

**MMTC LIMITED**

(A Government of India Enterprise)
Core-1 "SCOPE COMPLEX" 7, Institutional Area,
Lodhi Road, New Delhi - 1100 003
Website : www.mmtclimited.com

Tender Notice No.MMTC/CO/Projects/Abhraknagar/Vol.III**Date:10.10.2019****Engagement of Valuer for the Valuation of following works at MMTC Abhrak Nagar Plant :**

- (i) Valuation of Plant and Machinery** (expected realizable price on sale) and Indicate expected monthly rent to be given
- (ii) Valuation of Land** (expected monthly rent which can be offered on sub lease)

Bidder may quote for any one item **or** for both the items listed above

MMTC Limited invites offers from reputed Agency/Firm/Individual Chartered Engineer who are duly registered with Appropriate Authority as per Sl. 3 & 4 of Chapter II, of the Companies (Registered Valuers and Valuation) Rules, 2017. Only such registered entities are eligible to participate in the tender. Copy of appropriate registration document is to be submitted with the Technical Bid. Offers are to be submitted on two bid system - Technical and Financial in separate sealed envelopes for valuation of movable assets including physical verification of Plant & Machineries including Building and Land lying at land admeasuring approximately 52 acres at Ranchi-Patna NH-31, Koderma, Jharkhand

OBJECTIVE :

In order to ascertain

- i. The value of Plant and Machinery for the purpose of outright sale**
- ii. Valuation of Land and civil structure (for rental purpose)**

1. INTRODUCTION

An area of 52 Acres land was granted to erstwhile MITCO (now merged with MMTC Limited) vide agreement dated 27.11.1990 by the then Government of Bihar(now Government of Jharkhand) under the agreement for alienation of State land, for an indefinite period. This 52 acres is spread over 3 Mouzas namely Chauparan (45.76

acres), Lalman Digthu (3.08 acres) and Bidar (3.16 acres). Out of 52 acres, 23 acres (approx.) is covered with boundary wall with barbed wire fencing. On the east side adjoining the NH 31, there is 6 acres empty land and on South side also there is vacant land. On the West side some area has been encroached by the local inhabitants.

MMTC had established an Mica Processing Plant on the above land. At present, the Mica Insulating Plant is non-functional. About 52 acres of land is under lease rights granted to MMTC which includes area having Plant facilities and vacant land around the plant.

2. LAND DETAILS

52 acres land leased by the State Government to MITCO is specifically for public purpose for setting up industrial complex and property rights vest with State Government. MITCO has established Mica Processing plant in the are allotted. It is also provided in the Agreement that Lease holder(erstwhile MITCO now merged with MMTC) shall not part with or transfer the possession of the said land or any portion thereof except as authorized by statute or by the Collector in writing. Only right to use of the said land for setting up industrial complex has been granted by Government.

Area :

<input type="checkbox"/>	Total Area	52 acres (approx.) of which
<input type="checkbox"/>	Plant Area	22 acres (approx.)
<input type="checkbox"/>	Unencumbered	22 acres (approx.)
<input type="checkbox"/>	Encroached	7-8 acres (approx.)

Location :

About 6.5 kms from Koderma railway station Patna – Ranchi Highway
Very close to new railway line Ranchi – Koderma – 2-3 kms. About 16 kms from NH2 (Kolkata – Delhi). End products can be moved to industrial areas of Ghaziabad, Faridabad, Howrah, Kalinganagar (NH2-NH5) and also onward to port for export.

Godown :

At least two-three godowns are in good condition. Adequate cemented space is available, as bulk raw material yard.

Strengths :

A large tract of land, well located. Cemented godowns for storage, cemented work area, Green cover.

Weaknesses :

An encroachment on the Western side.

Opportunities :

Located in Jharkhand State with some major industrial belts:

Steel making – Jamshedpur (Tata Steel), Bokaro (SAIL), TELCO / Durgapur Steel Plant / Coal Mines / Mica Mines / Heavy Engineering Corporation / Auto Ancillary – Jamshedpur. Other Industrial belts – Dhanbad, Kumardhubi, Ranchi.

3. INFRASTRUCTURE AVAILABLE AT LAND**Electrical System:**

- 33 KV system .
-
- Six Numbers DG Sets (100 kVA, 62.5 kVA, 37.5 kVA, 25 kVA, 15 kVA and 7.5 kVA).

Water Treatment Plant:

- Input supply @ 50 cubic metre/hour
- Water treatment infrastructure seems adequate with some refurbishment.

Boiler:

- Oil Fired

List of Plants and Machinery available at site is at Annex 4

For more details, Bidders are advised to visit the land and see the existing infrastructure available at the land site. The Valuer is expected to inspect the Plant and Machinery at site and attribute present sale value .

4 MMTC reserves rights to accept or reject any of the bids without assigning any reason therefore.

5. Visit to site: Bidders may visit the site on any working day during office hours at their own cost by giving a notice in advance in writing. Visit will be coordinated by MMTC office at Jamshedpur

6. ELIGIBILITY CRITERIA

Agency/Firm/Individual who are registered as per Sl. 3 & 4 of Chapter II of the Companies (Registered Valuers and Valuation) Rules, 2017, are only eligible to participate in the tender. Copy of registration document issued by Competant Authority under the Companies(Registered Valuers and Valuation) Rules, 2017 is required to be deposited with the Technical Bid.

7. EARNEST MONEY DEPOSIT

An amount of Rs.10,000/- is to be deposited through Demand Draft drawn in favour of MMTC Limited payable at N Delhi as Earnest Money along with the Technical Bid. EMD shall be forfeited if :

- a) Bidder revise or withdraw its offer after opening of tender
- b) Bidder fails to commence the work as per work order.

Earnest Money Deposit of unsuccessful bidder shall be refunded within one month from the award of work order. No Interest shall be payable on EMD. EMD of successful bidder shall be refunded immediately on submission of security deposit. Bid submitted without earnest money shall be rejected. MSME registered units are exempted from

EMD on submission of requisite document as per Government rule.

8. ARBITRATION

All disputes arising between the parties (Buyer and Seller) out of or in relation to the work order shall be settled amicably. If, however, the parties fail to resolve amicably, the same shall be referred to and settled through an arbitration proceeding of a single/sole arbitrator, to be nominated by CMD, MMTC. The arbitration proceeding shall be conducted in accordance with the arbitration and conciliation Act, 1996 of India. The reasoned award made in pursuance thereof shall be binding on the parties, the venue of arbitration shall be New Delhi. Only the courts at New Delhi shall have the jurisdiction over the disputes in relation to and arising out of the work order. The applicable laws shall be law of India.

9. Fraud Prevention

(1) Commitments of the Bidder(s) / Contractor(s) / Buyer(s) / Vendor(S):

The Bidder(s) / Contractor(s) / Buyer(s) / Vendor(S) shall be bound to take all measures necessary to prevent Fraud and Corruption while dealing with MMTC. They agree and undertake to observe the principles/ provisions as laid down in "Fraud Prevention Policy" of MMTC during their participation in the tender process, during the execution of contract and in any other transaction with MMTC.

(a) The Bidder(s)/Contractor(s)/Buyer(s)/Vendor(S) shall not, directly or through any other person or firm, offer, promise or give or otherwise allow any of MMTC's employees any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or during the execution of the contract.

(b) The Bidder(s)/Contractor(s)/Buyer(s)/Vendor(S) shall not enter with other Bidders into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to introduce cartelization in the bidding process.

(c) The Bidder(s)/Contractor(s)/Buyer(s)/Vendor(S) shall not commit or allow any employees of MMTC to commit any offence under the relevant provisions of IPC/Prevention of Corruption Act; further the Bidder(s)/Contractor(s) Buyer(s)/Vendor(S) will not use improperly or allow any employee(s) of MMTC, for purposes of competition or personal gain, or pass onto others, any information or document provided by MMTC as per of the business relationship, including information contained or transmitted electronically.

(d) The Bidder(s)/Contractor(s)/Buyer(s)/Vendor(S) shall not instigate third persons to commit offences/activities outlined in Fraud Prevention Policy or be an accessory to such offences.

(e) The Bidder(s)/Contractor(s)/Buyer(s)/Vendor(S) if in possession of any information regarding fraud/suspected fraud, hereby agree and undertake to inform MMTC of same without any delay.

(2) Disqualification from tender process and exclusion from future contracts: If the Bidder(s)/Contractor(s), before award or during execution has committed a transgression through a violation of this Clause , above or "Fraud Prevention Policy" of MMTC in any other form such as to put their reliability or credibility in question, MMTC other than taking recourse available under law, shall be entitled to disqualify the Bidder(s)/ Contractor(s) Buyer(s)/ Vendor(S) from undertaking any transaction with MMTC and/or declare the bidder(s)/contractor(s) ineligible to be awarded a contract either indefinitely or for a stated period of time.

(3) Damages: If MMTC has disqualified the Bidder(s) from the tender process prior to the award or during execution according to this Clause, MMTC shall be entitled to demand and recover from the Contractor liquidated damages of the Contract value or the amount equivalent to Performance Bank Guarantee.

10. Holiday Listing Policy

Notwithstanding anything contained in this agreement, MMTC's policy for Holiday Listing of an Agency mutatis mutandis applies to this Tender and in the event, the agency(s) while discharging its obligations under the Agreement or otherwise, come(s) within the ambit of the said policy, MMTC at its sole discretion reserves the right to suspend / discontinue dealings or take any curative measures with the agency(s) in accordance with the policy in force.

11.VALIDITY

The bidders shall keep their bids valid for a period of 30 (thirty) calendar days from the date of closing of tender excluding the date of closing.

12.SUBMISSION OF BID

Bid can be submitted for valuation of plant and machinery and/or valuation of land with expected monthly rentals which can be charged on per acre basis.

Quotation is to be submitted in two parts – Technical & Financial containing the required documents/information as specified in **Annexure-B** and in the financial bid in prescribed format as specified in **Annexure-3**, in two separate envelopes superscribing the Tender Number & Due Date on the envelope. Both the envelopes must be sealed and put in another envelope superscribing the tender number and due date addressing to the *Addl.General Manager, Projects & General Trade Division, Core -1, "SCOPE COMPLEX", 7 Institutional Area, Lodhi Road, New Delhi - 110003 INDIA, e-mail-apm@mmtclimited.com, Tel. - +91-11-24381249* latest by **11.11.2019 by 3.p.m.** Such tender may be dropped in the tender box kept in the Project Division at 3rd floor. MMTC shall not be liable for any postal delay or delivered other places beyond the given address. Technical part of the tender shall be opened on **11.11.2019 at 03.30 p.m.** in presence of interested bidders.

Financial bids of technically qualified bidders only shall be opened at a later date under

intimation to them. One day advance notice will be given for all eligible bidders to be present during the price bid opening of such eligible bids.

13. GUIDELINES FOR BIDDERS

TECHNICAL BID

- i) Submission of Bid: Interested parties may download “Tender document” from MMTC web site www.mmtclimited.com or eprocure.gov.in. Interested parties may submit their “Bid offer” in writing by the closing time of Tender by super scribing on the cover with “**Tender No... ..dated.....**”
- ii) The interested party should submit copies of their KYC documents like Pan Card, Bank account details, audited accounts (if available) or copy of acknowledgement of IT Return for last 3 years.
- iii) Copy of Registration Certificate issued under the Companies(Registered Valuers and Valuation) Rules, 2017
- iv) Back ground of the company and profile mentioning similar type of experience, if any.
- v) Name and address of firm along with Contact persons (s) and contact details.
- vi) Legal Documents ascertaining legal status for the bidders like Certificate of Incorporation, etc
- vii) Undertaking as per Annexure-2.
- viii) Signed and stamped copy of this tender
- ix) Draft or Pay Order towards EMD in name of “MMTC Limited”

FINANCIAL BID

Bidders are requested to submit financial bid as per Annexure 3 in a separate sealed envelope duly superscribed with {“Tender number MMTC/CO/Projects/Abhraknagar/Vol III - **FINANCIAL BID**”}

Both the Technical Bid and the Financial Bid in separate sealed envelopes are to be submitted in a single sealed envelope duly superscribed tender number and date

14.BASIS OF EVALUATION OF BIDS

Basis of evaluation of bids would be overall lowest offer subject to fulfilling of requirements as per tender terms. In the event of offer of more than one bidder becomes lowest, MMTC Limited reserve the right to award the work to more experienced bidder. Bids may also be evaluated separately for valuation of plant and machinery and valuation of land at the discretion of MMTC.

15. COMPLETION TIME

Entire job of physical verification and valuation of each plant & machinery, buildings and scrap items is to be completed within one month from the date of issuance of work order. Completion time would be the essence of the contract.

16. PENALTY

A penalty of 0.5% per week, maximum 10% of the value of the work order shall be imposed failing to complete the job as per completion time.

17. SUBMISSION OF REPORT

Physical verification as well as valuation report of Plant and Machinery and Civil Structure is to be submitted. Report should also mention likely sub lease rentals for Land, Plant and Machinery and civil structure.

18. TERMS OF PAYMENT

Payment to the successful bidder shall be made within 30 (Thirty) days from the date of submission of valuation report duly accepted by MMTC Invoice to be raised on MMTC Limited, New Delhi (GSTIN 07AAACM1433E1Z1).

19. TERMS & CONDITIONS

1. MMTC reserves the right to accept or reject any tender or withdraw the tender at any time prior to award of the contract, without assigning any reason, whatsoever, and without incurring any liability or obligation, whatsoever.

Before commencing work the agency shall intimate details of their programme in writing. Before visiting the site, representative of the agency is to inform

Shri Ajeet Kumar Sinha
Senior Manager
MMTC Limited ,SRO Jamshedpur
Contact : [0657 2383494](tel:06572383494)
Mob [91 9608244719](tel:919608244719)

2. Valuation of plant & machinery and building is to be done based on 'as is where is basis'.

3. Documents as per **Annexure 2** are to be enclosed with the Technical Bid.

4. Financial Bid is to be submitted as per Annexure 3.

5. Incomplete bid documents will not be accepted.

6. Corrigendum/addendum to the tender, if any, shall only be uploaded on the website mentioned above. Prospective bidders are advised to kindly follow the said website till the last date of submission of offer.

Annexure-1Mandatory Information of Bidder

Company Name	:	
Registration Number	:	
Registered Address	:	
PAN NO. / TAN NO.	:	
Name of Partners / Directors	:	
Bidder Type (Foreign/ Indian)	:	Foreign
City Name	:	
Postal Code	:	
Company's Establishment Year	:	
Company's Nature of Business	:	
Company's Legal Status	:	
Company Category	:	
Contact Details	:	
Contact Name	:	
Designation	:	
Date Of Birth	:	
Correspondence Email	:	
Phone	:	
Mobile	:	

Signature of the bidder : _____

Name _____

Designation _____

ANNEXURE - 2**(On letter head of the Bidder)****Proforma of declaration regarding banning of business dealings**

I hereby declare that neither I in my personal name or in the name of my proprietary concern or Partnership or Company M/s Which is submitting the accompanying bid nor any other concern in which I am a proprietor/Partner/Director or in which I am or was involved as partner are not currently banned by MMTC or Govt of India or any State Govt or any PSU of Central Govt or State Govt

(Give particulars of banning of business dealings, in absence thereof mention "NIL".

Annexure-3**FINANCIAL BID**

(on the letter head of the bidder)

Please quote your lump sum rate as per scope of work at Sl. II of the tender document:

1. Name and address of the Bidder

Description of work	Lump sum Rate (Rs)
For Valuation of Plant and Machinery (Individual list with value)	
For Valuation of Land with rental value per acre	
For Valuation of civil structure	

GST (in %age)

NB:

1. I/We accept all terms and conditions of the tender.
2. Price bid is Valid for 30 calendar days from the date of closing of tender.
3. Above rate includes all incidentals

Signature with Seal of the Bidder

Date :

Place :

Note: Income Tax shall be deducted at source as per Income Tax Act.

Annexure-4

Unit-wise List of MACHINERIES with SPARES Available:

S.No.	ITEM (Description)	Qty.	make
1.	MICA PAPER: Plat Machines: Includes One Fourdrinier Paper M/C with M.G.Dryer and Mica crushing/ Pulping Unit containing High Pressure Pumps. Crushing & Separation Cyclones, Thickeners, Stock-Chests & Ele. Control Panels etc. Pump+Motor 5 HP	1(one)set	N.R.K. Japan
2.	D.G. Set (100 KVA)	1 Set	Kirloskar
3.	Air Pressurization Plant (Blue Star)	1 Set	Blue Star
4.	Freight cum Passenger Lift (OTIS)	1 Set	OTIS
5.	Compressor cum Air Dryer Unit	1 Set	
6.	Air Compressor	1 No.	
7.	Diesel Operated Fork Lift Truck	1 Set	Voltas
8.	Chain pully Blocks: 5T-2 No. & 3 T-1 No.	3 No.	
9.	Water Treatment Plant (W.I.I.L.)	1 Unit	W.I.I.L.
10.	Deposit Work PHED for 9 Km water pipe line, 60 KW Electric Motors, Starter & Pumps		

Valuer has to inspect all the Plant and Machinery at site while preparing valuation report.