



दीनदयाल पत्तन प्राधिकरण
DEENDAYAL PORT AUTHORITY

अपतट तेल टर्मिनल विभाग
Offshore Oil Terminal Department

प्रशासनिक भवन A.O. Building,
वाडिनार Vadinar - 361010,
जिला: देवभूमि द्वारका (गुजरात),
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सं: ओ.ओ.टी./सी.-डब्ल्यू.के./आर.एम./4019/

दिनांक: /09/2022

To,

_____,
_____,
_____,
_____.

Sub: Valuation of land and other amenities of Off-Shore Oil Terminal Department, Deendayal Port Authority, Vadinar.

Sir,

Quotations are invited for the work of "Valuation of land and other amenities of Off-Shore Oil Terminal Department, Deendayal Port Authority, Vadinar" on or before 28/09/2022 at 15:00 hours.

The first cover containing technical documents will be opened at 15:05 hours and after scrutiny of the technical documents, the price-bid of qualified bidder will be opened on 28/09/2022 at 15:10 hours.

The work has to be carried out as per specification and terms and conditions attached.

Thanking you,

Yours faithfully,

Executive Engineer [Civil]
Off-Shore Oil Terminal

Schedule – B

Sr. No.	Description	Unit	Amount in Rs.
1.	Valuation of land of Deendayal Port Authority at OOT Vadinar as per the Scope of work stipulated in the EOI.	Lump sum	

Terms and Conditions

1. Offers are invited for “Valuation of land and other amenities of Off-Shore Oil Terminal Department, Deendayal Port Authority, Vadinar”.
2. The offers should be consists of two covers (i) Cover-I containing Bid Document Fees, Earnest Money Deposit and Technical documents as mentioned hereunder and (ii) Cover-II containing Price-Bid.
3. The technical cover submitted by the party should contain the following:
 - a. Details of Firm / Party as per Form – 01
 - b. Bank details of Firm / Party as per Form – 02
 - c. Income Tax – PAN Card
 - d. GST Registration Certificate
 - e. Certificate issued by Government as “Government approved Valuer”
4. The Price-Bid of the technical qualified bidders will only be opened on specified days, which will be declared only on www.deendayalport@gov.in.
5. **Bid Document Fees**: Bid Document Fees for Rs.590/- [including GST] in form of Demand Draft to be submitted by the party in favour of Deendayal Port Authority, payable at Jamnagar / Vadinar.
6. **Earnest Money Deposit**: Earnest Money Deposit of Rs.7685/- in form of Demand Draft / Pay Order / Banker’s Cheque to be submitted by the party in favour of Deendayal Port Authority, payable at Jamnagar / Vadinar.
 - a. The tender not accompanied with Earnest Money Deposit shall not be considered and their technical as well as price bid will not be prepared.
 - b. Port will forfeit the Earnest Money Deposit if:
 - (i) The bidder withdraws the Bid after Bid opening during the bid validity;
 - (ii) The bidder does not accept the correction of the Bid-Price, pursuant to any arithmetic errors;
 - (iii) The successful Bidder fails within the specified time limit to;
 - (a) sign the Agreement or;
 - (b) furnish the required performance Guarantee
 - (iv) The bidder submits more than one bid

c. **Refund of Earnest Money Deposit:**

- (i) The EMD of successful Bidder will be refunded on submission of performance guarantee as per the tender clause and executing the agreement as per tender clause. The EMD of unsuccessful bidders other than L₁ & L₂ be refunded immediately after ranking of Bids. Earnest Money of L₂ bidder shall be refunded immediately after entering into agreement with L₁ and acceptance of Performance Guarantee from L₁.
- (ii) EMD will be refunded Suo-moto without any application from the Bidders.
- (iii) Earnest Money Deposit will not carry any interest

7. The tender offers (both technical and price) shall be valid for a minimum 90 days from the last date of submission of offers; otherwise the offer shall be rejected as non-responsive.

8. Total land available with the Deendayal Port Authority is 271.04, the breakup land is as below:

Sr. No.	Particulars	Approx. area in Acres
1	Land at colony	132.41
2	Land at jetty	20.90
3	Land at Sinhan & all along pipeline	36.70
4	Land for approach road from colony to jetty	81.03
	Total	271.04

9. To arrive the Market Value of land at various for different purposes / categories:

10. To collect the State Government's ready reckoner of land values in the area.

11. To collect highest rate of actual relevant transactions registered in last three years in the Port's vicinity,

12. To collect highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board, and

13. To arrive Scale of Rates for lease rentals for land at various location for different purposes / categories as given in para 1 above, as per PGLM-2015 issued by Gol which inter-alia envisages consideration of the following factors:

- a. State Government's ready reckoner of land values in the area, if available for similar classification/ activities.

- b. Highest rate of actual relevant transactions registered in last three years in the Port's vicinity with an appropriate annual escalation rate to be approved by Port Trust Board.
 - c. Highest accepted tender-cum-auction rate of Port land for similar transactions, updated on the basis of the annual escalation rate approved by the Port Trust Board.
 - d. Rate arrived at by an approved valuer appointed for the purpose by the Port.
 - e. Any other relevant factor as may be identified by the Port.
14. **Inspection of the site**: The bidder or his authorized representatives must visit the land and other amenities of Offshore Oil Terminal Department, Deendayal Port Authority, Vadinar before preparation / submission of their offer at their own cost.
15. Bidder should be Government approved Valuer.
16. **Clarifications, if any**: Clarification regarding Schedule B and terms and conditions, if any should be done by the party before submission of the bid. Query, if any after opening of the bid, will not be entertained.
17. No changes in the terms and condition and schedule B by the bidder will be acceptable and in case any changes has been made, the offer will be treated as non-responsive at any stage of time.
18. Deendayal Port Authority reserves right to accept or reject any bid and to cancel the bidding process and reject all bids, at any time prior to award of contract, without thereby incurring any liability to the affected bidder of the grounds for the DPA's action.
19. **Taxes**: The prices shall be quoted inclusive of all Taxes [excluding GST], duties, salary and wages of staff, repair and maintenance cost, fuel cost, insurance and other incidentals etc. and should remain firm till completion of work. The employer will perform such duties in regard to the deduction of such taxes at sources as per applicable law.
- a. **GST**: Applicable GST on the taxable value of supply of Goods or Service or both covered in this tender / contract will be paid by Port as reimbursement on production of documentary evidences / reflection of the same under the GSTIN of DPT in the GST web portal. Applicable statutory recoveries including TDS under Income Tax, TDS under GST will be deducted / recovered while accounting for or making payment to the vendor as per the applicable laws.
 - b. **Deduction of Income-Tax**: Income-Tax deductions and surcharge as applicable thereon shall be made good while making payments due to the contractor for carrying out the work and only net amount shall be paid as directed by the Central Board of Direct Taxes, Ministry of Finance, Government of India.

- c. **TDS under GST:** TDS under GST Act is required to be deducted @2% [1% CGST and 1% SGST or 2% IGST] from payment credited given to contractor / professional and others for work order on contract on exceeding Rs.2,50,000/-.
- d. Contractor / Service provider / Supplier etc. has to ensure timely and proper filling of GSTR 1, so that Deendayal Port Trust can avail input tax credit in timely manner. In case DPT not allowed input tax credit due to failure on part of the contractor / service provider / supplier etc., it will be a financial loss to the DPT and therefore same shall be recovered from the payment / deposit of the contractor / service provider / supplier.

20. Apart from Scale of Rates for lease rentals of the land as stated above, monthly license fee for residential buildings, space for Office Accommodation and shops, irrespective of location shall also be arrived at as per statement below:

Residential Buildings in Colony				
Type of Quarters	Standard rent / month	Market rent / month	Damage rent / month	
"A"				
"B"				
"C"				
"D"				
Shopping Complex in Colony				
Sr. No.	Description	Area in sq. mt.	Rate per sq. mtr.	L/F per month
1.	Medical Shop	10.57		
2.	Restaurant	29.558		
3.	Post Office	19.705		
4.	Provision Store	9.85		
5.	Vacant	59.116		
6.	Pan & Cold Drink Shop	9.85		
7.	Provision Store	9.85		
8.	Flour Mill (Old)	19.705		
9.	Fair Price Shop	9.85		
10.	Vegetable Shop	9.85		
11.	Canteen	45.6		
12.	Fuel Shop	9.85		
13.	Barber Shop	9.85		
14.	Laundry Shop	9.85		
15.	Provision Shop	9.85		

16.	Flour Mill (new) (outside shopping center)	26.86		
17.	INTUC – Union Office	22.12		
18.	HMS – Union Office	22.12		
19.	AITUC – Union Office	22.12		
20.	Dairy	11.06		
21.	Bank (including ATM)	103.98		
22.	Tailor Shop	11.06		
Administrative Office Building				
Sr. No.	Description	Area in sq. mtr.	Rate per sq. mtr.	LF per month
1.	Ground Floor – Room No. _____			
2.	First Floor – Room No. _____			
3.	Second Floor – Room No. _____			
Note: Area in sq. mtr. room wise in each floor to be measured and to be mentioned by the firm and accordingly rate of each and every rooms to be arrived.				

21. The quoted price shall be in lumpsum inclusive of all charges such as collection of data from SRO, Village Office and LSGD, site visits, presentations, and printing required for successful delivery of valuation report to DPA. The price shall be quoted in the prescribed format in the Price Schedule (Schedule B).
22. **Deliverables:**
- a. An Interim report shall be submitted within **15 days** of date of receipt of work order.
 - b. **Draft Valuation report:** Draft valuation report shall be submitted for concurrence of DPA within **30 days** of date of receipt of work order.
 - c. **Final Report:** Final report (3 hard copies and a soft copy in CD) incorporating the changes raised by Deendayal Port Authority shall be submitted by the valuer within the **15 days** of date of receipt of Draft Valuation Report duly approved by Port.
 - d. **Presentation on valuation report:** The valuer shall conduct a presentation of the draft / final valuation report to the officials of Deendayal Port Authority at Gandhidham / Vadinar, as and when instructed by the Port.
 - e. The contractor shall continue to provide services to the Port for responding the queries raised by the stakeholders / statutory authority till the approval of the valuation report by the TAMP / PORT BOARD or any other statutory authority.

23. Payment Terms:

- a. On submission of Interim report and submission of invoice: 25%.
- b. On submission of Draft valuation Report and submission of invoice: 25%.
- c. On submission of final Valuation Report and submission of invoice: 25%.
- d. On approval of the valuation report by the TAMP / PORT BOARD or any other statutory authority including presentation and submission of invoice: 25%.

**Executive Engineer [Civil]
OOT, DPA, Vadinar**