



Bid Number/बोली क्रमांक (बिड संख्या):
GEM/2024/B/5534369
Dated/दिनांक : 23-10-2024

Bid Document/ बिड दस्तावेज़

Bid Details/बिड विवरण	
Bid End Date/Time/बिड बंद होने की तारीख/समय	13-11-2024 17:00:00
Bid Opening Date/Time/बिड खुलने की तारीख/समय	13-11-2024 17:30:00
Bid Offer Validity (From End Date)/बिड पेशकश वैधता (बंद होने की तारीख से)	180 (Days)
Ministry/State Name/मंत्रालय/राज्य का नाम	Uttar Pradesh
Department Name/विभाग का नाम	Medical Health And Family Welfare Department Uttar Pradesh
Organisation Name/संगठन का नाम	N/a
Office Name/कार्यालय का नाम	Lucknow Hq
Item Category/मद केटेगरी	Asset Management Services - Valuation Report, Asset to be Valued, Appointment of Valuer; Onsite
Contract Period/अनुबंध अवधि	2 Month(s)
Minimum Average Annual Turnover of the bidder (For 3 Years)/बिडर का न्यूनतम औसत वार्षिक टर्नओवर (3 वर्षों का)	9 Lakh (s)
Years of Past Experience Required for same/similar service/उन्हीं/समान सेवाओं के लिए अपेक्षित विगत अनुभव के वर्ष	3 Year (s)
Past Experience of Similar Services required/इसी तरह की सेवाओं का पिछला आवश्यक अनुभव है	Yes
MSE Exemption for Years of Experience and Turnover/ अनुभव के वर्षों से एमएसई छूट	No
Startup Exemption for Years of Experience and Turnover/ अनुभव के वर्षों से स्टार्टअप छूट	No
Document required from seller/विक्रेता से मांगे गए दस्तावेज़	Experience Criteria,Bidder Turnover,Certificate (Requested in ATC),OEM Authorization Certificate,Additional Doc 1 (Requested in ATC),Additional Doc 2 (Requested in ATC) *In case any bidder is seeking exemption from Experience / Turnover Criteria, the supporting documents to prove his eligibility for exemption must be uploaded for evaluation by the buyer

Bid Details/बिड विवरण	
Do you want to show documents uploaded by bidders to all bidders participated in bid?/	No
Bid to RA enabled/बिड से रिवर्स नीलामी सक्रिय किया	No
Type of Bid/बिड का प्रकार	Two Packet Bid
Time allowed for Technical Clarifications during technical evaluation/तकनीकी मूल्यांकन के दौरान तकनीकी स्पष्टीकरण हेतु अनुमत समय	2 Days
Estimated Bid Value/अनुमानित बिड मूल्य	2400000
Evaluation Method/मूल्यांकन पद्धति	Total value wise evaluation
Arbitration Clause	No
Mediation Clause	No

EMD Detail/ईएमडी विवरण

Advisory Bank/एडवाइजरी बैंक	State Bank of India
EMD Amount/ईएमडी राशि	48000

ePBG Detail/ईपीबीजी विवरण

Advisory Bank/एडवाइजरी बैंक	State Bank of India
ePBG Percentage(%) / ईपीबीजी प्रतिशत (%)	5.00
Duration of ePBG required (Months) / ईपीबीजी की अपेक्षित अवधि (महीने).	6

(a). EMD EXEMPTION: The bidder seeking EMD exemption, must submit the valid supporting document for the relevant category as per GeM GTC with the bid. Under MSE category, only manufacturers for goods and Service Providers for Services are eligible for exemption from EMD. Traders are excluded from the purview of this Policy./जेम की शर्तों के अनुसार ईएमडी छूट के इच्छुक बिडर को संबंधित केटेगरी के लिए बिड के साथ वैध समर्थित दस्तावेज प्रस्तुत करने हैं। एमएसई केटेगरी के अंतर्गत केवल वस्तुओं के लिए विनिर्माता तथा सेवाओं के लिए सेवा प्रदाता ईएमडी से छूट के पात्र हैं। व्यापारियों को इस नीति के दायरे से बाहर रखा गया है।

(b). EMD & Performance security should be in favour of Beneficiary, wherever it is applicable./ईएमडी और संपादन जमानत राशि, जहां यह लागू होती है, लाभार्थी के पक्ष में होनी चाहिए।

Beneficiary/लाभार्थी :

Managing Director
UPMSCL Lucknow HQ, Medical Health and Family Welfare Department Uttar Pradesh
(Managing Director)

MII Compliance/एमआईआई अनुपालन

MII Compliance/एमआईआई अनुपालन	Yes
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MSE Purchase Preference/एमएसई खरीद वरीयता

MSE Purchase Preference/एमएसई खरीद वरीयता	No
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1. The minimum average annual financial turnover of the bidder during the last three years, ending on 31st March of the previous financial year, should be as indicated above in the bid document. Documentary evidence in the form of certified Audited Balance Sheets of relevant periods or a certificate from the Chartered Accountant / Cost Accountant indicating the turnover details for the relevant period shall be uploaded with the bid. In case the date of constitution / incorporation of the bidder is less than 3-year-old, the average turnover in respect of the completed financial years after the date of constitution shall be taken into account for this criteria.
2. Years of Past Experience required: The bidder must have experience for number of years as indicated above in bid document (ending month of March prior to the bid opening) of providing similar type of services to any Central / State Govt Organization / PSU. Copies of relevant contracts / orders to be uploaded along with bid in support of having provided services during each of the Financial year.
3. Estimated Bid Value indicated above is being declared solely for the purpose of guidance on EMD amount and for determining the Eligibility Criteria related to Turn Over, Past Performance and Project / Past Experience etc. This has no relevance or bearing on the price to be quoted by the bidders and is also not going to have any impact on bid participation. Also this is not going to be used as a criteria in determining reasonableness of quoted prices which would be determined by the buyer based on its own assessment of reasonableness and based on competitive prices received in Bid / RA process.
4. Past Experience of Similar Services: The bidder must have successfully executed/completed similar Services over the last three years i.e. the current financial year and the last three financial years(ending month of March prior to the bid opening): -
 1. Three similar completed services costing not less than the amount equal to 40% (forty percent) of the estimated cost; or
 2. Two similar completed services costing not less than the amount equal to 50% (fifty percent) of the estimated cost; or
 3. One similar completed service costing not less than the amount equal to 80% (eighty percent) of the estimated cost.

Additional Qualification/Data Required/अतिरिक्त योग्यता /आवश्यक डेटा

Scope of Work for the respective bid:As annexed in bid document

Audited Balance Sheet & Profit & Loss Account for the last XX years

Pre Bid Detail(s)

Pre-Bid Date and Time	Pre-Bid Venue
28-10-2024 14:00:00	Third Floor, UPMSCL Office , SUDA Bhawan, 7/23, Sector-7, Gomti Nagar Extension, Lucknow- 226002

Asset Management Services - Valuation Report, Asset To Be Valued, Appointment Of Valuer; Onsite (1)

Technical Specifications/तकनीकी विशिष्टियाँ

Specification	Values
Core	

Specification	Values
Scope of Work	Valuation Report , Asset to be Valued , Appointment of Valuer
Deployment Location	Onsite
Type of Assets	Fixed
Category of Asset	Equipments
Valuation Method for Assets	Cost Approach method , Comparison Method
Valuation Report	Yes
Frequency of Valuation Report	Monthly
Type of Professional/Resources required for valuation	Asset valuation consultant , Certified Valuer for plant & machinery
Qualification of Professional/Resources required	Certified valuer in particular discipline
Certification of Professional/Resources required	Certified valuer by ICAI , Certified valuer by All India Valuers Association
Total Experience of Professionals / Resources (In years)	3 - 5 Years
Addon(s)/एडऑन	

Additional Specification Documents/अतिरिक्त विशिष्टि दस्तावेज़

Consignees/Reporting Officer/परेषिती/रिपोर्टिंग अधिकारी

S.No./क्र. सं.	Consignee Reporting/Officer/ परेषिती/रिपोर्टिंग अधिकारी	Address/पता	To be set as 1	Additional Requirement/अतिरिक्त आवश्यकता
1	Anusuya Prasad	226002,UPMSCL, SUDA Bhawan, 7/23, Sector-7, Gomti Nagar Extension, Lucknow-226002	1	N/A

Buyer Added Bid Specific Terms and Conditions/क्रेता द्वारा जोड़ी गई बिड की विशेष शर्तें

1. Generic

OPTION CLAUSE: The buyer can increase or decrease the contract quantity or contract duration up to 25 percent at the time of issue of the contract. However, once the contract is issued, contract quantity or contract duration can only be increased up to 25 percent. Bidders are bound to accept the revised quantity or duration

2. Buyer Added Bid Specific ATC

Buyer Added text based ATC clauses

Tender for appointment of Valuer for valuation of immovable & movable assets of UPDPL

UPDPL invites offers from Government Approved Valuers who are having relevant experience as Valuer for valuation of various immovable & movable properties of UPDPL, located at A-5, Industrial area, Nadarganj, Kanpur Road, Lucknow-226008 as per Annexure-I attached and other related tasks as specified under Scope of work. They must submit bids along with all necessary documents and information requested

UPDPL's Background

UPDPL, a GROUP undertaking, was a Drugs & Pharmaceutical factory, established in the year 1978 to cater the medicine needs of Health dept of U.P. state. UPDPL is situated in industrial area Nadarganj, Kanpur Road, Lucknow-226008 on 13 acre land, opposite Amousi Airport. Factory is set up on 6.5 acre land and the other adjacent 6.5 acre is lying vacant. U.P.Govt.vide GO no.1517 dt 07.10.2016 had taken the decision to close the production unit of the company. In compliance with Govt. order, the production unit of UPDPL was closed w.e.f. October 2016. UPDPL was a running unit at the time of its closure in October 2016. At that time UPDPL had all the proper infrastructure facilities including Plant, Machineries, Storage House, Centrally AC plant, Boiler plant, Power generator House, Quality control deptt. etc to manufacture all medicines which were required by the state Govt.

UPDPL used to manufacture lifesaving drugs, formulate various types of Tablets, Capsules, disinfectants liquids, syrups, fluids, ORS etc.

Since year October 2016, the production unit is shut and there is no production activity in its factory. All plant & machineries and other tangible assets are lying in the factory premises. There is no employee in the company.

Scope of Work

- i) To arrive at the fair market value of UPDPL's immovable & movable assets at its factory premises. Value for every asset/item to be ascertained separately.
- ii) Clearly identify and describe the property being valued.
- iii) The Asset Valuer shall suitably provide the justification / logic / assumption for selecting the appropriate method for valuation to arrive at fair market value of assets.
- iv) To state assumptions or limiting conditions that may affect the analysis, opinions and conclusions.
- v) To provide sufficient information to permit those who read and rely on the report to fully understand the data, reasoning, analyses and conclusions underlying Asset Valuer's findings, opinions and conclusions.
- vi) To completely and understandably set forth the valuation report in a manner, which will be comprehensive, accurate, and not in any manner misleading.
- vii) The bidder would be required to separately value UPDPL's entire assets at its factory compound.

Deliverables

- i) The selected valuer will submit a draft report within a period of twenty one (21) days from the date of award of work.
- ii) The final report considering UPDPL's feedback upon the draft report shall be submitted within 10 days of receipt of UPDPL's comments, if any.
- iii) The bidder should ensure that the valuation report of the entire immovable & movable assets at Lucknow has to be done in totality. No part report will be allowed.
- iv) The report will be submitted in hard as well as in soft copy.

Payment Terms

- i) No advance payment will be paid at the beginning of the work.
- ii) The payment shall be made within 30 days of the submission of final report to the satisfaction of UPDPL.
- iii) The price quoted shall be inclusive of all applicable Taxes, including GST and other charges, if any.
- iv) UPDPL shall deduct all applicable taxes while releasing payments to the selected valuer.

Pre-qualifications / Tender Evaluation Criteria

- i) The bidder should currently be a Government Approved Valuer, should be in compliance with provision of Section 247 of the Companies Act - 2013 and the Rules framed therein, i.e., Companies (Registered Valuers and Valuation) Rules, 2017 and also any other relevant Government mandated rules & regulations and any other registration requirements applicable to undertake the valuation of immovable properties. To confirm this, a declaration must be submitted by the valuer.
- ii) The bidder should be empanelled with PSUs/Govt. Departments/Govt Banks/State Govt./Govt Autonomous bodies, and should have valued property/assets of at least one of Government / State Government / Public Sector Undertaking/Govt Autonomous bodies in the last two years.
- iii) Estimated Bid value is Rs 24 Lakh.
- iv) Bidder should submit EMD of Rs 48000/- in favour of UPMSCCL (details as in tender document).
- v) PERFORMANCE SECURITY-Within 10 days of the issuing of the contract, the selected bidder shall furnish performance security in the form of bank guarantee for 10% amount of order value in favour of Managing Director, UPMSCCL which would be valid up to 6 months from the date of issue of the work order, from State Bank of India or its associate banks or any nationalized bank of India or scheduled bank or scheduled commercial Bank located in India in favour of the Tendering Authority.
- vi) The bidder should be in the business of Real Estate Valuation continuously at least for the last 5 years.
- vii) The bidder should have valid PAN No. and GST No.
- viii) Self attested copies of all the documentary evidence including the experience of 3 years as mentioned above should be provided for the purpose of pre-qualification and technical evaluation.
- ix) The bidder must have KYC compliance.
- x) Authority letter of signatory signing technical & financial bid.

H) Evaluation Process

The selection will be made in a two step process. Firstly, technical bids will be opened and evaluated by a Committee.

Financial Bids of only those bidders will be opened who qualify in the technical evaluation and who have furnished the required EMD.

I) Other Terms & Conditions

- i) Offers should be valid for a period of 90 days from the last date of receipt of Bids.
- ii) Any offer received after the prescribed deadline will be rejected. Conditional offers are liable to be rejected.
- iii) UPDPL reserves the right to change or cancel the requirements at any time or reject any or all offers, wholly or partly, without assigning any reason whatsoever.

- iv) Offers received without EMD amount shall be summarily rejected and no further correspondence shall be entertained in this regard.
- v) The selected valuer shall confirm its acceptance within timeline as per Gem Portal failing which the EMD amount will be forfeited.
- vi) Fee quoted should be inclusive of all costs, taxes, duties, travel, out of pocket expenses etc.
- vii) UPDPL may seek submission of further clarification or documents as based on initial evaluation including verification with original documents.
- viii) If at any stage the information furnished by the bidder is found to be false, not only he will be debarred from participating in the tender but also his EMD will be forfeited, besides suitable action will be taken against him, which UPDPL's competent authority may deem fit.
- ix) All pages of supporting documents including UPDPL's tender documents shall be signed and stamped.
- x) Firms against whom complaints have been registered with CBI, serious fraud investigation cell and court(s) and are blacklisted by any bank, PSUs, Government Agency and other agency are not eligible and need not apply. To this effect, an undertaking should be uploaded by the bidder.
- xi) If the successful bidder does not complete the work assigned in due time as assigned, UPDPL reserves the right to forfeit the EMD and de-barring the bidder for any business with UPDPL for a period of 03 years.
- xii) The successful bidder shall have to enter a legal agreement within a maximum of 10 days as per UPDPL's format.
- xiii) The bidder shall submit only un-conditional bids.
- xiv) The valuer M/S VALUE ADD CONSULTANT, MUMBAI is not eligible for this bid. So, M/s VALUE ADD CONSULTANT, MUMBAI should not participate in this bid.
- xv) The valuation work should be completed within 60 days of issuing the purchase order.

Confidentiality:

Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the parties submitting the proposals or to other persons not officially concerned with the process, until the contract/Letter of Award is entered into with the selected valuer.

Sub-contracting:

No sub-contracting by the applicant shall be accepted. Any sub-contracting shall be treated as breach of the terms and conditions of this agreement, as the consequence of which the security deposit, if any, shall be forfeited in addition to right of termination of the contractual relations with such applicant at the sole discretion of UPDPL.

Applicable law and jurisdiction:

The tender will be governed by the laws and procedures established by the Government of India, within the framework of applicable legislation and enactment made from time to time. All the legal disputes between the parties shall be governed by the courts/tribunals/forums situated in Lucknow which shall have the exclusive jurisdiction, to entertain such disputes.

Ownership of tender documents and information therein

All documents including hard & softcopies submitted by bidder relating to this tender will become the property of UPDPL upon submission. Where the bidder believes that information provided in response to this tender is, or should be kept confidential; or disclosure of this information would unreasonably affect the bidder's business affairs, notice is to be given at the time of delivery of the information or documents by clearly marking such information 'confidential'. In so far as is practicable, UPDPL will give effect to the bidder's stated wishes, and requests for access to such information will be determined under the RTI Act.

Disclaimer:

The issue of this document does not in any way commit or otherwise obliges UPDPL to proceed with all or any part of the procurement process. This tender is not the subject of any process contract or any contractual obligations between UPDPL and Prospective bidder/valuer. UPDPL may, at its absolute discretion, elect to abandon any part or whole of the process without giving prior notice to the Prospective bidder/valuer. UPDPL reserves the right to consider any offer at any point of time without assigning any reasons whatsoever.

Indemnity:

The valuer will indemnify UPDPL of all legal/other obligations of its professionals/employees.

UPDPL also stands absolved of any liability on account of fraud or breach of trust caused by the Valuer, its employees and also for any damages or compensation due to any dispute between the Valuer and its employees causing thereby any damages affecting the scope of work or the award as given to the successful bidder.

UPDPL shall also be indemnified from any act or any factual concealment causing thereby damages or any legal proceedings against UPDPL by any third party OR any information given by the valuer in terms of the scope of work and the award which is in the nature being misleading, factual incorrect, or in any manner conflicts or given against the interest of the UPDPL or which unables the UPDPL to achieve and arrive at its requirement given under this invitation. Valuer also undertakes to keep UPDPL harmless and indemnified from any loss or costs resultant from any decree/order/award obtained against the Valuer having tendency to be enforced against the UPDPL. Also, the UPDPL shall be indemnified, from any consequential action taken by UPDPL in order to protect its interest or in order to defend any suit or legal action for itself or for on behalf of Valuer, to the extent of Money awarded against/Damages imposed or any other legal obligation directed upon the UPDPL including cost/legal expenses/interest imposed thereupon.

3. Buyer Added Bid Specific ATC

Buyer uploaded ATC document [Click here to view the file.](#)

Disclaimer/अस्वीकरण

The additional terms and conditions have been incorporated by the Buyer after approval of the Competent Authority in Buyer Organization, whereby Buyer organization is solely responsible for the impact of these clauses on the bidding process, its outcome, and consequences thereof including any eccentricity / restriction arising in the bidding process due to these ATCs and due to modification of technical specifications and / or terms and conditions governing the bid. If any clause(s) is / are incorporated by the Buyer regarding following, the bid and resultant contracts shall be treated as null and void and such bids may be cancelled by GeM at any stage of bidding process without any notice:-

1. Definition of Class I and Class II suppliers in the bid not in line with the extant Order / Office Memorandum issued by DPIIT in this regard.
2. Seeking EMD submission from bidder(s), including via Additional Terms & Conditions, in contravention to exemption provided to such sellers under GeM GTC.
3. Publishing Custom / BOQ bids for items for which regular GeM categories are available without any Category item bunched with it.
4. Creating BoQ bid for single item.
5. Mentioning specific Brand or Make or Model or Manufacturer or Dealer name.
6. Mandating submission of documents in physical form as a pre-requisite to qualify bidders.
7. Floating / creation of work contracts as Custom Bids in Services.
8. Seeking sample with bid or approval of samples during bid evaluation process. (However, in bids for [attached categories](#), trials are allowed as per approved procurement policy of the buyer nodal Ministries)
9. Mandating foreign / international certifications even in case of existence of Indian Standards without specifying equivalent Indian Certification / standards.
10. Seeking experience from specific organization / department / institute only or from foreign / export experience.

11. Creating bid for items from irrelevant categories.
12. Incorporating any clause against the MSME policy and Preference to Make in India Policy.
13. Reference of conditions published on any external site or reference to external documents/clauses.
14. Asking for any Tender fee / Bid Participation fee / Auction fee in case of Bids / Forward Auction, as the case may be.
15. Any ATC clause in contravention with GeM GTC Clause 4 (xiii)(h) will be invalid. In case of multiple L1 bidders against a service bid, the buyer shall place the Contract by selection of a bidder amongst the L-1 bidders through a Random Algorithm executed by GeM system.

Further, if any seller has any objection/grievance against these additional clauses or otherwise on any aspect of this bid, they can raise their representation against the same by using the Representation window provided in the bid details field in Seller dashboard after logging in as a seller within 4 days of bid publication on GeM. Buyer is duty bound to reply to all such representations and would not be allowed to open bids if he fails to reply to such representations.

This Bid is governed by the [General Terms and Conditions/सामान्य नियम और शर्तें](#), conditions stipulated in Bid and [Service Level Agreement](#) specific to this Service as provided in the Marketplace. However in case if any condition specified in General Terms and Conditions/सामान्य नियम और शर्तें is contradicted by the conditions stipulated in Service Level Agreement, then it will over ride the conditions in the General Terms and Conditions.

In terms of GeM GTC clause 26 regarding Restrictions on procurement from a bidder of a country which shares a land border with India, any bidder from a country which shares a land border with India will be eligible to bid in this tender only if the bidder is registered with the Competent Authority. While participating in bid, Bidder has to undertake compliance of this and any false declaration and non-compliance of this would be a ground for immediate termination of the contract and further legal action in accordance with the laws./जेम की सामान्य शर्तों के खंड 26 के संदर्भ में भारत के साथ भूमि सीमा साझा करने वाले देश के बिडर से खरीद पर प्रतिबंध के संबंध में भारत के साथ भूमि सीमा साझा करने वाले देश का कोई भी बिडर इस निविदा में बिड देने के लिए तभी पात्र होगा जब वह बिड देने वाला सक्षम प्राधिकारी के पास पंजीकृत हो। बिड में भाग लेते समय बिडर को इसका अनुपालन करना होगा और कोई भी गलत घोषणा किए जाने व इसका अनुपालन न करने पर अनुबंध को तत्काल समाप्त करने और कानून के अनुसार आगे की कानूनी कार्रवाई का आधार होगा।

---Thank You/धन्यवाद---