

F. No. 19021/5/2016(pt)-FCA
Government of India
Ministry of Chemicals & Fertilizers
Department of Fertilizers

Shastri Bhawan, New Delhi
Date 17th Feb 2017

OFFICE MEMORANDUM

Subject: Pre-bid clarification to the RFP for Asset Valuer in respect of PDIL.

The Request for Proposal (RFP) for engagement of "Asset Valuer" in respect of PDIL has been posted on this department's website i.e. www.fert.nic.in.

2. In this regard, it is further notified that a pre-bid meeting was held as scheduled on 14th Feb 2017 at 11:00 AM. The response to pre-bid queries is enclosed at **Annexure**.

3. All interested parties are requested to submit their bids on or before **28th Feb, 2017 at 3:00 PM**.

Encl: Annexure (2 pages)



(Abhimanyu Sahoo)
Under Secretary to the Govt of India
Tel 23389364

Clarification of DOF on pre-bid queries

S. No.	Company	Clause of RFP	Query /Request	Response of DOF
1		4.1. (i) The interested parties should be a Valuer registered with Income Tax Department/RBI/CPWD/Public Sector Banks/Institution of Valuers and in case a Partnership firm or a Limited Liability Partners or a company, the Partner or Designated Partner or a Director/ Managing Director/Whole-time Director of such entity, respectively, should be a Valuer registered with the above mentioned Authorities; and having experience of at least five (5) years for providing similar Asset valuation services Relevant valid certificate to be submitted along with bid.	Requested to consider an MRICS members to be part of this requirement. We also request you to consider a member who is empanelled with bodies like HUDCO and NBCC.	No change in clause 4.1(i) of RFP.
2	JLL (India) Pvt Ltd	3.2. (iv) Plant and machinery Specification, condition, computation of value (Such as details regarding current costs, depreciation for past usage, additional cost required for repair & renovations, scrap value factoring into the obsolescence in technology etc.)	Requested to provide us with a detailed asset schedule comprising of Gross Block, Net Block and The Year of Purchase	PDIL has its own land and building at NOIDA (U.P), Vadodara (Gujarat). Apart from it, PDIL also has a catalyst plant located in Sindri (Jharkhand). Further, it has inspection offices at Kolkata, Chennai, Mumbai and Hyderabad which are working from rented accommodation. For further details, prospective bidders may visit PDIL website www.pdilin.com
3		3.2. (iv) Other Fixed Assets-Specifications, condition, depreciation for past usage and additional cost required for repair and renovation, values arrived at with respect to various sources/methods.	As above, requested to provide us with a complete list of all other Fixed Assets.	
4		N.A.	Requested for a detailed list containing area (Built up) details of the Land & Buildings	
5		3.2. (iv) Provide support relating to valuation issues, if any, arising post disinvestment process for a period of one year.	What is the scope of the service that is expected post disinvestment.	The scope of the service that is expected post disinvestment would be generic queries/comments/clarifications etc.

S. No.	Company	Clause of RFP	Query /Request	Response of DOF
6	JLL (India) Pvt Ltd	3.1.(b). Conduct Due Diligence and Review of the location, site plans, Plant & Machinery and due diligence on approvals from various regulatory authorities as applicable, lay outs etc. Review of physical encumbrances, if any, including verifications and updating of their status.	Would legal validation be required on this scope.	Valuers need to follow established standard process in this regard.
7		N.A.	Requested to add into the authorized signatory list a person who is of a Local Director/Head of Valuation status	Already clarified in the clause 6.1 (i) (c) of RFP.
8	Rakesh Narulla & Co and CBRE South Asia Pvt Ltd		(a) In India no valuation firm/individual has a turnover of Rs. 5.00 Cr. per annum. (b) Under section 34AC of the Wealth Tax Act, 1957 all registered valuers are only individual persons & there is a restriction on practice as Limited companies, Private Limited Companies. (c) Each registered Valuer must be registered with CBDT, under Section 34 AB, of the Wealth Tax Act-1957. (d) All registered Valuer must be a citizen of India. (e) It appears that your Corporation has decided to violate the provisions of the Wealth Tax Act-1957 by making a way to allow & Induct MULTINATIONAL VALUATION FIRM because of turn over issue of Rs. 5.00 cr.	No. change in clause 4.1(iii) of RFP.
9			(a) As per standard practice, procedure & manual of CPWD, earnest money deposited (EMD) should be refundable to unsuccessful tenderers'. (b) Retention of EMD of unsuccessful tenderers is amounting to unauthorized collection of money by any corporation.	No change of the amount of non refundable fee mentioned in the clause 6.1 (i) (a) of RFP.

General Clarification:

Clause 6.1 (i) (a) of RFP may be read as below:

Demand Draft of Rs. 25,000 (Rupees Twenty Five Thousand) in favour of "Pay & Accounts Officer, Deptt. of Fertilizers" as non-refundable fee.