



Email: dsaltcom.mum@nic.in
Phone: 022-20825206, 20822192

भारत सरकार

GOVERNMENT OF INDIA

उपनमक आयुक्त कार्यालय

Office of the Deputy Salt Commissioner

एक्सचेंज बिल्डींग, चौथी मंजील, सर शिवसागर रामगुलाम मार्ग, बेलाई ईस्टेट, मुंबई - 400001.

Exchange Building, 4th floor, Sir Shivsagar Ramgulam Marg,
Ballard Estate, MUMBAI - 400001

C. No. D-11030(20)Land/2023/

Date: 20/09/2024

LIMITED TENDER NOTICE

LIMITED TENDER FOR APPOINTMENT OF VALUER FOR VALUATION OF LANDS OWNED BY SALT COMMISSIONER ORGANIZATION, GOVERNMENT OF INDIA

A) Invitation of offers for appointment of Valuer for valuation of immovable properties:-

- (i) The Deputy Salt Commissioner, Mumbai of Salt Commissioner Organization on behalf of the President of India invites offers from Valuers on Panel of Salt Commissioner Organization for valuation of Salt Department lands as per **Annexure-I** which has been proposed for transfer to **the Housing Department Government of Maharashtra for the purpose of redevelopment of Dharavi by DRP/SRA and SPV** as specified under **Schedule of Work** herein below. **They must submit their online bids in the prescribed format as per the Schedule given below:**

Documents Download Start Date	20.09.2024
Documents Download End Date	26.09.2024
Bid Submission Start Date	20.09.2024
Bid Submission End date	26.09.2024
Bid Opening Date	27.09.2024

- (ii) Tender documents will be available on Salt Commissioner Organization website <http://saltcomindia.gov.in/> and Government e-portal www.eprocure.gov.in free of cost.

- (iii) **The bid should be submitted electronically.**

B) Instructions for electronic submission of bids:-

- (i) Bids against this tender shall be received only electronically through the e-procurement Portal of NIC (<http://eprocure.gov.in>). No bids shall be accepted in hard copy or in any other form.
- (ii) For submission of e-bids, bidders, if not registered, are required to get themselves registered with NIC's Central Public Procurement (CPP) Portal (<http://eprocure.gov.in/eprocure>) using Class-II / Class-III Digital Signature Certificate. All the details mentioned during registration / enrolment process should be correct / true. Bidders have to abide by all the terms and conditions mentioned during registration process.
- (iii) The bidders are required to upload soft copies of all the relevant documents.
- (iv) Bidders are advised in their own interest to submit the online bids well before the bid submission end date & time (as per Server System Clock of CPP). Salt Commissioner Organization will not be responsible for any delay or the difficulties encountered during the submission of bids at the eleventh hour due to any technical or other problems.
- (v) For any queries relating to the process of online bid submission or queries relating to CPP Portal (<http://eprocure.gov.in/eprocure>), bidders may contact CPP Portal Helpdesk on Tel Nos. : 0120-4001005, 0120-4200462, 0120-4001002 and 0120-6277787.
- (vi) Salt Commissioner Organization shall not be responsible for non-receipt / late receipt of the bid documents due to any reason whatsoever.

C) Schedule of Work:-

- (i) **To arrive at fair market value of Salt Commissioner Organization's lands proposed for transfer to the Housing Department Government of Maharashtra for the purpose of redevelopment of Dharavi by DRP/SRA and SPV as described in the Annexure-I.**

D) Deliverables:-

- (i) The selected Valuer will submit a draft report within a period of fourteen (14) days from the date of award of work.
- (ii) The final report considering Salt Commissioner Organization's feedback upon the draft report shall be submitted within 07 days of receipt of Salt Commissioner Organization's comments, if any.
- (iii) The bidder should ensure that the valuation report of the entire lands mentioned in the Annexure-I has to be done in totality. No part report will be allowed. Details of lands with location is attached as **Annexure-I**.

E) Payment Terms:-

- (i) No advance payment will be **made** 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 Salt Commissioner Organization.



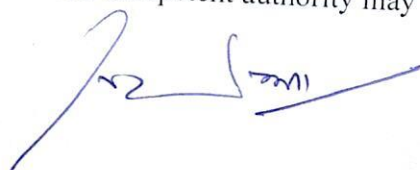
- (iii) The fee quoted shall be inclusive of all applicable Taxes, including GST and other charges, if any.
- (iv) Salt Commissioner Organization shall deduct all applicable taxes while releasing payments to the selected Valuer.
- (v) The bidder would be required to value Salt Commissioner Organization's lands mentioned in **Annexure-I**.

F) Evaluation Process:-

- (i) Selection of the bidder will be on the basis Financial Bids only and L1 bidder will be offered the work of Valuation.

G) Other Terms & Conditions:-

- (i) Offers should be valid for a period of 60 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) Salt Commissioner Organization 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) The selected Valuer shall confirm its acceptance within two (02) days from the date of award of the assignment failing which the offer will be given to next bidder.
- (v) The selected Valuer shall tender a Demand Draft of an amount equal to 3% of the bid amount quoted by him for the tender in the name of the Deputy Salt Commissioner, Mumbai payable at Mumbai as an interest free Performance Security, till completion of the work. The said Performance Security (Demand Draft) will be returned back to the selected Valuer after successful completion of the work.
- (vi) Fee quoted should be inclusive of all costs, taxes, duties, travel, out of pocket expenses etc.,
- (vii) Rates offered by the bidders in Financial Bid shall be mentioned both in word and figures, otherwise the offer will be rejected summarily. In case of any variation in the words and figures, the rates in words shall be considered as offered rate.
- (viii) Salt Commissioner Organization may seek submission of further clarification or documents as based on initial evaluation including verification with original documents.
- (ix) 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 and also from the Panel, besides suitable action will be taken against him, which Salt Commissioner Organization's competent authority may deem fit.



- (x) If the successful bidder does not complete the work assigned in due time as assigned, Salt Commissioner Organization reserves the right to take suitable action.
- (xi) The bidder shall submit only un-conditional bids.

H) 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.

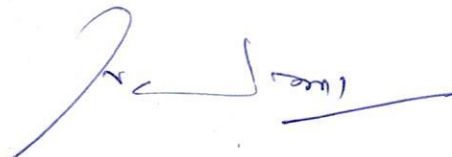
I) Sub-contracting: No sub-contracting by the bidder shall be accepted. Any sub-contracting shall be treated as breach of the terms and conditions of this agreement, as the consequence of which the security deposit, if any, shall be forfeited.

J) Ownership of tender documents and information therein: All documents uploaded by the bidder relating to this tender will become the property of Salt Commissioner Organization 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 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, Salt Commissioner Organization will give effect to the bidder's stated wishes, and requests for access to such information will be determined under the RTI Act.

K) Disclaimer:- The issue of this document does not in any way commit or otherwise obliges Salt Commissioner Organization 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 Salt Commissioner Organization and Prospective bidder/Valuer. Salt Commissioner Organization may, at its absolute discretion, elect to abandon any part or whole of the process without giving prior notice to the Prospective bidder/Valuer. Salt Commissioner Organization reserves the right to consider / **reject** any offer at any point of time without assigning any reasons whatsoever.

L) Indemnity:-

- (i) The Valuer will indemnify Salt Commissioner Organization of all legal/other obligations **arising out of conduct / acts** of its professionals/employees.



- (ii) Salt Commissioner Organization 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.
- (iii) Salt Commissioner Organization shall also be indemnified from any act or any factual concealment causing thereby damages or any legal proceedings against Salt Commissioner Organization 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 Salt Commissioner Organization or which unable the Salt Commissioner Organization to achieve and arrive at its requirement given under this invitation. Valuer also undertakes to keep Salt Commissioner Organization 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 Salt Commissioner Organization. Also, the Salt Commissioner Organization shall be indemnified, from any consequential action taken by Salt Commissioner Organization 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 Salt Commissioner Organization including cost/legal expenses/interest imposed thereupon.

Place : Mumbai
Date: 20.09.2024


Superintendent of Salt
o/o Deputy Salt Commissioner
Mumbai

Annexure - I

LAND PROPOSED FOR TRANSFER TO THE HOUSING DEPARTMENT, GOVERNMENT OF MAHARASHTRA FOR THE PURPOSE OF REDEVELOPMENT OF DHARAVI BY DRP/SRA AND SPV

Sl. No.	Name of village where the land is situated	Sy. No.	CS No.	Area proposed for transfer to the Housing Department, Government of Maharashtra	Use / status of land
1.	Mulund	98, 100, 101, 351 pt., 387 pt. 388 pt.	1299, 1300, 1313, 1318 pt., 1319 pt., 1291 pt.	58.5 acres	This plot of land is under Jamasp salt works but it is at present lying fallow. The land was leased for salt manufacture for 99 years and the lease has expired during year 2016. Their lease has not been renewed by Government of India. Earlier, their lease was terminated for violation of conditions of lease deed and they have filed Suit No. 1172/2005 against the said termination. The said suit was dismissed by Hon'ble Bombay High Court vide order dated 08.05.2024 and has ordered the ex-lessee to hand over possession of the land to Government. However, the ex-lessee has filed Appeal No. 117/2024 before Division Bench of Bombay HC and the same is pending for hearing.
			Total	58.5 acres	

