

PEC Limited

F-Block 3rd Floor,
Flatted Factory Complex,
F&G Block, Jhandewalan,
New Delhi-110055

Engagement of Valuers for Valuation & Title search of Properties

PEC Limited, A Govt. of India Enterprise under the administrative control of the Ministry of Commerce & Industry, New Delhi invites bids from **Government approved valuers** for assessing the value and Title search of properties.

You are requested to submit your quote Lot-wise for carrying out the valuation and title search of properties as per enclosed scope of work and terms & condition.

Your offer must be in a sealed envelope (Super-scribed as “Offer for valuation of Properties”) to:

PEC Limited

F-Block 3rd Floor,
Flatted Factory Complex,
F&G Block, Jhandewalan,
New Delhi-110055

Bids to be submitted **latest by 3:30 PM on 24 January 2025** at above mentioned address in sealed envelope. Any bids received after 3.30 PM on 24 January 2025 shall not be considered.

For any Clarification write to tender@peclimited.com

Properties are to be evaluated in the following four lots. Detailed address shall be provided to the successful bidder.

LOT -01

S. No	Details of Property	Area
1	New Delhi: Duplex , New Delhi-110049	198 sq.mtrs
2	Mumbai: Flat at Andheri (East), Mumbai-400 069	64.50 sq.mtrs
3	Mumbai: Flat at Andheri (East), Mumbai-400 069	50.0 sq.mtrs
4	Mumbai: Flat at Andheri (East), Mumbai-400 069	73.85 sq.mtrs
5	Chennai: Flat No.at Egmore, Chennai	121.50 sq.mtrs
6	Chennai: Flat No.at Egmore, Chennai	121.50 sq.mtrs

Lot-02

S No	Details of Property	Hectares
1	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.243
2	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.318
3	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.47
4	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.89
5	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	4.957
6	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.174
7	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.441
8	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.381
9	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.716
10	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.88
11	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.304

12	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	3.242
13	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.951
14	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.187
15	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.809
16	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.234
17	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	2.622
18	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.856
19	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.589
20	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	3.339
21	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.761
22	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.108
23	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.255
24	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.478
25	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	1.319
26	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	0.518
27	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	2.379
28	Land at Village Asrawad, Khurd Tehsil & Disst Indore MP	2.554

LOT-03

SR No.	Location	Area in Square meters
1	RATADIYA, GUJRAT	37636
2	RATADIYA, GUJRAT	36422
3	RATADIYA, GUJRAT	29643
4	RATADIYA, GUJRAT	47652
5	RATADIYA, GUJRAT	47648

6	RATADIYA, GUJRAT	30250
7	RATADIYA, GUJRAT	20639
8	RATADIYA, GUJRAT	23371
9	RATADIYA, GUJRAT	39052
10	RATADIYA, GUJRAT	15378

LOT -04

S. No	Details of Property	Area
1	Land at Village Aurangapur, Tehsil Ballabgarh, Distt. Gurgaon, Haryana	(Land measuring 20 Bighas, 15 Biswas Pukhta)
2	House at Defence Colony, New Delhi	Land measuring 325 sq. yards

DETAILS OF WORK

The evaluating agency will be required to provide a valuation and Title search report of the property in a timebound manner. The valuation and Title search report to cover details on the following:

1. **Circle Rate:** (In the event the circle rate is different for different property in a LOT, indicate the same for each property individually)
2. **Market Value:** The market value of the property comparable to similar properties in the area. (or on any other way to find the value as deemed fit by the valuation agency.
3. **Distress Value:** The value of the property if sold on a distress/ urgent basis.
4. Title search report

PRICE BID

Lump-sum offer inclusive of all taxes may be quoted in the attached Proforma of the Price Bid attached along with the Tender Document.

TERMS AND CONDITIONS

1. TIME PERIOD: The final report is to be submitted by the agency within **21 days** from the date of issue of the award letter.
2. RATES: The agency is to quote Lump-sum rate for carrying out valuation and Title search of the Properties. The quoted rates shall be valid for 90 days. The quoted rate shall be inclusive GST etc. & nothing extra shall be paid over and above the quoted fees.
3. ELIGIBILITY:
 - a. Government approved valuer. (Copy of Registration Certificate to be submitted).
 - b. Empanelment with Public Sector Banks (Copy of Empanelment letter to be submitted)
 - c. Valuer should have at least 3 years experience for valuation and Title search of Land & Building.
4. SITE VISIT: The agency will have to undertake site visits for conducting study at its own cost. No TA/DA or additional expenses shall be provided.
5. CONFIDENTIALITY: The final report is to be submitted separately in sealed envelope marked "Confidential" & address to the Chief Manager(Recovery), PEC Limited F-Block 3rd Floor, Flatted Factory Complex, F&G Block Jhandewalan New Delhi-110055 by the date specific in award letter.
6. QUERIES: The agency shall clarify the queries raised, if any by PEC Limited at any stage or even after submission and acceptance of the final report without any extra charges.
7. MOBILISATION: No advance/Mobilization Advance is payable for the said job.

Note: PEC Limited reserves the right to annul the process without assigning any reason and liability whatsoever and re-invite the offer at its sole discretion.

Documents to be Submitted:

1. Price Bid as per Annexure - I
2. Self certified Copy of Registration Certificate indicating government approved valuer.
3. Self certified copies of Empanelment letter showing empanelment with Public Sector Banks.
4. Specify the details of the valuation done during the last 3 years (Documentary evidence to be submitted).
5. Signed copy of the tender document (As Indicator of acceptance of Terms and Conditions).

Annexure - I

PRICE BID

To be submitted to PEC Limited for valuation and Title search of Property.

Name of the Bidder:-

GST No:-

Name of Contact Person:-

Contact No:-

S. No.	Description	Price	GST	Total
1	Lot 1			
2	Lot 2			
3	Lot 3			
4	Lot 4			
	Grand Total			

Total Amount in Rupees

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Note: Bids to be submitted lot wise showing separate Price for each Lot, PEC reserves its right to evaluate bids either lot wise or on grand total price basis at its discretion.

We hereby submit that the above quoted amount is an all inclusive offer covering all the expenses including TA and DA and We shall not be claiming any other fees/charges over and above quoted amount.

It is also submitted that we are not blacklisted from carrying out valuation work by any organization.

Authorised Signatory