

Request for Quotation (RFQ)

DISPOSAL OF LAND AND IMMOVABLE ASSETS OF CPSEs THROUGH COMPETITIVE BIDDING

NIT NO: NBCC/LMA/2017/ 587



CHIEF GENERAL MANAGER (CE)

NBCC (INDIA) LIMITED

“Formerly National Buildings Construction Corporation Limited”

(Government of India Enterprise)

Land Management Agency

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NO. **NBCC/LMA/2017/ 587**

Date : **17.05.2017**

NOTICE INVITING RFQ

NBCC invites sealed competitive bids from Central Govt. Departments, Central Govt. Bodies, CPSEs, State Govt. Departments, State Govt. Bodies, State PSUs, State Authorities for disposal of land / immovable assets of various CPSEs as per schedule hereunder:

RFQ Document No.	NBCC/LMA/2017/ 587
Name of the work	Sale of Land and immovable assets of sick/ loss making CPSEs on "As Is Where Is" and "As is what is basis".
Details of Land / Immovable Assets	The details of the Land / Immovable assets open for bidding are attached in RFQ document in the Financial Bid Performa.
Allotment Criteria	The allotment of land / immovable assets shall be based on the criteria laid down in RFQ and DPE guidelines issued vide Office Memorandum No.DPE/5(1)/2014-Fin(Part) dated 07.09.2016.
Financial offer	Bidders shall quote against the required property mentioning the desired area and bid value in INR in the prescribed Performa exclusive of all applicable taxes, levies, Duties etc.

Last date & time of submission of RFQ	Up to 31.05.2017 by 5.00 PM (IST)
Validity of offer	180 days from the date of submission of RFQ

The RFQ tender document can be downloaded from the website www.nbccindia.com under “Land Management of CPSEs” link. “Any Corrigendum, if any, would appear on the NBCC web site.”



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Instruction to Bidders (ITB)

1.0 NBCC AS LAND MANAGEMENT AGENCY (LMA)

The Department of Public Enterprises (DPE) has issued guidelines for closure of sick/ loss making CPSEs and disposal of their Land and immovable assets, vide Office Memorandum No.DPE/5(1)/2014-Fin(Part) dated 07.09.2016. To ensure disposal of lands in time bound manner on behalf of the administrative Ministry/ Department/ concerned CPSEs under closure, NBCC (India) Limited has been nominated as the agency to perform role of Land Management Agency (LMA) to assist in disposal of Land and immovable assets.

2.0 ELIGIBILITY

The Applicant should be Central Govt. Departments, Central Govt. Bodies / CPSEs, State Govt. Departments, State Govt. Bodies / State PSUs/ State Authorities. The bid can be submitted for one or more properties/ land parcel as per requirement.

3.0 PROPERTY DOCUMENTS

NBCC (India) Limited has uploaded the land parcel / property details for sale on "As Is Where Is" and "As is what is basis". The bidders should seek any additional information from LMA/ concerned CPSE and inspect the lots/parcels and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the land parcel(s) and satisfied himself/herself regarding the suitability of Plots/ Buildings in all respects and no claims of any nature are maintainable against NBCC.

4.0 MODE OF SUBMISSION OF BIDS

The competitive bids in manual mode are invited in Two envelope system as under:

Envelope 1 : - Technical Bid comprising the following :

- Complete Application Form & supporting documents duly filled in, signed and stamped on each page by bidder, cutting or over-writing, if any, shall be signed and stamped (as applicable).
- Copy of power of attorney duly attested by Notary Public in favour of authorised signatory.

Envelope 2 : Financial bid mentioning the desired area and bid value in INR against the required property.

The sealed Envelope no. 1 & 2 as above containing “Technical Bid”, and the “Financial bid” shall be placed in another sealed Envelope-3. All the three envelopes shall be superscripted with “RFQFOR DISPOSAL OF LAND AND IMMOVABLE ASSETS OF CPSEs THROUGH COMPETITIVE BIDDING”.

LAST DATE OF SUBMISSION : 31.05.2017 upto 5.00 PM

The sealed envelope, as above, is to be submitted at office of **Chief General Manager (CE), NBCC Bhawan, Lodhi Road, New Delhi-110003** on or before the scheduled date & time. The document(s) received after the scheduled time shall not be considered. NBCC shall not be responsible for postal delays.

5.0 OPENING OF BIDS

Envelope 1 of all tenders shall be opened first. After scrutiny of the technical bids, Financial bids of the eligible bidders shall be opened in the manner stipulated in Para 6.0 of ITB at notified time, date and place in presence of bidders or their representatives.

6.0 ORDER OF PRIORITY OF ALLOTMENT / SALE

Land shall be allotted subject to approval of CCEA / Cabinet / Administrative Ministry / CPSE in the following order of priority:

1. Central Govt. Departments
2. Central Govt. Bodies / CPSEs
3. State Govt. Departments
4. State Govt. Bodies / State PSUs/ State Authorities

The intending buyer may purchase the land in parts, however, the organisations willing to take full land parcel will be accorded preference over others.

7.0 SALE OF PROPERTY

Bids received from various Govt. Agencies would be opened in the above order of priority. Bids of all Central Govt. Departments shall be opened first and allotment of property would be considered on the basis of their highest quoted offer.

The highest eligible bidder in that particular category would be allotted the land at their quoted price. The process for that particular property shall, thereafter be closed and bids received from further category of organisations i.e. Central Govt. Bodies / CPSEs, State Govt. Departments, State Govt. Bodies / State PSUs/ State Authorities will not be opened and returned in original.

In case the bid is received for part of land or no bid is received from Central Govt. Departments then allotment would be processed for the next category of organisations as per order of priority mentioned above.

The Highest (H-1) bid received in the bidding will be subject to approval by CCEA / Cabinet. The right of acceptance & rejection of the H-1 bid shall be on the sole discretion of CCEA / Cabinet / Administrative Ministry / CPSE.

8.0 ALLOTMENT OF PART LAND PARCEL

In case, above categories are interested in taking part of the land, LMA would prepare a Land Development Plan, keeping in view the land use potential and the master plan etc.

9.0 CONFIDENTIALITY

The parties acknowledge the confidentiality of the information, which may be transferred between the parties from time to time, as being essential to this RFQ and agree not to disclose the same to any third party. However, each party shall be free to disclose such information as is: -

- a) Part of the public domain at the time of disclosure, or
- b) Required to be disclosed by official authorities in accordance with the applicable law.
- c) Has been disclosed pursuant to the requirements of law or court order without restrictions or other protection against public disclosure; provided, however, that the other party shall have been given a reasonable opportunity to resist disclosure and or to obtain a suitable protective order.

10. SETTLEMENT OF DISPUTES

In case of disputes or differences arising between the parties relating to any matter arising out of and/or connected with this RFQ, such disputes or differences shall ordinarily be referred to CMD, NBCC and nominated official of Administrative Ministry of the CPSE under closure whose decision shall be final & binding upon the parties.

11.0 DISCLAIMER

All information regarding property is from sources deemed reliable. No representation is made as to the accuracy thereof. All areas and dimensions are best to knowledge and belief.



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APPLICATION FORM

This form is to be submitted by the intending applicant alongwith the documents duly signed by authorised representative as token of acceptance of terms & conditions of document.

The particular of the applicant(s) / bidder(s) are given for NBCC reference and record.

A. PARTICULARS OF THE APPLICANT

1. Name of Organisation

2. Status of the applicant:

[Central Govt. / CPSE/State Govt. / State PSE] (IN CAPITAL)

3. Year of incorporation:

4. Name and designation of the authorised signatory of the Firm/Company alongwith Power of Attorney:

Mr/Mrs/Ms

Designation

5. Registered & Correspondence address:.....

6. Permanent account number of the applicant:.....

7. CHOICE OF LAND PARCEL / PROPERTY

SL. No.	Property ID	CPSE	State	Property Type (Land/ Flat / Office)	Full land parcel or in parts	Area opted for purchase
1						

I/We have read and understood terms & conditions of allotment as well as the conditions contained in DPE Office Memorandum No.DPE/5(1)/2014-Fin(Part) dated 07.09.2016.

In case any detail mentioned in this Application Form is found to be false, I /we agree that the allotment shall be summarily rejected.

An acknowledgment / acceptance of terms & conditions mentioned in this offer document is also signed and being submitted along with the Application Form, as a token of acceptance of the same unconditionally.

Date:

Place:

Signature of the Applicant
or on behalf of the applicant/
Authorized Signatory

ORGANISATIONAL STRUCTURE

Sl No.	Item	Details
1	Name & Address of the applicant	
2	Telephone No./ Fax/Email/Website	
3	Legal Status of applicant (attach copies of original document defining the legal status)	
4	Names and Titles of Director & officer with designation to be concerned with this work:	
5	Designation of individual authorized to act for the organization	
6.	Gross annual turnover (in Rs. lakh) in last three years.	
7.	Profit /Loss in last three years.	
8.	Net worth of the Organization as on 31.03.2017	

Signature of Applicant(s) with date & seal

FINANCIAL BID/OFFER

**Sub: DISPOSAL OF LAND AND IMMOVABLE ASSETS OF CPSEs THROUGH
COMPETITIVE BIDDING : NIT NO: NBCC/LMA/2017/ 587**

Dear Sir,

In response to RFQ, our financial offer as per the terms & conditions is as under:

Name of CPSE: Hindustan Cables Limited

S. No.	Location of Land	Area	Property ID	Quoted Rate per Acre / sq.ft.	Desired Area
					Total (Quoted) Amount (Rs.)
1	Rupnarainpur Unit, P.O. Hindustan Cables, Dist. Burdwan, Pin-713335 (WB)	947 acre	HCL/01		
	Machine Tool Works, Narendrapur, Kolkata-700103 (WB).	2 acre	HCL/02		
	Malapur, Dist. Uppal Mandal, Hyderabad Telangana	228 acre	HCL/03		
	P.O. Hindustan Cables, Cheriapally Industrial Area, Hyderabad, Telangana State, Pin-500051.	96 acre			
	1/315, Gariahat Rd (315, Jodhpur Park), Kolkata-700068. (WB)	3613 sft	HCL/04		
	Golf Link Apptt, 50, Chanditala Lane, Kolkata-700040.(WB)	3570 sft	HCL/05		
	116 A, Rashbehari Avenue, Kolkata-700029.(WB)	2558 sft.	HCL/06		
	A-40, Ranjit Singh Block, Asian Games Village Complex, New Delhi-110049	1100 Sft	HCL/07		
	Address-1 Flat No. A-68, B-46, B-45, B-38, C-36, Juhi Colony, Muir Rd, Near Traffic Police Lines Crossing, Allahabad (UP)-211001 & Address-2 Flat No. A-17 and A-19, Agnipath Colony, Tej Bahadur Sapru Marg, Allahabad (UP)-211001.	7915 sft.	HCL/08		
HCL/09					

Name of CPSE: Instrumentation Limited

S. No.	Location of Land	Area	Property ID	Quoted Rate per Acre / sq.ft.	Desired Area
					Total (Quoted) Amount (Rs.)
2	Plot No. SPL-1, RIICO Industrial Area, Sitapura, Tonk Rd, Jaipur, Rajasthan	0.59 acre	IL/01		
	Premises No. 7B, 7th Floor, Darpan Coop Housing Society Ltd., RC Dutt Rd, Alkapuri, Vadodara, Gujarat-390007.	1200 sft.	IL/02		
	Flat No. A-36 (A wing), B-69, B-70 (B wing), 6th Floor, Raturaj, Juhu Tara Rd, Santa Cruz (W), Mumbai.	1620 sft.	IL/03		
	Flat No. 6 (1st Floor) & Flat No. 11, 2nd Floor, Minal Appt., Beach Resort, Juhu, Koliwada, Mumbai	1080 sft.	IL/04		
	Flat No. 101, 102, 106 (10th Floor), MONA-LISA Society, Baptista Rd, Bandhra, Mumbai.	1619 sft	IL/05		
	A-202, A-203, A-204, & B-201, REMI BIZCOURT, 9 Shah Industrial Estate, Off Veera Desai Rd, Andheri West, Mumbai-400053.	1958.08 sft.	IL/06		
	SCOPE Complex Building, 7th Floor, Core 6, Lodhi Rd, New Delhi.	716.26 sqm.	IL/07		
	Address-1 Plot No. FE-1, FE-2 & 6(G), Malviya Nagar Industrial Area, Jaipur, & Address-2 Admn. Office of REL opposite RIICO office at Malviya Nagar Industrial Area, Jaipur Rajasthan	1.37 acre (5526 sqm) 1.04 acre (4201 sqm)	IL/08		

S. No.	Name of CPSE	Location of Land	Area	Property ID	Quoted Rate per Acre / sq.ft.	Desired Area
						Total (Quoted) Amount (Rs.)
3	HMT Watches Limited	HMT Watch factory - V, Village- Jantwall, Chakbasutiya, Amritpur, Ranibagh Dist.- Nanital (Uttarakhand) - 263126	45.62 acre	HMTW/01		
		Flat No. 8 (7 th Floor), MONA-LISA Society, Baptista Rd, Bandhra, Mumbai.	753 Sft.	HMTW/02		
4	HMT Bearings Limited	Moula Ali Industrial Development Area (Malkajgiri, Hyderabad West Taluk) Hyderabad - 500040	29.33 acre	HMTB/01		
5	Tungabhadra Steel Products Limited	Tungabhadra Steel Products Limited, T.B. Dam, Hospet Dist- Bellari Karnataka	82.37 acre	TSPL/01		

Date:

Place:

Signature of the Applicant
or on behalf of the applicant/
Authorized Signatory