



**कोचिन पत्तन प्राधिकरण
Cochin Port Authority**

BID DOCUMENT

**For empanelling Building Valuers for valuation of various Buildings/Structures
in CoPA for period of Five years**

Bid Number : EM/AE/Valuation/2024
Availability of Bid Document : From 10:00 hrs on 22.11.2024

Last date of submission of Bid : 14.30 hrs on 06.12.2024
Bid opening Date : 15:00 hrs on 06.12.2024

Estate Division
Cochin Port
Cochin 682 009

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1. Tender Notice

1.1. Tenders in sealed covers are invited from eligible Valuers for empanelling Building Valuers for valuation of various Buildings/Structures in CoPA for period of Five years. The tender documents and other details are available in CoPA's website www.cochinport.gov.in or Govt. of India e-publishing portal www.eprocure.gov.in/cppp from 10.00 hrs on 22.11.2024 which can be downloaded for submission.

1.2. Tender in sealed cover should be deposited in the box provided at the reception of CoPA on or before the date and time prescribed below. The bids shall be submitted strictly in accordance with the Instructions and other Terms & Conditions given in the tender document.

1.3. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	From: 22.11.2024	10.00
Last date of submission of Bid	:	06.12.2024	14.30
Tender opening	:	06.12.2024	15.00

**Sd/-
Secretary
Cochin Port Authority**

2. Instructions to Tenderers and Terms & Conditions

- 2.1. Tender in sealed cover, containing the quotes for valuation of various structures as per the price bid given at section-3 of this tender document, addressed to the Dy. Chief Mechanical Engineer, Estate Division, GAD, Cochin Port Authority, Cochin – 682 009 should reach his office on or before 14.30 hrs on 06.12.2024. Tender will be opened at 15.00 hrs on the same day.
- 2.2. Eligibility criteria:
 - 1.1. The bidder should have registration with Institution of Valuers. Copy of the Registration Certificate should be submitted along with the tender
 - 1.2. The bidder should have registration with Central Board of Direct Tax. Copy of the Registration Certificate should be submitted along with the tender.
 - 1.3. The bidder should have 10 years of experience in the field of valuation of structures. Copy of documents proving the experience should be submitted along with the tender.
- 2.3. The tender duly signed and sealed should be submitted before the due date of submission of the tender. The tenderer shall quote his rates in the price bid of this tender document both in figures and in words. In the case of discrepancy between the rate given in figures and words, then the rate given in words will prevail.
- 2.4. Copy of GST Certificate and PAN of the tenderer should also be submitted along with the tender.
- 2.5. Cochin Port leases its lands to the port users on long terms basis for various activities. They normally construct buildings/structures on the land based on their activity on the land. Valuation of buildings/structures is necessitated on surrendering/termination/renewal of the lease. As per the Guidelines issued by the Central Govt. the valuation shall be carried out by a third-party valuer to be agreed upon by the Port and the lessee. The fee for the valuation to the Valuer will be normally paid by the lessee.
- 2.6. The tenderers are advised to visit and examine the site of work and its surroundings, discuss with connected agencies and collect all necessary information for preparing the tender.
- 2.7. The nature of buildings/structures to be valued is mainly Concrete Structures, Sheet/Tiled Roof (Godowns and Canopy) structures and rarely Tank Farms and pipelines. Tank farms should be considered along with attached pipelines, valves and motors inside the premises. Valuation of structures should be done on a 'replacement' basis following principles defined in the Indian Accounting Standard (Ind AS 113).
- 2.8. Details of structures to be valued will be informed by CoPA. The Valuer has to complete the valuation within 10 days of receipt of intimation for valuation. Valuation Report (2 sets) along with invoice addressed to the owner of the valued asset (Lessee) should be submitted to CoPA within the stipulated time.
- 2.9. Payment for the service rendered by the Vauer will be made by the Lessee normally, for valuation of the structures owned by them. If the asset is owned by CoPA, the payment will be made by CoPA.

2.10. The empanelment is for a period of 5 years and the rate quoted should be valid for a period of 5 years from the date of empanelment. An escalation of 2 % will be applied on the quoted rate on completion of each financial year during the tenure of empanelment.

2.11. Empanelment as a Valuer of CoPA will not entitle any commitment from CoPA on the quantum of valuation works that will be awarded.

2.12. Contact Person of Cochin Port Authority

- i) Sri Bhagavath Sing K.V,Dy.CME(Estate), Cochin Port Authority.
Phone Number-04842582103
Email id: dycme@cochinport.gov.in

- ii) Sri. Rajesh Pillai, Asst. Estate Manager (i/c),
Estate Division, Cochin Port Authority.
Phone Number-04842582127
Email id: rajeshpillai@cochinport.gov.in

3. Format of Price bid

S No	Details of Structure		Measurement	Unit	Rate offered in Rs. (excluding GST)	Rate offered in words (excluding GST)
1	Concrete Structure		Area	Sq m		
2	Trussed/Tiled roof structure (Godown)		Area	Sq m		
3	Tank Farm		Volume	Cub m		
4	Pipelines	Up to 12" dia	Length	m		
		Above 12" dia	Length	m		