भा.क.नि.
CCI

**भारतीय कपास निगम लिमिटेड**

**THE COTTON CORPORATION OF INDIA LTD.**

भारत सरकार का उपक्रम वस्त्र मंत्रालय के अंतर्गत

(A Government of India Undertaking, Affiliated Ministry of Textiles )

सूचना का अधिकार

**प्रशासकीय एवं पंजीकृत कार्यालय : कपास भवन , प्लॉट न.3ए, सेक्टर न.10, सी बी डी बेलापुर , नवी मुंबई-400 614**

**Admn & Registered Office : Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614**

**निगमित पहचान संख्या :U51490MH1970GOI14733**

दूरभाष् /PHONE:27579217 ◦ग्राम/GRAM:COTCORPIND ◦ फैक्स/FAX:(022)27576030-9219-6069

**E-mail:** headoffice@cotcorp.com **Web site:** http://www.cotcorp.org.in, http://www.ministryoftextiles.gov.in

क्र.भा.क.नि /मुख्य कार्यालय/कपास भवन संपदा/ मूल्यांकन /2020-21/ 20/01/2021

## कोटेशन सुचना

भारतीय कपास निगम लिमिटेड, कपास भवन, प्लॉट नं. 3ए, सेटर -10, सीबीडी बेलापुर, नवी मुंबई-400614 मूल्यांकन कराने हेतु प्रतिष्ठित और अनुभवी एजेंसियों /फर्म /व्यक्तियों से दो बोलियों प्रणाली में मोहरबंद निविदा आमंत्रित करता है

| क्र. संख्या | कार्य का ब्यौरा | रिक्त टेंडर दस्तावेज मुल्य (रूपये में ). | कार्य आदेश जारी करने के बाद कार्य पूरा करने की तारिख |
|---|---|---|---|
| I | भारतीय कपास निगम लिमिटेड, कपास भवन, प्लॉट नं. 3ए, सेटर -10, सीबीडी बेलापुर, नवी मुंबई-400614 का मूल्यांकन कराने हेतु | **विना मुल्य** | **15 days** |

1. इच्छुक एजेंसी/ कंपनी लोकेशन हेतु भारतीय कपास निगम लिमिटेड, **कपास भवन , प्लॉट न.3ए, सेक्टर न.10, सी बी डी बेलापुर , नवी मुंबई-400 614** में सोमवार से शुक्रवार कार्यालय समय में सुबह 10 बजे से शाम 5.30 बजे के बीच निगम के कार्यालय से सुचना देकर देख सकते है। कार्यालय दुरध्वनी क्रमांक: 022-27579217 विस्तार क्रं 403/433/481.
2. इच्छुक एजेंसी/ कंपनी अपनी मोहरबंद कोटेशन अपराह्न 3:00 बजे दि. 28.01.2021 को या इसके पूर्व निगम की चौथी मंजिल पर रखी गई निविदा पेटी (टेंडर बॉक्स) कपास भवन , प्लॉट न. 3ए , सेक्टर न.10, सी बी डी बेलापुर , नवी मुंबई-400 614 मे डाल सकते है।
3. निविदा के विस्तृत नियम एवं शर्तों के साथ एजेंसी/कंपनी अपना प्रस्ताव भारतीय कपास निगम लिमिटेड् के पक्ष मे किसी भी अनुसूचित बैंकों में से तैयार बयाना राशी रूपये 2000/- (दो हज़ार रूपये केवल) का डिमांड ड्राफ्ट मुबंई पर देय के साथ दे सकती है। बिना बयाना राशी के साथ आपका प्रस्ताव स्वीकृत नही किया जायेगा । एमएसई रजिस्टर्ड पार्टियों को (self-attested) certificate की कॉपी लगाने पर टेंडर में भाग लेने के लिए बयाना राशि जमा करने की छूट दी जायेगी, परंतु अगर काम दिया जाता है, तो ईएमडी राशि जमा कराना होगा
4. मोहरबंद निविदा निन्मानुसार भेजे

   लिफाफा "ए "– तकनीकी बोली-1 एवं बयाना राशी, लिफाफा "बी "– वित्तीय बोली -2 लिफाफा "सी"–लिफाफा "सी " में लिफाफा "ए " और "बी" दोनों होने चाहिए।

   प्रत्येक लिफाफे "भारतीय कपास निगम लिमिटेड, कपास भवन, प्लॉट नं. 3ए, सेटर -10, सीबीडी बेलापुर, नवी मुंबई-400614 के प्रॉपर्टी मूल्यांकन कराने हेतु" अंकित करे एवं और लिफाफे की बायी तरफ कर्ता का पूरा पता होना चाहिए।
5. प्राप्त कोटेशन उसी दिन दि 28.01.2021 को अपराह्न 3:30 बजे उपस्थित कोटेशन प्रतिनिधि के समक्ष खोले जायेंगे।

   निगम कोई निविदा स्वीकर या अस्वीकार (सभी निविदा अस्वीकार ) करने का अपना अधिकार आरक्षित रखता है। तथापि निविदाकर्ता निगम से उनके निविदा की अस्वीकृत करने का कारण पुछ सकता है।

**सहा. महाप्रबंधक (संपदा/प्रशासन)**

भा.क.नि.
CCI

भारतीय कपास निगम लिमिटेड
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सूचना का अधिकार

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No. CCI/HO/Kapas Bhavan/ Estate/Valuation /2020-21/ 20/01/2021

**QUOTATION NOTICE**

The Cotton Corporation of India Ltd., invites sealed Quotation in two bids system from reputed & experienced agencies /firms/individuals for " Valuation of The Cotton Corporation of India Ltd, Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614"

| Sr.No | Particulars of the work | Blank Tender Document Cost in Rs | Date of completion after Issuance of Work Order |
|---|---|---|---|
| I | Valuation of The Cotton Corporation of India Ltd, Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614 | NIL | 15 days |

1. Interested Agencies/Firm may visit the location during all office working days i.e Monday to Friday between 10:00 a.m. to 5:30 p.m. by intimation to The Cotton Corporation of India Ltd. , Kapas Bhavan Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai- 400 614 CCI Office contact No. 022-27579217 Extension No. 403/433/481.
2. The interested agency/Firm may submit their sealed Quotations in the Tender Box situated at 4th Floor , The Cotton Corporation of India Ltd. , Kapas Bhavan Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai- 400 614 up to 3:00 pm on or before 28.01.2021.
3. Earnest money amounting to Rs. 2,000/- (Two Thousand only) in the form of Crossed Demand Draft/ drawn on any of the scheduled Banks in favour of THE COTTON CORPORATION OF INDIA LTD., payable at Mumbai must accompany the tender. Any Tender not accompanied by the requisite Earnest Money, shall be summarily rejected. MSE's registered firms shall enclose self-attested copy of registration for exemption of EMD for participating in tender, however, if work is allotted, then EMD has to be deposited
4. Sealed Quotations documents may be submitted as under:
   **Envelope A– (**Technical bid-I with all enclosures),
   **Envelope B - (**Financial bid-II)
   **Envelope C: Envelope "C" should contain both Envelope "A" & Envelope "B"**
   **Each envelope be subscribed as " Valuation of The Cotton Corporation of India Ltd, Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614" and should bear the full address of tenderer at left side bottom of the envelope.**
5. Quotations shall be opened on the same day i.e. on **28.01.2021 at 3.30 p.m**. in the presence of Tenderers who may wish to remain present.
6. Corporation reserves its right to accept or reject any quotation (s). However, tenderer may seek the reasons for rejection of their tender from the Corporation.

**Asst. Gen Manager (Estate/Admin)**

**भारतीय कपास निगम लिमिटेड ,**

(भारत सरकार का उपक्रम्, वस्त्र् मंत्रालय् के अंतर्गत्)

**प्रशासकीय एवं प्ंजीकृत कार्यालय:कपास भवन प्लॉट नं.3ए सेक्टर -10,सीबीडी बेलापुर, नवी मुंबई – 400614**

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**निगमित पह्चान संख्या : U51490MH1970GOI14733**

बेब साईट/website : cotcorp.org.in ई-मेल/E-mail:headoffice@cotcorp.com

वस्त्र् मंत्रालय् बेब साईट/ Ministry of Textiles website : ministryoftextiles.gov.in

No. CCI/HO/Kapas Bhavan/ Estate/Valuation /2020-21/ 20/01/2021

## Technical Bid – I

**To,**
**The Cotton Corporation of India Limited,**
**Kapas Bhavan, Plot No. 3A,**
**Sector-10, CBD Belapur,**
**Navi Mumbai – 400614.**

**Name of the works: Valuation of The Cotton Corporation of India Ltd, Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614**

| | | |
|---|---|---|
| i) | Name of Firm /agency with address | Name :_____<br>Office Address: _____<br>Tel/mobile no._____<br>Email …….. |
| ii) | PAN No. (Copy of PAN card must be enclosed) | No._____ |
| iii) | GST Registration No. (Copy of GST must be enclosed) | No._____ |
| iv) | Earnest Money Deposit Rs. 2,000/- and its Details | Rs. _____ (Rupees_____) Drawn on _____Vide DD No. _____in favour of The Cotton Corporation of India Ltd., Mumbai is enclosed. |
| v) | MSE's registration (copy of registration must be enclosed) | Reg.No._____ |
| vi) | Govt.Approved Valuer ( 34 AB) :Cat I for immovable property certification from chief Commissioner of Income Tax Authority Govt. of India. | Reg.No._____ |
| vii) | The firm should give Self- Certificate that they have not been blacklisted by any Central/State Govt. Agency in past 03 years | |
| viii) | **The intending Tenderer must have successfully completed similar nature (valuation of property and similar) of works during last Five years as under :**<br>**Three similar completed works costing not less than the amount or equal to Rs. 0.12 Lakh each**<br>**OR**<br>**Two similar completed works costing not less than the amount or equal to Rs. 0.15 Lakh each**<br>**OR**<br>**One similar completed works costing not less than the amount or equal to Rs.0.24 Lakh**<br>**(self-attested copies of work completion certificates issued by the owner /firms/agencies)** | **I.**<br>a. Name of the Agency: _____.<br>b. Address of Work & Location :_____<br>c. Date of award of work: _____.<br>d. Value of Work done: Rs._____.<br>e. Date of completion: _____.<br>**II.**<br>a. Name of the Agency: _____.<br>b. Address of Work & Location :_____<br>c. Date of award of work: _____.<br>d. Value of Work done: Rs._____.<br>e. Date of completion: _____<br>**III.**<br>a. Name of the Agency: _____.<br>b. Address of Work & Location :_____<br>c. Date of award of work: _____.<br>d. Value of Work done: Rs._____.<br>e. Date of completion: _____ _____ |

**1. Party should submit the quotation as under:**
**Envelope A - (Technical Bid-I) with all enclosures i.e. Copy of PAN card, GST ,Govt.Approved Valure registration no., Self – certificate declaration of black list & experience in Valuation of property and similar works (work completion certificate) Envelope B - (Financial Bid-II)Envelope C - Envelope "C" should contain both Envelope "A" & Envelope "B"**
**Each envelope should be subscribed as "Valuation of The Cotton Corporation of India Ltd, Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614", and should bear the full address of party at left side bottom.**
**2. The sealed quotations must be submitted/dropped in the Tender Box placed on 4th floor of Kapas Bhavan, Plot No.3A, Sector-10, CBD Belapur, Navi Mumbai 400 614 up to 3.00 p.m. of 28/01/2021. The received quotations shall be opened on the same day at 3.30 p.m.**

Signature and seal of Tenderer

## ***TERMS AND CONDITIONS***

1. Party/ tenderer shall visit the site before giving its bids, to avoid any confusion.

2. The offer shall remain valid for a period of **90** days from the last date of submission of tenders.

3. Evaluation of technical Bid-I shall be as per elegibility criteria and finacial Bid-II of the tenderer shall be opened only if it qualifies the technical Bid-I .

4. Earnest Money deposit amounting to **Rs. 2,000**/- (Two thousand only) in the form of Crossed Demand Draft drawn on any scheduled Banks in favour of The Cotton Corporation of India Ltd., payable at Mumbai must be accompany the technical Bid-I.

5. EMD Exemption: Vendors registered under 'Micro & Small Enterprises Act' (MSE) are exempted from submission of EMD. Exempted bidders should provide a valid certificate issued by any approved body of 'Ministry of Micro, Small & Medium Enterprises' (MSME) such as 'National Small Industries Corporation' (NSIC) for EMD exemption. However, if work is allotted, then EMD has to be deposited.

6. If the tenderer neglects or refuses for their rates quoted after submission of their tender to comply with the above conditions or any of them, the earnest money deposit already paid shall be forfeited and the party may be debarred/blacklisted . This is applicable in case of the party surrenders itself / himself from their rates quoted and not ready to execute even if fit for award of work by the corporation or back out from the work by keeping it incomplete.

7. All the approved rates shall be inclusive of all material, labour, transportation, scaffolding etc. complete. The quoted rate shall be in Indian currency i.e. in Rupees GST Extra (If Any)

8. The Corporation shall release the payment of work in ONE SINGLE Bill AS FULL AND FINAL after satisfactory completion of the said work.

*SIGNATURE AND SEAL OF TENDERER*

## SCHEDULE A: Property Details

### KAPAS BHAVAN, CBD, BELAPUR

| | | |
|---|---|---|
| **1. Name and address of the Office / Landlord** | **The Cotton Corporation of India Ltd., Kapas Bhavan, Plot No. 3A, Sector No. 10, CBD, Belapur, Navi Mumbai-400 614** | |
| **2. Brief particulars and location of the building** | **A landmark building having Ground + 6 floors**<br>• **Basement and open car parking**<br>• **Just five minutes walking distance from Belapur Railway Station and Bus Depot.**<br>• **Between CIDCO Bhavan and Reserve Bank of India.**<br>• **It is opposite the Office of the Commissioner of Police, Navi Mumbai.**<br>• **Build with top quality material by eminent architects M/s. Charles Correa** | |
| **3. Land Details**<br>**Plot Area** | **4760 Sq.mt, Lease hold land for 99 years**<br>**Taken from CIDCO in year 1993.** | |
| **3. Open Area on ground floor includes security cabin, ducts etc.** | **Garden Area**<br>**Pavement Area**<br>**Parking area** | **Approx. 3250 Sq.mt** |
| **4. F.S.I. applicable** | **1.5** | |
| **5. Year of construction** | **1998** | |
| **6.Brief specification** | A landmark building having Ground + 6 floors., Basement, Upper terrace , and RCC Over Head water tanks , Separate Electrical substation inclusive of 625 KVA DG set as second source of power supply.<br>Attractive elevation on the front and rear side with a beautiful R.C.C. Pergola beams. Build with top quality material and planning by eminent world famous Architects M/s. Charles Correa & Associates. | |

**7.Area Statement**

| No. | Floor | Covered Area in sqmt | Covered Area in sqft | Remarks |
|---|---|---|---|---|
| **i** | Ground | 1306 | **14052.56** | **Part front portion of Ground floor is vacant as of now and Rear part is on rent with SBI** |
| **ii** | First | 1367 | **14708.92** | **On rent with SBI Life Insurance** |
| **iii** | Second | 1382 | **14870.32** | **On rent with SBI** |
| **iv** | Third | 1271 | **13675.96** | **On rent with SBI** |
| **v** | Fourth | 1248 | **13428.48** | **With the Corporation** |
| **vi** | Fifth | 1067 | **11480.92** | |
| **vii** | Sixth | 1044 | **11233.44** | |
| **viii** | Terrace Cafeteria | 345 | **3712.2** | **Common Area** |
| **ix** | Basement | 1820 | **19583.2** | **Parking area** |
| **x** | Total | 10850 | **116746** | **@40 cars** |

**Note: Open terraces are also available on 2nd, 3rd, 4th, 5th floors & entire area on 7th floor.**

| | |
|---|---|
| **8.Amount of Municipal Taxes** | **Rs.15,51,545/- Half yearly** |
| **9.Source of water supply** | **N.M.M.C (24 hours water supply at every floor)** |
| **10. Source of Electricity supply** | **Ring Main Unit of 11KV H.T. Power supply of MSEB through 2 Nos. of 750 KVA transformers. 625 KVA DG Set as second source of electrical supply.** |
| **11. Details of any other amenities available** | ***Nationalized Bank on ground floor**<br>***Centrally air conditioned**<br>***Synchronized 625 KVA Diesel Gen. Set to ensure uninterrupted power supply.** |

| | |
|---|---|
| | *** Imported quality Aluminum False Ceiling**<br>***Three self-operating automatic lifts.**<br>***Basement car parking facility.**<br>***Cafeteria on 7th floor**<br>***Round the clock security**<br>*** Fire fighting system with heat & smoke detectors/Fire Extinguishers/Fire hydrant.** |
| **12. Detailed of toilets & sanitary fittings.** | **Two Executive, Two Ladies and Four Gents Toilets with high standard quality sanitary fitting and Eight Nos. wash basins and Two Nos. of Steel Sinks (Nycer & Jaqvar) available on each Floor** |
| **13.Details of electrical points & fittings** | **Provision of 5 A Plug Point./15 A Plug Point: alongwith box type 2 x 40 watts tube lights (Standard quality), Spot light fittings with lamps.** |
| **14. Plants and Equipment's** | **<u>For Central Air Conditioning</u>**<br>**3Nos of 200 T Capacity Chillers with required capacity of motors for chilling and condensing with BAMS System from BLUESTAR LTD.**<br>**Separate Air handling unit on each wing i.e. Two nos. of AHU with sufficient capacity of motors at each floor and proper Exhaust system in Toilets and basement ventilation.**<br>**Two Nos. of Cooling Towers at upper terrace level as part of Central AC System. AC canteen at terrace toilet. AC makeup water Pump** |
| | **<u>Fire Fighting System.</u>**<br>**1 No. 60 HP capacity Firefighting pump**<br>**1 No. 50 HP capacity Sprinkler Pump**<br>**1 No. 15 HP capacity Jockey Pump**<br>**Staircase and Open landing Hydrants system with horse reels and Hose Pipe, sprinklers at basement etc. For protection of Buildings. Advanced Smoke detection system with public Address System and fire detection panel** |
| | **<u>Lifts:</u>**<br>**Highly advanced with triplex function Three Fire Lifts of brand name Olympus –Schindler**<br>**Lift No. 6077- Gr. floor to Sixth floor**<br>**Lift No. 6078- Basement to Sixth Floor**<br>**Lift No. 6079- Gr. Floor to Terrace** |
| | **<u>Ceiling :</u>**<br>**Good Quality Imported Quality false Ceiling Luxon 84 C type material along with Gypsum Board Etc.** |
| **Water Tank capacity** | <u>Under Ground Tank situated at Basement</u><br>**Fire - 100000 liters**<br>**Domestic & flushing - 35000 liters**<br>**A C make <u>up</u> - 60000 liters**<br>Total UG tank capacity –195000 liters<br><u>Overhead tank situated at upper terrace Level</u><br>**Fire - 20000 liters**<br>**Domestic - 15000 liters**<br>**Flushing - 15000 liters**<br>**A C make <u>up</u> - 15000 liters**<br>Total O.H Tank capacity- 65000 liters |

**भारतीय कपास निगम लिमिटेड ,**

(भारत सरकार का उपक्रम्, वस्त्र् मंत्रालय् के अंतर्गत्)

**प्रशासकीय एवं प्ंजीकृत कार्यालय:कपास भवन प्लॉट नं.3ए सेक्टर -10,सीबीडी बेलापुर, नवी मुंबई – 400614**

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**निगमित पह्चान संख्या : U51490MH1970GOI14733**

बेब साईट/website : cotcorp.org.in ई-मेल/E-mail:headoffice@cotcorp.com

वस्त्र् मंत्रालय् बेब साईट/ Ministry of Textiles website : ministryoftextiles.gov.in

No. CCI/HO/Kapas Bhavan/ Estate/Valuation /2020-21/ Date:

**Financial Bid-II**

(Preferably to be submitted on the letter head of the party)

The Cotton Corporation of India Ltd.,
Kapas Bhavan, Plot No.3A, Sector-10,
CBD, Belapur
Navi Mumbai- 400614

**Sub: Valuation of The Cotton Corporation of India Ltd, Kapas Bhavan , Plot No. 3A, Sector- 10, CBD Belapur, Navi Mumbai -400 614**

Dear Sir,

With reference to your enquiry, we have understood your requirement for valuation (As per IND AS) of your Office Premises situated at CBD Belapur, Navi Mumbai -400614 and hereby submit my/ our quotation for the aforesaid assignment. The quotation submitted by us is unconditional and unqualified. I/ We hereby quote as under:-

| Sr. No. | Description | Units. | Rate (Rs.) | Amount (Rs.) Excluding GST |
|---|---|---|---|---|
| 1 | Valuation of The Cotton Corporation of India Ltd. Kapas Bhavan, Plot No. 3A , Sector No.10, CBD Belapur ,Navi Mumbai -400614 as on 31.03.2020 (as per IND AS) | Lumpsum | | |
| | Total | | | |

We hereby confirm that the:

- The amount quoted above is inclusive of all except taxes as applicable.
- I/ We shall make available to the Corporation any additional information it may find necessary or require to supplement or authenticate our quotation.
- I/ We acknowledge the right of the Corporation to reject my/ our quotation without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, my/ our right to challenge the same on any account whatsoever.
- I/ We agree and understand that the quotation is subject to the provisions of IND AS (India Accounting Standards). In no case, I/ we shall have any claim or right of whatsoever nature if the Scope of Work is not awarded to me/ us or my/ our Quotation is not opened or rejected.
- The amount has been quoted by us after taking into consideration my/ our own estimates of costs and after a careful assessment and all the conditions that may affect the cost and implementation of the Scope of Work.
- I/ We shall keep this offer valid for 90 (Ninety) days from its submission.
- In witness thereof, I/ we submit this quotation under and in accordance with the requirement of the Corporation.

Yours faithfully,

Date:

Place: (Signature, name and Designation with seal)