

# Request for Quotation (RFQ)

## DISPOSAL OF LAND AND IMMOVABLE ASSETS OF HINDUSTAN ORGANIC CHEMICALS LIMITED THROUGH COMPETITIVE BIDDING

NIT NO: NBCC/LMA/2017/703



CHIEF GENERAL MANAGER (Engg.)

**Land Management Agency**

**NBCC (INDIA) LIMITED**

“Formerly National Buildings Construction Corporation Limited”

(Government of India Enterprise)

NBCC BHAWAN, LODHI ROAD, NEW DELHI – 110 003

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**DISPOSAL OF LAND AND IMMOVABLE ASSETS OF  
HINDUSTAN ORGANIC CHEMICALS  
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## **NBCC (INDIA) LIMITED**

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**NO.NBCC/LMA/2017/703**

Date: 30.08.2017

### **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.	<b>NBCC/LMA/2017/703</b>
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 <b>03.10.2017</b> by 3.00 PM (IST)
Date of opening of RFQ	<b>03.10.2017</b> at 3.30PM (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](http://www.nbccindia.com) under “Land Management of CPSEs” link. “Any Corrigendum, if any, would appear on the NBCC web site.”

**Chief General Manager (Engg.),  
NBCC Bhawan, Lodhi Road,  
New Delhi-110003**



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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 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 HINDUSTAN ORGANIC CHEMICALS LIMITED THROUGH COMPETITIVE BIDDING**”.

**LAST DATE OF SUBMISSION** : 03.10.2017 upto 3.00 PM

The sealed envelope, as above, is to be submitted at office of **Chief General Manager (Engg.), LMA Division, 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 ITBat 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, if considered necessary by NBCC, keeping in view the land use potential and the master plan etc.

## **9.0 PAYMENT TERMS**

The organisation with highest offer after acceptance by the CCEA / Cabinet / Administrative Ministry / CPSE has to deposit the entire consideration amount within one month of such approval.

## **10.0 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.

## **11.0 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.

## **12.0 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 along with Power of Attorney:

Mr/Mrs/Ms .....

Designation .....

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

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

#### **7. CHOICE OF LAND PARCEL / PROPERTY**

<b>SL. No.</b>	<b>Property ID</b>	<b>State</b>	<b>Property Type (Land)</b>	<b>Full land parcel or in parts</b>	<b>Area opted for purchase</b>	<b>Intended use of the property</b>
1						
2						

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

<b>S No.</b>	<b>Item</b>	<b>Details</b>
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 HOCL THROUGH  
COMPETITIVE BIDDING**

**NIT NO: NBCC/LMA/2017/ 703**

Dear Sir,

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

**Name of CPSE: Hindustan Organic Chemicals Ltd.**

S. No.	Location of Land	Area	Property ID	Quoted Rate per Acre	Desired Area
					Total (Quoted) Amount (Rs.)
1	HOCL Old Colony, Thane Naka, Panvel, Distt.- Raigad, <b>Maharashtra</b>	<b>8.0125 acre</b>	<b>HOCL/01</b>		
2	Plot No.-14, Sector-2, Kharghar, Navi Mumbai, Distt.- Raigad, <b>Maharashtra</b>	<b>1000 sqm.</b>	<b>HOCL/02</b>		
3	Hindustan Organic Chemicals Ltd., At Post-Rasayni, Distt.- Raigad, <b>Maharashtra</b>	<b>440 acre</b>	<b>HOCL/03</b>		

Date:

Place:

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