

Request for Quotation (RFQ)

DISPOSAL OF IMMOVABLE ASSETS OF HINDUSTAN FLUROCARBONS LIMITED THROUGH COMPETITIVE BIDDING

NIT NO: NBCC/LMA/2018/



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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NBCC (INDIA) LIMITED

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NO. NBCC/LMA/2018/

Date: 01.11.2018

NOTICE INVITING RFQ

NBCC invites sealed competitive bids from **Central / State Govt. Departments and other Central/State Govt. Organisations/CPSEs/PSEs** for disposal of immovable assets of M/s Hindustan Fluorocarbons Limited (HFL) as per schedule hereunder:

RFQ Document No.	NBCC/LMA/2018/
Name of the work	Disposal of immovable assets of M/s Hindustan Fluorocarbons Limited (HFL) on " As Is Where Is " and " As is what is basis ".
Details of Immovable Assets	The details of the Immovable assets are available at NBCC website www.nbccindia.com and in the Financial Bid Performa.
Reserve Price	Rs. 1.08 Crore/acre
Cost of Tender Document	Free of Cost
Tender Processing Fee	Rs. 25000/- plus GST @ 18% in the form of Demand Draft (DD) in form favour of NBCC (India) Limited Payable at New Delhi along with Technical bid (Envelope – 1)
Earnest Money Deposit	0.5% of Reserve Price subject to maximum Rs. 25 Lac shall be submitted alongwith the price bid in the form of DD (Demand Draft) or BG (Bank Guarantee) in favour of NBCC (India) Limited along with Technical bid (Envelope – 1).
Allotment Criteria	The allotment of immovable assets shall be based on the criteria laid down in RFQ, conditions of land agreement, if any, and DPE guidelines issued vide Office Memorandum No.DPE/5(1)/2014-Fin(Part-I) dated 14.06.2018.

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 03.12.2018 by 3.00 PM (IST)
Date of opening of Technical bid and Financial bid	03.12.2018 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 under “Land Management of CPSEs” link. “Any Corrigendum, if any, would appear on the NBCC website only”

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 **revised** 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-I) dated 14.06.2018**. 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 / State Govt. Departments and other Central/State Govt. Organisations/CPSEs/PSEs**. 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 Earnest Money Deposit

Earnest Money Deposit (EMD) of amount as mentioned in "NIT/ Memorandum required to be submitted along with the bid shall be in the form of Demand Draft payable at New Delhi in favour of NBCC (India) Limited from any Scheduled Bank or Bank Guarantee from any Nationalized or Commercial scheduled banks in the enclosed format. The EMD shall be valid for minimum period of 180 (One Hundred

Eighty) days from the original last day of submission of Tender. The EMD shall be submitted with the technical bid document (envelope – 1).

- a. The EMD shall be payable to NBCC (India) Limited without any condition(s), recourse or reservations.
- b. The Bid will be rejected by NBCC as non-responsive and shall not be considered in case tender processing fee and/or EMD is not received.
- c. The EMD of bidders other than H1 will be returned within 15 days, after opening of Financial Bid.
- d. The EMD of the successful bidder will be discharged after successful transfer of property to bidder.
- e. No interest shall be paid by NBCC on the EMD.
- f. The EMD may be forfeited: If the bidder withdraws the bid after bid opening during the period of validity, any unilateral revision in the offer made by the tenderer during the validity of the offer, Non acceptance of allotment of property, if and when placed.

5.0 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)
- **Complete NIT including terms and conditions duly signed by authorised signatory**
- Copy of power of attorney in favour of authorised signatory
- **Tender Processing Fee**
- **EMD in prescribed Format**

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 **“RFQ FOR DISPOSAL OF IMMOVABLE ASSETS OF HINDUSTAN FLUROCARBONS LIMITED THROUGH COMPETITIVE BIDDING”**.

LAST DATE OF SUBMISSION: - 03.12.2018 up to 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.

6.0 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 7.0 of ITB at notified time, date and place in presence of bidders or their representatives.

7.0 ORDER OF PRIORITY OF ALLOTMENT / SALE

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

1. **Central Govt. Departments**
2. **State Govt. Departments**
3. **Central Govt. Organisations/CPSEs**
4. **State Govt. Organisations/PSUs**

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

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. Departments/ State Govt. Departments] (IN CAPITAL)

3. Year of incorporation:

4. Name and designation of the authorised signatory along with Power of Attorney:

Mr/Mrs/Ms

Designation

5. Registered & Correspondence address:

6. Permanent account number of the applicant (if applicable)

7. Details of Tender processing fee.....

8. Details of EMD.....

9. CHOICE OF LAND PARCEL / PROPERTY

S. No.	State	Property Type (Land)	Full land parcel or in parts	Area opted for purchase	Intended use of the property
1					
2					

I/We have read and understood terms & conditions of allotment as well as the conditions contained in revised DPE Office Memorandum No.DPE/5(1)/2014-Fin (Part-I) dated 14.06.2018.

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

S 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 31.03.2018	

Signature of Applicant(s) with date & seal

FINANCIAL BID/OFFER

Sub: DISPOSAL OF IMMOVABLE ASSETS OF HINDUSTAN FLUROCARBONS LIMITED THROUGH COMPETITIVE BIDDING: RFQ NIT NO: NBCC/LMA/2018/

Dear Sir,

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

Name of CPSE: - HINDUSTAN FLUROCARBONS LIMITED

S. No.	Location of Land	Area	Desired Area	Quoted Rate/acre	Quoted amount
1	2	3	4	5	6
1	Gangeshgadda, Rudraram Village, Kandi Mandal, Sangareddy District. Hyderabad, Telangana	126.13 Acres (Vacant land - 66.13 acre & Running Plant on 60.00 acre)			

Date:

Place:

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