



NATIONAL TEXTILE CORPORATION LIMITED

(A Govt. of India Undertaking)

35- B, Somasundaram Mill Road,

Coimbatore – 641009.

Website : www.ntcltd.org

SCHEDULE OF TENDER (SOT)

Engagement of three valuer for fixation of commercial Lease Rent of the Land/ Properties of NTC viz., Minerva Mills, Bangalore and Mysore Spg & Mfg Mills, Bangalore. Tender was uploaded at MSTC website.

Deputy General Manager (Tech/ Mktg)

SCHEDULE OF TENDER (SOT)

a	NIT NO & Date	NTC/SRO/CPC/LEASE RENT/2022 & Dt: 06.05.2022
b	Name of Service	Engagement of three valuers for fixation of commercial lease rent
c	Eligibility criteria	A) Bidder must be Government registered valuer. B) Bidder should have minimum 3 years. Experience in similar field. C) PAN and GST registration is required. However GST registration is not mandatory. Proof of the above documents to be attached with Annexure 'A'
d	Scope of Work	National Textile Corporation Limited, Southern Region, Coimbatore, is having property consisting of open land and building comprised in CTS No 2 & CTS No1572 (Area in acres 32.62 and 111608.94 Sq.feet buildup area) situated at Minerva Mills, Magadi Road, Bangalore and in CTS Nos. 3155, 3160, 3161, 3153, 7 and 8. (Area in acres 7.22 and 203538.98 Sq.feet buildup area) (NTC, Guest House, Malleswaram & NTC Officers Quarters , Seshadripuram) situated at Mysore Spg. & Mfg. Mills, Sampige Road, Malleswaram, Bangalore respectively .Now it is proposed to lease out the land and other properties at Commercial Lease Rent basis. Therefore the present quotation is for assessing the Commercial Lease rent for the said property as per CPWD norms for Leasing out the property.
e	MODE OF TENDER	E- Tender
f	E-Tender No	
g	Date of NIT(available to parties for download)	06.05.2022
h	Date of Starting of online Pre-bid meeting	NA
i	Date of Closing of online Pre-bid meeting	NA
j	Estimated Contract Value	

k	i) Tender Document Charges(TDC)	NIL
	ii) Earnest Money Deposit(EMD) Note: a) Company/units with MSME/NSIC/ Director of Industries of State/ Cottage Industries approved by State authority, are exempted from payment of EMD/ TDC subject to the production of proof of valid certificates pertaining to the class of item/works for which tender is floated. b) Govt undertaking/PSU are exempted from payment of EMD/TDC subject to request and approval	Bidders should remit the refundable EMD amount of Rs.5000/- online through RTGS / internet banking. Beneficiary name : NATIONAL TEXTILE CORPORATION LIMITED Account No : 1141102000007290 IFSC Code : IBKLOOO11411 Bank Name : IDBI Bank Branch address : EAST AROOKIASAMY ROAD, COIMBATORE. <ul style="list-style-type: none"> • Bidder to indicate Tender reference number and name of tender in the transaction details filed at the time of on-line transfer. • Bidder has to upload scanned copy / proof of the Online Payment Transfer along with bid. • The tender received without EMD shall be rejected out rightly, unless they are exempted from payment of EMD. • The earnest money deposit of unsuccessful bidder shall be refunded within 15 days after completion of tender finalization process. • EMD of successful bidder shall be converted into security deposit and will be refunded after completion of contract successfully. • EMD amount will not carry any interest.
	iii) Transaction Fee Note: Vendors registered with MSTC portal for the subject item can get the access to online e-tender only after remitting Transaction fee by NEFT in favour of	Rs.1000/-
l	Payment for the professional charges	100% Payment will be released after submission of the report to NTC Ltd.(Southern Regional office, Coimbatore).
m	Site Visit	Bidders may visit the site and inspect the properties on any working day between 10.30 a.m. to 4.30 p.m. In case bidders require any clarification, contact The Estate Department, Shri. A.V. Kasthuri Rangan, Deputy General Manager (Technical), Mobile No: 99444 66177

n	General Terms and Conditions	<p>1. All disputes are subject to Tamil Nadu jurisdiction only.</p> <p>2. The Bidder has to complete the work and submit the Report, covering all the data as per the Scope of Work to the Regional Head, NTC (SRO) within 15 days from the date of awarding the contract; failing which, the contract shall stand automatically withdrawn without any further notice and no claim of the bidder whatsoever shall be entertained.</p> <p>3. The Bidder has to submit the report along with details for each of the properties separately as per Scope of Work. The Report received with short information will be liable to be rejected and in that event no payment will be made to the bidder.</p> <p>4. The Bidder shall submit the bill only after the Report is accepted by the Company and the Company shall arrange the payment of the bill thereafter.</p> <p>5. The Company reserves the right to accept or reject any or all bids without assigning any reason.</p> <p>6. NTC requires three valuation reports for the finalization of the Lease Rent. Therefore, along with the L1 party, two more bidders will be selected on chronological basis, if they are agreeable to do the work at L1 rate. Once three bidders at L1 rate is finalized, this option stands automatically cancelled.</p>
o	Date of Starting of e-Tender for submission of on line Techno-Commercial Bid and price Bid at www.mstccommerce.com/eprochome/ntcl	06.05.2022 5:00 PM
p	Date of closing of online e-tender for submission of Techno- Commercial Bid & Price Bid.	20.05.2022 3:00 PM
q	Date & time of opening of Part-I (i.e. Techno-Commercial Bid)	20.05.2022 3:30 PM
r	Date & time of opening of Part-II (ie Price Bid)	21.05.2022 11:00 AM
s	Validity of Tender	3 months from the date of opening of price bid.

t	Delivery/ Completion Period	15 days from the date of Work order	
u	List of Annexures	Important instruction for e-procurement Technical details information Price bid	Annexure – I Annexure – A Annexure - B

IMPORTANT INSTRUCTIONS FOR E-PROCUREMENT

Bidders are requested to read the terms & conditions of this tender before submitting their bids.

1	<p><u>Process of E-tender :</u></p> <p><u>A. Registration: The process involves vendor's registration with MSTC e - procurement portal which is free of cost. Only after registration, the vendor(s) can submit his/their bids electronically. For queries related to registration with MSTC, prospecting vendors may take help from dedicated help-desk no 9499054101.</u> <i>Electronic Bidding for submission of Technical Bid as well as Commercial Bid will be done over the internet. The Vendor should possess Class III signing type digital certificate. Vendors are to make their own arrangement for bidding from a P.C. connected with Internet. MSTC is not responsible for making such arrangement. (Bids will not be recorded without Digital Signature).</i></p> <p><u>SPECIAL NOTE: THE TECHNICAL BID AND THE COMMERCIAL BID HAS TO BE SUBMITTED ON-LINE AT www.mstcecommerce.com/eprochome/irel</u></p> <p>1). Vendors are required to register themselves online with www.mstcecommerce.com → e- Procurement → PSU/Govt depts → Select NTCL Logo → Register as Vendor – Filling up details and creating own user id and password → Submit.</p> <p>2). Vendors will receive a system generated mail confirming their registration in their email which has been provided during filling the registration form.</p> <p><i>In case of any clarification, please contact NTCL / MSTC, (before the scheduled time of the e- tender). Contact person of Tendering Authority: Contact person (MSTC Ltd):</i></p> <p>Help desk Land phone : 033 40645207, 033 40645316, 033 40609118, 9499054101 /9499054104</p>
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	<p>B) System Requirement:</p> <p>i) Windows 7 or above Operating System</p> <p>ii) IE-7 and above Internet browser.</p> <p>iii) Signing type digital signature</p> <p>iv) Latest updated JRE 8 (x86 Offline) software to be downloaded and installed in the system.</p> <p>To disable "Protected Mode" for DSC to appear in The signer box following settings may be applied.</p> <ul style="list-style-type: none"> Tools => Internet Options => Security => Disable protected Mode If enabled- i.e, Remove the tick from the tick box mentioning "Enable Protected Mode". Other Settings: <p>Tools => Internet Options => General => Click On Settings under "browsing history/ Delete Browsing History" => Temporary Internet Files => Activate "Every time I Visit the Webpage".</p> <p>To enable ALL active X controls and disable „use pop up blocker“ under Tools→Internet Options→ custom level (Please run IE settings from the page www.mstcecommerce.com once)</p>
2	<p>The Techno-commercial Bid and the Price Bid shall have to be submitted online at www.mstcecommerce.com/eprochome/irel. Tenders will be opened electronically on specified date and time as given in the Tender.</p>
3	<p>All entries in the tender should be entered in online Technical & Commercial Formats without any ambiguity.</p>
4	<p>Special Note towards Transaction fee:</p> <p>The vendors shall pay the transaction fee using "Transaction Fee Payment" Link under "My Menu" in the vendor login. The vendors have to select the particular tender from the event dropdown box.</p> <p>The vendor shall have the facility of making the payment either through NEFT or Online Payment. On selecting NEFT, the vendor shall generate a challan by filling up a form. The vendor shall remit the transaction fee amount as per the details printed on the challan without making change in the same. On selecting Online Payment, the vendor shall have the provision of making payment using its Credit/Debit Card/Net Banking. Once the payment gets credited to MSTC's designated bank account, the transaction fee shall be auto authorized and the vendor shall be receiving a system generated mail.</p> <p>NOTE:</p> <ol style="list-style-type: none"> Please note that vendors will have the access to online e-tender only after Transaction fee is paid vide RTGS/NEFT or through Online payment. In order to provide competitive bidding it has been decided that transaction fee paid by the bidders shall be reimbursed back to them after finalization of tender on submission of payment details transaction fee payment challan generated in MSTC website along with request letter. However, for participation in tender the transaction fee is to be borne by the bidder. Bidders are advised to remit the transaction fee well in advance before the closing time of the event so as to give themselves sufficient time to submit the bid.
5	<p>Information about tenders /corrigendum uploaded during the process till finalization of tender by MSTC. Hence the vendors are required to ensure that their corporate email I.D. provided is valid and updated at the time of registration of vendor with MSTC. Vendors are also requested to ensure validity of their DSC (Digital Signature Certificate).</p>
6	<p>E-tender cannot be accessed after the due date and time mentioned in NIT.</p>

7	<p>Bidding in e-tender :</p> <ol style="list-style-type: none"> Vendor(s) need to submit necessary EMD, Tender fees and transaction fees (If ANY) to be eligible to bid online in the e-tender. Tender fee is non refundable. No interest will be paid on EMD. EMD of the unsuccessful vendor(s) will be refunded by the tender inviting authority after finalization of the order. The process involves Electronic Bidding for submission of Technical and Commercial Bid. The vendor(s) who have submitted transaction fee can only submit their Technical Bid and Commercial Bid through internet in MSTC website www.mstcecommerce.com → e- procurement → PSU/Govt. depts → Login under NTCL → My menu → Auction Floor Manager → live event → Selection of the live event The vendor should allow running JAVA application. This exercise has to be done immediately after opening of Bid floor. Then they have to fill up Common terms/Commercial specification and save the same. After that click on the Technical bid. If this application is not run then the vendor will not be able to save/submit his Technical bid. After filling the Technical Bid, vendor should click „save“ for recording their Technical bid. Once the same is done, the Commercial Bid link becomes active and the same has to be filled up and then vendor should click on “save” to record their Commercial bid. Then once both the Technical bid & Commercial bid has been saved, the vendor can click on the “Final submission” button to register their bid Vendors are instructed to use <i>Attach Doc button</i> to upload documents. Multiple documents can be uploaded. In all cases, vendor should use their own ID and Password along with Digital Signature at the time of submission of their bid. During the entire e-tender process, the vendors will remain completely anonymous to one another and also to everybody else. The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above. All electronic bids submitted during the e-tender process shall be legally binding on the vendor. Any bid will be considered as the valid bid offered by that vendor and acceptance of the same by the Buyer will form a binding contract between Buyer and the Vendor for execution of supply. It is mandatory that all the bids are submitted with digital signature certificate otherwise the same will not be accepted by the system. Buyer reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part as the case may be without assigning any reason thereof. No deviation of the terms and conditions of the tender document is acceptable. Submission of bid in the e-tender floor by any vendor confirms his acceptance of terms & conditions for the tender.
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	<p>n) The process involves Electronic Bidding for submission of Technical and Commercial Bid.</p> <p>o) The vendor(s) who have submitted transaction fee can only submit their Technical Bid and Commercial Bid through internet in MSTC website www.mstcecommerce.com → e- procurement → PSU/Govt. depts → Login under NTCL → My menu → Auction Floor Manager → live event → Selection of the live event</p> <p>p) The vendor should allow running JAVA application. This exercise has to be done immediately after opening of Bid floor. Then they have to fill up Common terms/Commercial specification and save the same. After that click on the Technical bid. If this application is not run then the vendor will not be able to save/submit his Technical bid.</p> <p>q) After filling the Technical Bid, vendor should click „save“ for recording their Technical bid. Once the same is done, the Commercial Bid link becomes active and the same has to be filled up and then vendor should click on “save” to record their Commercial bid. Then once both the Technical bid & Commercial bid has been saved, the vendor can click on the “Final submission” button to register their bid</p> <p>r) Vendors are instructed to use <i>Attach Doc button</i> to upload documents. Multiple documents can be uploaded.</p> <p>s) In all cases, vendor should use their own ID and Password along with Digital Signature at the time of submission of their bid.</p> <p>t) During the entire e-tender process, the vendors will remain completely anonymous to one another and also to everybody else.</p> <p>u) The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above.</p> <p>v) All electronic bids submitted during the e-tender process shall be legally binding on the vendor. Any bid will be considered as the valid bid offered by that vendor and acceptance of the same by the Buyer will form a binding contract between Buyer and the Vendor for execution of supply.</p> <p>w) It is mandatory that all the bids are submitted with digital signature certificate otherwise the same will not be accepted by the system.</p> <p>x) Buyer reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part as the case may be without assigning any reason thereof.</p> <p>y) No deviation of the terms and conditions of the tender document is acceptable. Submission of bid in the e-tender floor by any vendor confirms his acceptance of terms & conditions for the tender.</p>
8	Any order resulting from this tender shall be governed by the terms and conditions mentioned therein.
9	No deviation to the technical and commercial terms & conditions are allowed.
10	The tender inviting authority has the right to cancel this e-tender or extend the due date of receipt
11	Vendors are requested to read the vendor guide and see the video in the page www.mstcecommerce.com/eprochome to familiarize them with the system before bidding.



नेशनल टेक्सटाइल कारपोरेशन लिमिटेड,
National Textile Corporation Limited
 दक्षिणी क्षेत्रीय कार्यालय SOUTHERN REGIONAL OFFICE
 (भारत सरकार का उपक्रम)
 (A GOVERNMENT OF INDIA UNDERTAKING)

एन टी सी हाउस, पो.बा.सं 2409,
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 फोन -2231665/2230667, फैक्स : 91-422-2232171

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 35-B, Somasundaram Mills Road, Coimbatore - 641 009.
 Telephone : 2231665 / 2230667, Fax : 91-422-2232171
 E-mail: ntcstro@bsnl.in

Technical Details/Information

1. List of properties:-

Sl. No.	Name of the Mill	Description of the property	Area in acres (including Buildup Area)	Buildup area in Sq. feet.
1	Minerva Mills, Magadi Road, Bangalore - 560023	All properties situated on land bearing CTS No. 2 & CTS No 1572	32.62	111608.94
2	Mysore Spg & Mfg.Mills, Malleswaram, Bangalore - 560003.	All properties situated on land bearing CTS Nos. 3155, 3160, 3161, 3153, 7 and 8. (NTC, Guest House, Malleswaram and NTC Officers Quarters, Seshadripuram)	7.22	203538.98

2. Information to be furnished by the bidder along with proof:

1	Name of the Bidder	
2	Type of Organization (Individual/Partnership/Company etc.)	
3	Registration details (enclose copy of PAN/GST registration certificate)	
4	Present Address	
5	Permanent Address	
6	Present Business	
7	Name of the authorized representative of the company	
7.1	Designation	
7.2	Contact Number	
7.3	E-mail ID	
8	Specify the details of similar work done during last 3 Years and attach documentary evidence	
9	Specify the name of Government Institutions / PSUs with whom empaneled and attach documentary evidence	
10	Since how many years in this profession	
11	List of clients to whom similar assignment carried out earlier to be enclosed	
12	PAN Number	
13	GST Number	
14	Furnish any other information to justify capabilities for this contact	

Place:
Date:

Name and signature of the Bidder
with seal and address

Engagement of valuer for fixation of commercial Lease Rent of the Land / Properties of NTC viz., Minerva Mills, Bangalore and Mysore Spg & Mfg Mills, Bangalore

PRICE BID

List of lands / Properties where Valuation of commercial Lease Rent as per CPWD norms are to be carried out				
S.No	Name of the Mill	Area in acres (including Buildup Area)	Buildup area in Sq. feet.	Lump sum fees for the work (inclusive of all charges) GST will be extra
01	Minerva Mills, Magadi Road, Bangalore-560023	32.62	111608.94	
02	Mysore Spg & Mfg. Mills, Malleswaram, Bangalore – 560003.	7.22	203538.98	
	GST %			
	GRAND TOTAL			

Note:

1. The bill for the work should be inclusive of all (boarding lodging, to and fro and local conveyance and out packet expense etc), Specifying GST separately.
2. The rate quoted shall be indicated both in words and figures. Where there is difference between amount quoted in words and figures, amount quoted in words shall prevail.
3. GST or any other Taxes applicable should be stated separately in the offer.

Place:
Date:

Name and signature of the Bidder
with seal and address