months on the existing terms and condition in case the same is desired by PEC Limited. The validity of the bids and its security may be extended for a further period on mutual consent.

4. DISCLAIMER:

PEC may at its absolute discretion, shortlist, accept, disqualify, elect to abandon, reject any part or whole of the process without giving prior notice to the prospective party. PEC reserves the right to cancel the Tender in totality without assigning any reason at any point of time. All information contained in this tender is issued bona fide.

5. JURISDICTION:

The applicants hereto agree that the Courts and Tribunals at New Delhi shall have exclusive jurisdiction to settle any or all disputes which may arise out of or in connection with this Tender. All disputes arising out of this Tender shall be decided in accordance with the laws of India.

6. INDEMNITY:

The Bidder shall always keep PEC fully indemnified against all costs, damages, demurrages and other such things in operation due to negligence of the AGENCY or due to their non-performance/ under performance of any services and/or obligations, or any breach of any terms of Contract. Notwithstanding, anything contained in the Contract, if for any reason, PEC is disabled or prevented.
