



NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT

NIQ No: CE/SE(C-II)/EST/BDC-SOR/2022-23

Dated 02.06.2022

NOTICE INVITING QUOTATION

Sealed Quotations are invited from the eligible bidders fulfilling the Minimum Eligibility Criteria for “Appointment of government registered Valuer for valuation of (i) Business Development Center and (ii) Testing Centre Buildings at NMP and thereafter determine the Scale of Rates for allotment of unit spaces in the said buildings on lease/license”.

The EMD for the said work is Rs 1,770/-.The Quotation Document can be downloaded from **03.06.2022**. The last date and time for submission of Quotation is **24.06.2022** up to 15:00 hrs and the same will be opened after **15.30 hrs.** on the same day at **Estate Office , II floor, Administrative Building, New Mangalore Port Authority, Panambur, Mangalore - 575 010**. The detailed NIQ and Quotation document is displayed in NMPT website www.newmangaloreport.gov.in. Amendments to the Quotation (if any) will be issued through said web sites only.

ASSISTANT ESTATE MANAGER (Gr-I)



**NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
ESTATE DIVISION**

QUOTATION – No.CE/SE(C-II)/EST/BDC-SOR/2022-23.

“APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE”

QUOTATION

Date from which Quotation is available for download	After 10:00 hrs on 03.06.2022 till 15:00 hrs on 24.06.2022.
Last date and time for submission of Quotation	On or before 15:00 hrs on 24.06.2022.
Date and time of Opening of Quotation.	After 15:30 hrs on 24.06.2022.

Quotation

For

“APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE”.

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NEW MANGALORE PORT AUTHORITY

CIVIL ENGINEERING DEPARTMENT

ESTATE OFFICE

QUOTATION – No.CE/SE(C-II)/EST/BDC-SOR/2022-23

Date: 00.05.2022

SECTION –I

QUOTATION NOTICE

Sealed quotations are invited from Government registered VALUERs for undertaking the following work. The quotations should reach this office by **15.00 a.m. on 00.06.2022** and the same will be opened at **15.30 hrs.** on the same day at **Estate Office , II floor, Administrative Building, New Mangalore Port Authority, Panambur, Mangalore - 575 010.**

Name of the work	Appointment of Government registered VALUER for valuation of (i) Business Development Center and (ii) Testing Centre Buildings at NMP and thereafter determine the Scale of Rates for allotment of unit spaces in the said Buildings on Lease/License.
Time period for completion	30 days
Cost of quotation	Rs. 500 /-
EMD	<p>The quotation shall be accompanied with an Earnest Money Deposit (EMD) of Rs 1,770/- to the port account. EMD is accepted in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit receipt, Bankers Cheque or Bank Guarantee from any of the Commercial Banks or shall be paid by RTGS in favour of Financial Adviser & Chief Accounts Officer, New Mangalore Port Trust, Mangalore.</p> <p>The benefit of Exemption of EMD to all Micro and small enterprises (MSE) shall be extended, subject to the condition that the Bidder's shall upload with their offer, the proof of their being MSE registered with district industries center (DIC) or Khadhi and village industries commission or Khadhi and Industries board (KVIV) or Coir board or National Small Industries Corporation (NSIC) or Directorate of handicrafts and</p>

	handlooms or Udhog Aadhar Memorandum or Udyam Registration Certificate or any other body specified by Ministry of MSME.
Date from which tender document available on the Port website www.newmangaloreport.gov.in	After 10:00 hrs on 03.06.2022 till 15:00 hrs on 24.06.2022

Conditions:

- Quotation Validity:** - The Quotation submitted should be open for acceptance for a period of 90 days from the date of opening the same.
- Earnest Money Deposit (EMD) :-** The quotation shall be accompanied with an Earnest Money Deposit (EMD) of Rs 1,770/- to the port account. EMD is accepted in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit receipt, Bankers Cheque or Bank Guarantee from any of the Commercial Banks or shall be paid by RTGS in favour of Financial Adviser & Chief Accounts Officer, New Mangalore Port Authority, Mangalore. The NMPT Bank Details are as follows:-.

Sl no	Description	Details
1	Name of the Bank	State Bank of India, Panambur, Mangalore - 10
2	Bank A/C No	10205649448
3	IFSC Code No	SBIN0002249
4	MICR Code	575002011

The benefit of Exemption of EMD to all Micro and small enterprises (MSE) shall be extended, subject to the condition that the Bidder's shall upload with their offer, the proof of their being MSE registered with district industries center (DIC) or Khadhi and village industries commission or Khadhi and Industries board (KVIV) or Coir board or National Small Industries Corporation (NSIC) or Directorate of handicrafts and handlooms or Udhog Aadhar Memorandum or Udyam Registration Certificate or any other body specified by Ministry of MSME.

- The Earnest Money Deposit of unsuccessful bidder shall be returned without interest as early as possible by RTGS on award of Contract to the successful bidder. The Earnest Money Deposit of the successful bidder shall be refunded (without interest) after submission of final Valuation Report with the Scale of Rates (SoR). All the Bidder Opting for Refund of EMD through RTGS shall furnish the Bank details vide **Annexure -2** of this

document.

- b. In the event of Bidder withdrawing his Quotation before the expiry of Quotation validity period of 90 days from the date of opening of the Quotation, the Quotation shall be cancelled and EMD shall be forfeited. The EMD of a successful bidder shall be forfeited in case the successful Bidder fails to complete the work/Assignment in all respects as per the terms and conditions of the Quotation.

3. Work Commencement Date: - The VALUER shall commence the work/assignment within two days from the date of receipt of the Work Order.

4. Work Completion Period: - The entire work as per the scope of this quotation shall be completed within 30 days from the date of commencement. No counter conditions regarding completion period shall be quoted by the VALUER.

5. MINIMUM ELIGIBILITY CRITERIA

5.1 The VALUER intending to submit the Quotation should be a Govt. approved VALUER, Registered/Empanelled VALUER with Income Tax Department/ Public Sector Banks/ LIC/ Port Authorities for carrying out the job of valuation of immovable properties (i.e) Land and / or civil structures. The VALUER shall submit the attested Photo copies of the registration along with the quotation. (**Annexure-3**)

5.2 Further, the VALUER submitting the Quotation should have experience in valuation of properties for period of at least 7 years as on 31.03.2022 and also have completed at least 05 (five) assignment for valuation of immovable properties. Experience certificate copy should be enclosed along with quotation. (**Annexure-4**)

5.3 The VALUER shall give declaration / certificate that they have not been blacklisted by any government / Non government / public sector undertaking or any private bodies etc. (**Annexure-5**)

6. Bidder has to enclose copy of GST Registration along with the Quotation (Annexure-6**).** GST has to be claimed extra as applicable while submitting the bill/bills.

7. Time Schedule: - Time is essence of contract. Work shall be completed within stipulated time. Liquidated damages will be levied for the delay @ 0.5% per week subject to ceiling of 5%.of the quoted value. The contract is liable to be terminated if there is a delay of more than 25 % of contract period of completion. (ie) The Contract is liable to be terminated if the delay in completion of the assignment is more than 7 days.

- a. The VALUER shall submit the draft report to the Port before submitting the final report to the competent Authority which will be approved and then only VALUER can submit the final report. The draft report shall be submitted within 20 days from the schedule date of commencement.
- b. The final report shall be submitted within 05 days from the acceptance of draft report by the Port Authority. VALUER shall provide additional information / documents for verification in case required by the port. The time elapsed between the date of submission of draft report and its approval by the Port Authority will be taken in Port's account.

The Final report submitted by the VALUER should be authenticated and signed by the registered VALUER only by affixing suitable rubber stamp indicating name & Registration No. of VALUER.

8. The valuation shall not be done through subletting / sub contracting but should be done by VALUER itself.
9. The land / property has to be valued for realistic value and by adopting latest and best practices adopted for valuation.
10. The Chief Engineer does not bind itself to accept the lowest or any bearer quotation and reserves right to reject any bearer quotation as a whole or as in part without assigning any reason thereof.
11. VALUERs are strongly advised to inspect the (i) Business Development Centre and (ii) Testing Centre and acquaint them self with the site conditions and quantum of work involved , so that they are fully aware of the nature of scope of the works to be carried out before valuation for the same etc. Such inspection can be arranged in consultation with Superintending Engineer (Civil-II)/ Assistant Estate Manager (Gr-I).
12. The VALUER has to maintain secrecy of the assignment given to him by the Port Authority.
13. Counter conditions stipulated in completion period by the VALUER will not be considered. Quotation with counter conditions are likely to be rejected summarily without assigning any reason.
14. The VALUER must not quote counter conditions involving extra expenditure.
15. Bill shall be paid after completion of work and within a period of 30 days from the date of receipt of the bill on submission of Pan card copy, Bank account details, GST etc.

16. List of Structures given in the quotation is tentative; there can be addition or omission from the list. The list of structures/ premises and piece of land to be valued and Scale of rates to be determined is given **APPENDIX – A** of quotation.
17. The Chief Engineer (Civil)/Dy.Chief Engineer (Civil) shall have the right to omit at his discretion one or more items of work when placing the order or during the course of execution, if necessitated. Similarly the Chief Engineer (Civil)/Dy.Chief Engineer (Civil) may alter or substitute some of the items in the interest of work. The rates for such altered/substituted items shall be worked out by the Engineer in charge as per standard practice and paid. No claim whatsoever will be entertained in the regard and the decision of the Engineer in charge will be final.
18. Quotations received without proper seal and after due date of receipt and time, will not be considered for evaluation.
19. Quotation envelope shall be super scribed with (i) Name of the work, (ii) Quotation No. and (iii) Due date with opening time. The quotation shall be dropped in the Tender box in the Civil Engineering Dept., AO Building, Panambur, Mangalore - 575010 on or before the due date.
20. The quotation will be opened on the same day after 15:30 hrs.
21. The bill for the work shall be preferred and submitted by the VALUER in the port's prescribed form after the completion of Assignment/work. The Goods & Service tax component shall be indicated separately in the Bill. The payment towards quotation cost will be done electronically as per payment details given in the **Annexure 6**. The payment will be made after deduction of Income Tax and all other applicable taxes as per the statutory norms.

ASSISTANT ESTATE MANAGER (Gr-I)

CIVIL ENGINEERING DEPARTMENT NEW MANGALORE PORT TRUST

TENDER FOR APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE.

SECTION – II

TERMS OF REFERENCES

1.1 Scope of assignment:

The New Mangalore port Authority with an intent to bring all the stakeholders viz., Port Users, Customs, Immigration, Port Health, Testing Laboratories, Clearing and Forwarding Agents, Steamer Agents, Stevedores, Banks, Post Office etc., under one roof to facilitate and promote Exim trade has constructed Business Development Centre and Testing Centre on Port land area measuring **3.0** Acres on the eastern side of NH-66 at Panambur . The construction was completed in March 2017.

As per the Policy Guidelines for Land Management, 2015, the port has to follow the tender-cum-auction procedure for allotment of covered space in the building. In order to proceed with the tender modalities, the port trust has to fix the reserve price for the buildings. In this respect, a detailed proposal for fixing the reserve price as per the PGLM-2015 had been submitted by the Port to Tariff Authority of India vide letter dated 29.12.2016 and in response the TAMP vide its Notification G No. 26 dated 28th June 2017 had notified the SoR for allotment of spaces in the Business Development Park /Testing Centre for the period from 28.06.2017 to 27.06.2022 . As the validity of the Scale of rate (SoR) will be expiring on 27.06.2022, the Authority has proposed to revise the Scale of Rates (SoR) as per the methodology prescribed in Policy Guidelines for Land Management (PGLM) 2015 for Major Ports issued by the Ministry vide letter No.PD-13017/2/2014-PD.IV dt. 17.07.2015. As per the said Guidelines the SoR has to be revised once in every five years.

The New Mangalore Port has proposed to find out the asset value of the two Buildings. The valuation shall be carried out as per the standard norms taking in to consideration of the use of Building, location advantage to the business community of the Port, land values adjoining to the port estate, etc. It is expected that the valuation shall be carried out as per the Policy Guidelines for Land Management -2015 issued by the Ministry of Shipping in consultation with NMPT officials.

As per the Clause No 13(a) of the said Policy Guidelines for Land Management - 2015, the Scale of Rates for the Port land has to be derived as per the following procedure:

1.1 Latest Market value of Port Land/Building and Scale of Rates (SoR)

1.1.1. To arrive at the Latest Market Value of Port land, the highest of the factors mentioned herein below shall be taken into account. In case the highest factor is not chosen, the reasons for the same shall be recorded:-

- i. State Governments ready reckoner values of land in the area, if available for similar classification/activities
- ii. Highest rate of actual relevant transactions registered in last 3 years in the port's vicinity with an appropriate annual escalation rate to be approved by the Port Trust Board.
- iii. Highest accepted Tender cum Auction rate of Port buildings for similar transaction, updated on the basis of the annual escalation rate approved by the Port Trust Board.
- iv. Rate arrived by an approved valuer appointed for the purpose by the Port
- v. Any other relevant factors as may be identified by the Port.

1.1.2. To determine the Market Value of the said Building, the VALUER shall carry out the valuation of Business Development Park and Testing Centre as per the standard practices, considering the construction cost, depreciation cost, Annual Maintenance cost etc. Thereafter the Market value of the asset equivalent to the sum of Market Value of Land (based on the highest of factors stated at 1.1.1) and Market Value of Building shall be determined.

1.2 Deriving the Scale of Rate (SoR)

Monthly lease rent shall be arrived for the building at 6% of market value of the asset as per the Land Policy Guidelines 2015. The format for determining the SoR based on the 5 factors as per PGL-2015 is attached as **APPENDIX B** to Quotation.

ANNEXURE-1

**CIVIL ENGINEERING DEPARTMENT
NEW MANGALORE PORT TRUST**

TENDER FOR APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE.

SECTION – III

BIDDER REGISTRATION FORM

SI No	Description	
1.	Name of VALUER	
2.	Address (In Detail)	
3.	Telephone/Mobile No	
4.	Email ID	
5.	Permanent Account No	
6.	Bank Name	
7.	Bank Branch address	
8.	Bank Branch Code	
9.	Bank Account Number	
10.	Bank Account Type	
11.	Magnetic Ink Character Recognizer (MICR)	
12.	Tax Identification Number (TIN)	
13.	GST Registration Number	
14.	Goods & Service Tax Registration Code	
15.	CST Registration Number	
16.	Employee Provident Fund (EPF)	

	Registration Number	
17.	Employee State Insurance Scheme (ESIS) Registration Number	
18.	IFSC Code	

(Name and Signature of the Authorised Signatory)

NOTE:-

- *The Bidder Registration form shall be submitted along with Quotation.*

ANNEXURE -2

**CIVIL ENGINEERING DEPARTMENT
NEW MANGALORE PORT TRUST**

TENDER FOR APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE.

SECTION – III

EARNEST MONEY DEPOSIT

A. EMD Details.

Sl. No.	DD/Chq No/BG No	Date	Name of the Bank	Amount (Rs)
1				

B. EMD Details.

<p>THE PHOTO COPY OF THE BANK RECEIPT/CHALLAN TOWARDS PAYMENT OF EMD TO PORT BANK ACCOUNT BY NEFT/RTGS (IF EMD IS REMITTED THROUGH NEFT/RTGS) OR ORIGINAL DOCUMENT (IF EMD IS REMITTED IN THE FORM OF INSURANCE SURETY BOND OR ACCOUNT PAYEE DEMAND DRAFT OR FIXED DEPOSIT RECEIPT OR BANKERS CHEQUE OR BANK GUARANTEE)</p>
--

(Name and Signature of the Authorised Signatory)

NOTE:-

- *The Photo copy of the Bank receipt/Challan if EMD is remitted through NEFT/RTGS or the Original documents if EMD is remitted in the form of insurance surety bond or account payee demand draft or fixed deposit receipt or bankers cheque or bank guarantee submitted by the Bidder shall be submitted with the Quotation.*

ANNEXURE -3

**CIVIL ENGINEERING DEPARTMENT
NEW MANGALORE PORT TRUST**

TENDER FOR APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE.

SECTION – III

COPY OF THE REGISTRATION CERTIFICATE ISSUED BY RESPECTIVE AUTHORITIES

TO CERTIFY THAT

THE VALUER IS A GOVT. APPROVED VALUER, REGISTERED/EMPANELLED VALUER WITH INCOME TAX DEPARTMENT/ PUBLIC SECTOR BANKS/ LIC/ PORT AUTHORITIES FOR CARRYING OUT THE JOB OF VALUATION OF IMMOVABLE PROPERTIES (LAND AND / OR CIVIL STRUCTURES)

Note:

* *The Registration Certificates shall be submitted with the Quotation*

ANNEXURE -4

**CIVIL ENGINEERING DEPARTMENT
NEW MANGALORE PORT TRUST**

**TENDER FOR APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR
VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE
BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR
ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE.**

SECTION – III

Bidder shall furnish Details of “eligibility works experience” as per Section-1, Clause 5.2 “**Minimum Eligibility Criteria**” and certificates in the following format (Client Certificates/work completion certificates with respect to the eligibility work)

ELIGIBLE ASSIGNMENT DETAILS FOR MEC

Assignment Number :

Description	Bidder to fill up the details here
Name and Address of the Client	
Title of the Eligible Assignment	
Date of completion of the Eligible Assignment	
Area of Land Valued in Acres	
Reference No of the submitted Work Order of the Eligible assignment	
Reference No of the submitted Client Completion Certificate/ Documentary Evidence for having successfully completed the Eligible assignment	
Name, telephone no, telefax no amd email address of the client’s representative	
Description and Scope of Work	

(Name and Signature of the Authorised Signatory)

Note:

- i) Bidders are expected to provide information in respect of Eligible Assignments In this Section. The assignments cited must comply with the criteria specified under Clause 5.2 “**Minim Eligibility Criteria**” of “**Section-1**”.
- ii) A separate sheet should be filled for each of the eligible assignments.
- iii) The details are to be supplemented by (i) Work order and (ii) Work Completion Certificates from the respective client for having carried out such assignment duly certified by clients.
- iv) The works indicated in this Annexure- 4 will be only being considered for evaluation. Mere submission of work completion certificate will not be considered as Eligible Assignments

ANNEXURE -5

NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
ESTATE OFFICE
QUOTATION – No.CE/SE(C-II)/EST/BDC-SOR/2022-23

SECTION – III

DECLARATION REGARDING BLACKLISTING/ NON-BLACKLISTING FROM TAKING PART IN GOVT.TENDER BY MAJOR PORT/GOVT. DEPT

I / We Proprietor/ Partner(s)/ Director(s) of M/S. -----
hereby declare that our firm/company namely M/S.-----
----- and our group, our Holding/Parent company and our
subsidiary companies have not been blacklisted/ De-registered/ debarred by any
Government department/ Public Sector Undertaking/ Private Sector/ or any other
agency from taking part in tenders.

Or

I / We Proprietor/ Partner(s)/ Director(s) of M/S. -----
hereby declare that our firm/company namely M/S.-----
----- and our group, our Holding/Parent company and our
subsidiary companies had been blacklisted/ De-registered/ debarred by
Government Department/ Public Sector Undertaking/ Private Sector/ or any other
agency from taking part in tenders for a period of ----- years w.e.f.-----
. The period has expired on -----and now the firm/company is entitled to take
part in Government tenders.

In case the above information is found false I/We are fully aware that the Quotation will be rejected/cancelled by New Mangalore Port Authority, and EMD shall be forfeited. In addition to the above the New Mangalore Port Authority, may debar us and our group, our Holding/Parent Company and our subsidiary companies from participating in the Tenders invited by NMPA for further period of 2 years from the date of debarment.

Name and Signature of the Authorised Signatory)

Note:

** The duly filled and signed undertaking shall be uploaded with the quotation*

ANNEXURE -6

NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
ESTATE OFFICE
QUOTATION – No.CE/SE(C-II)/EST/BDC-SOR/2022-23

SECTION – III

COPY OF THE GOODS & SERVICE TAX REGISTRATION CERTIFICATE

(Name and Signature of the Authorised Signatory)

Note:

* *The Bidder should upload this with Quotation*

ANNEXURE -7

NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
ESTATE OFFICE
QUOTATION – No.CE/SE(C-II)/EST/BDC-SOR/2022-23

SECTION – III

DETAILS OF THE PARTY OPTING FOR REFUND OF EMD THROUGH E PAYMENT SYSTEM FROM NMP.

Name of the party	
Bank Account No	
Account Type (Savings/ Current/ Overdraft)	
Bank name	
Branch Name	
IFSC Code Number (11 Digit)	
Centre (Location)	
MICR No	
Bank Fax No	
Bank e-mail ID if any	
Mobile No	

(Name and Signature of the Authorised Signatory)

Note:

- **The Bidder shall fill in the aforesaid details and submit it along with the Quotation to enable the Port to refund the EMD of Bidders through RTGS.*

PRICE BID

**CIVIL ENGINEERING DEPARTMENT
NEW MANGALORE PORT TRUST**

TENDER FOR APPOINTMENT OF GOVERNMENT REGISTERED VALUER FOR VALUATION OF (I) BUSINESS DEVELOPMENT CENTER AND (II) TESTING CENTRE BUILDINGS AT NMP AND THEREAFTER DETERMINE THE SCALE OF RATES FOR ALLOTMENT OF UNIT SPACES IN THE SAID BUILDINGS ON LEASE/LICENSE.

SECTION – III

PRICE BID

Sl. No	Location / area	Unit	Qty	Unit Rate	Amount Quoted in Rupees (figures)	Amount Quoted in Rupees (Words)
1.	Valuation of (i) Business development center and (ii) Testing centre buildings at NMP and thereafter determining the scale of rates for allotment of unit spaces in the said buildings on lease/license basis , submission of Final Valuation report etc all complete as per the terms and conditions of quotation .	LS	1			
The Rate quoted shall be exclusive of Goods & Service Tax. Goods & Service tax as applicable shall be reimbursed to the firm.						

Signature of the Bidder

Address:

APPENDICES

APPENDIX-A

NEW MANGALORE PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT
ESTATE OFFICE

QUOTATION – No.CE/SE(C-II)/EST/BDC-SOR/2022-23

Name of work: Appointment of Government registered VALUER for valuation of (i) Business Development Center and (ii) Testing Centre Buildings at NMP and thereafter determine the Scale of Rates for allotment of unit spaces in the said Buildings on Lease/License.

Details of Premises / Port land , to be valued and SoR to be determined.

Sl No	Name of premises/ buildings to be valued	Facilities	Total Carpet area in Sqm	Total Plinth area in Sqm
1	STILT floor of the R.C.C framed structure Business Development Centre Building , situated on the Eastern Side of NH-66 at Panambur.	Parking area, Substation, 2 Lifts, 2 staircases, Storage area, Security room, Toilets	1639	1758
2	Ground floor of the R.C.C framed structure Business Development Centre Building , situated on the Eastern Side of NH-66 at Panambur.	Conference Hall, Restaurant (including kitchen, store), Post office, 2 lifts, 2 staircases	1059	1731
3	First floor of the R.C.C framed structure Business Development Centre Building , situated on the Eastern Side of NH-66 at Panambur.	Space for Port related activities, Banks, 2 lifts, 2 staircases	1340	1510
4	Second floor of the R.C.C framed structure Business Development Centre Building , situated on the Eastern Side of NH-66 at Panambur.	Office area, 2 lifts, 2 staircases	1050	1235
5	Third floor of the R.C.C framed structure Business Development Centre Building , situated on the Eastern Side of NH-66 at Panambur.	Office area, 2 lifts, 2 staircases	1050	1235

Sl No	Name of premises/ buildings to be valued	Facilities	Total Carpet area in Sqm	Total Plinth area in Sqm
	Building , situated on the Eastern Side of NH-66 at Panambur.			
6	Terrace floor of the R.C.C framed structure Business Development Centre Building , situated on the Eastern Side of NH-66 at Panambur.	Head rooms	82	107
7	Ground floor of the R.C.C framed structure Testing Centre Building , situated behind Business Development Park at Panambur.	Laboratory, 2 lifts, 2 staircases	380	424
8	First floor of the R.C.C framed structure Testing Centre Building , situated behind Business Development Park at Panambur.	Laboratory, 2 lifts, 2 staircases	380	424
9	Second floor of the R.C.C framed structure Testing Centre Building , situated behind Business Development Park at Panambur.	Laboratory, 2 lifts, 2 staircases	380	424
	TOTAL		7360 SQ.M	8848 SQ.M

APPENDIX-B

Comparative Statement of Valuation of Business Development Centre Building and Testing Centre Building under five factors as per PGLM 2015

Sr. No.	Description Of Property	Built up area (Sq. mts)	Market Value of land as per State Govt. Reckoner .Per Sq. Mtr.	Reserve Price for monthly lease rent @6% on Market Value as per State Govt. Reckoner	Relevant transactions in port's vicinity Per Sq. Mtr. p.m	Highest rate of similar transactions (Lease rent per sqm p.m)	Break up of valuation of Port structures by approved valuer for the built up area given in col.3			Market Value of Land and Port Structure As Per Approved Valuer . Per Sq. Mtr.p.m	Reserve price for monthly lease rent @6% on valuation of structure by approved valuer. i.e 6% *(col.11)	Any Other Relevant factor (Lease rent per sqm p.m) after 5% escalation on SoR for the period 28.06.2021 to 27.06.2022	Highest amongst 5 factors as per clause 13(a)	Proposed rent per sq. mtr.	Remarks
							Land (Value)	Premises/ Cost of Construction (Value)	Composite Value as on 27.06.2022 (col. No.9 + col.no. 10)						
1	2	3	4	5= Col 4 /12 *6%	6	7	8	9	10=Col 8 + Col 9	11= Col10/Col3/ 12	12=Col11*6%	13	14	15	16
1.	Ground floor of R.C.C. framed structure, Building known as Business Development Centre, situated on the Eastern Side of NH-66 at Panambur.														

