आज़ादी का अमृत महोत्सव

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण
(अधीनस्थ भारत सरकार)
वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
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टेलीफोन 120-2567268/69/70

e-Expression of Interest for empanelment of Independent Registered Valuer for valuation of building, plant & machinery, other misc goods and financial assets.

e-Expression of interests are invited on behalf of the Chairman & CEO, Noida SEZ Authority from reputed valuer co./firm/individual for empanelment as valuer for **THREE** years in Noida SEZ Authority, Phase-II, NOIDA-201305, District Gautam Budh Nagar (UP). Relevant details are as under:

1. ABOUT NSEZ

Noida Special Economic Zone (NSEZ), the only Central Government SEZ in northern India, headed by a Zonal Development Commissioner, was set up in 1985 in Noida Phase-II, Noida on a 310 acre of land. The zone has around 288 functional units engaged in manufacturing, services, trading/warehousing units setting across various sectors like IT/ITES, Electronics, Gems & Jewellery, Engineering, Apparel etc. providing employment to around 40,000 (approx.) staff/workers. It has state of the art infrastructural facilities and utility services. NSEZ has 202 developed plots of varying sizes. Besides, there are fourteen Standard Design Factory complexes (that can accommodate 224 units) including one exclusive block accommodating /service units. NSEZ has consistently maintained high export growth rate over the years.

The matters pertaining to development, operation & maintenance of the NSEZ are being looked after by the NSEZ Authority constituted as per provisions of SEZ Act, 2005. NSEZ Authority takes over the possession of Building, Plant & Machinery, and other misc goods in exercise the power under Section 5 of Public Premises Act, 1971 under proper Panchnama in case of defaulting units/allottees.

2. OBJECTIVE OF THE ASSIGNMENT

Services of Independent Govt. approved registered valuer are required to assist NSEZ Authority in valuation of Building, Plant & Machinery, other misc goods and financial assets.

3. ELIGIBILITY CRITERIA

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1. Valuer must be a Government Approved Valuer under Section 34AB, Wealth Tax Act, Ministry of Finance, Government of India.
2. Valuer must have a valid membership from respective Govt. approved agency for undertaking valuation works.
3. Valuer must have at least 05 years of experience in valuation of Plant & Machinery, Building, other misc goods and financial assets.
4. Valuer must have at least 1 office in Delhi NCR.
5. Valuer must have executed at least 3 assignments for a Government organization since

April 2020.

6. The Agency should have an average annual turnover of Rs.10.00 lakh during the last three financial years;
7. The Agency must not be prohibited from undertaking the proposed activities;

4. SELECTION PROCESS

A Selection Committee will review and analyze all received applications on the basis of criteria given in paragraph above. However, preference would be given based on the following criteria:

a. similar work experience with any Government agency/ Public sector undertaking/ Statutory body of at least three years;
b. Higher net worth and turnover;
c. Offices in Delhi NCR;
d. Existence of a dedicated team exclusively dealing with these matters.
e. Valuer also having registration with IBBI.

5. SCOPE OF THE ASSIGNMENT

The Agency shall evaluate the building, Plant & Machinery, misc goods in terms of fair market value, realizable value and distress value. Besides, the value shall also conduct valuation of financial assets as and when asked by the NSEZ Authority and submit their all such valuation reports to NSEZ Authority within a given time frame.

6. KEY TASKS AND RESPONSIBILITIES

The key tasks and responsibilities of Valuer upon empanelment shall be as under:

1. The valuer shall be responsible for providing high quality services in valuation of the building, Plant & Machinery, misc goods and financial assets by deploying qualified, dedicated and adequate registered valuers. The valuers' firm shall deploy the right kind of valuers at all times.
2. The valuer shall obtain necessary details, information etc., that may be required for valuation.
3. The valuer shall provide one set of Valuation Report in original, duly signed by the valuer along with his seal and proof of registration. The Valuation Report shall *inter-alia* contain the following points:

a. Latest government guideline value along with supporting document;
b. Cost comparison with latest CPWD rates, wherever constructions are valued;
c. Fair market value, realizable value, distress sale value etc.;
d. Detailed basis, parameters, methods etc. adopted by the valuer for arriving at the valuation, depreciation, discounts etc.
e. The valuer shall undertake free and independent valuation without any bias, influence from any party involved.

7. TIMELINE

The valuer shall complete the each valuation work within 15 days from the date of receipt of letter along with details of the valuation work assigned from NSEZ Authority. In case of delay, time extension shall be sought from NSEZ Authority giving valid reasons.

8. PAYMENT TERMS

1. The empanelled valuer shall be eligible for payment as quoted by applicants towards valuation charges per valuation report; TDS as applicable shall be deducted on the payments made to the Agency;
2. Bills will be settled on quarterly basis and within a month from the date of receipt of proper and complete bills.
3. GST shall be on zero rated in terms of Section 16 of IGST Act, 2017.

9. GENERAL INSTRUCTIONS FOR SUBMISSION OF APPLICATIONS

1. The interested valuers shall submit their expression of interest alongwith their service charges/valuation charges per valuation report through tender module available on the website www.nsez.gov.in
2. The valuers needs to upload copy of their certificate of qualification, employment and experience of minimum 5 years with the application form in prescribed format (Annexure-I & II). Any other additional information to be provided by attaching enclosure/s to the form.
3. Application forms not submitted in the prescribed format and/or within the given timelines will be summarily rejected.
4. The application form should be filled up in *CAPITAL LETTERS* and in *ENGLISH* only.
5. The applicant valuer will ensure that all the entries have been correctly filled in.
6. Applications which are incomplete, mutilated, illegible, received after the prescribed date and from ineligible applicants will not be considered. APPLICANTS SHOULD SATISFY THEMSELVES ABOUT THEIR ELIGIBILITY BEFORE APPLYING.
7. Communication in respect of selection shall only be sent to Selected/ Empanelled Valuer.
8. Chairman & CEO, NSEZ Authority reserves the right to accept application from eligible applicants post stipulated deadline as well.

10. GENERAL TERMS AND CONDITIONS

1. Chairman & CEO, NSEZ Authority reserves the right to amend/modify any terms and conditions of empanelment and/or withdraw the advertisement without any notice;
2. Chairman & CEO, NSEZ Authority reserves the right to reject an application or empanelment of firm / individual at any stage during the selection process or period of empanelment if it is found he is violating the norms set by NSEZA for same. Concealment of facts or providing false information for empanelment will lead to disqualification.
3. The performance of the empanelled valuer will be judged periodically on the basis of agreed terms and conditions and the tenure of the empanelled valuer may be extended further by one year at a time depending upon its performance .
4. Chairman & CEO, NSEZ Authority shall have the right to terminate the services of the selected/empanelled valuer, if the same are found to be unsatisfactory or adverse to the interest of NSEZ Authority;

11. Interested Co./firm/individual valuer may apply in prescribed format (Annexure-I &

II) and also submit supporting documentary evidences, duly signed on each page, in support of all details/ information submitted as above along with copy of balance Sheet or ITRs for last 3 years and complete profile of the Co./firm/individual and note that fees for valuation of items will be restricted to charges prescribed by the Government of India from time to time.

12. Interested Entity/individual valuer should submit their Expression of interest on or before **30.10.2021** on e-tender module on the website www.nsez.gov.in.

(Nitin Gupta)
Deputy Development Commissioner &
Secretary to NSEZ Authority

Copy to:-

1. Notice Board, NSEZ and NSEZ website
2. Main Gate NSEZ
3. Sr. Account Officer, NSEZ

Annexure-I

Application format for empanelment of Independent registered valuer with NSEZ Authority

1. Name of Co./firm/Individual:
2. Address:
   Contact No: - 1. Landline No……………………….2. Mobile No………………..
   E-mail ID:-
   Fax No.-
3. No. of years of experience in the field of valuation:-
4. Membership of Professional Valuer Association (Name and membership number):-
5. Registration with CBDT under Wealth Tax Act (Regn. No. and Date):-
6. Permanent Account No.(PAN):-
7. TAN/ (if applicable):-
8. GSTIN No.:-
9. Provident Fund Code No. (if any):-
10. Annual turnover of the firm for last three years:-
11. Whether Income Tax Return filed for last three financial years:-
12. Key Contact Persons:-
    Name(s):-
    Telephone No.:-
    E-mail ID:-
13. Credentials:-
    List of organization/PSUs where valuation has been made with details of maximum asset value already valued by the concerned valuer.
14. Copies of certificates related with qualifications.
15. Certificate/Reference letters from Govt. organization reg. successful/satisfactory completion of valuation assignments.
16. Copies of registration if any with High Court, Debt Recovery Tribunal/IBBI etc.

The above information is true to the best of my knowledge and if found incorrect. I/we will be fully responsible for the consequences.

Signature………………
…
Date……………………
….
Address…………………………
…

……………………………………

Annexure-II

Format of undertaking to be submitted by the valuer for empanelment

UNDERTAKING

I/we,..,son/daughter of .... address..................................... do hereby solemnly affirm and state that

- I/we am/are citizen of India.
- I/we have not been removed/dismissed from service/employment earlier.
- I/we have not been convicted of any offence and/or sentenced to a term of imprisonment.
- I/we have not been found guilty of misconduct in professional capacity.
- I/we are not an undischarged insolvent.
- I/we have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958.
- My/our PAN Card number/Service Tax number as applicable is ....
- I/we undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I/we have not concealed or suppressed any material information, facts and records and I/we have made a complete and full disclosure.

Dated: ....

Signature

Name...................................

Address................................

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