

No. Dir/CJA/ 277/2019

Dated: 14.02.2019

## **NOTICE FOR SEALED QUOTATIONS**

Chandigarh Judicial Academy invites sealed quotations in the name of 'THE DIRECTOR (ADMINISTRATION), CHANDIGARH JUDICIAL ACADEMY from the Government Approved Valuer regarding valuation of the Chandigarh Judicial Academy Building and Assets.

### **General Terms and Conditions**

1. Quotation through Fax/Email will not be accepted.
2. The rate quoted shall be indicated both in words and figures.
3. All disputes are subject to the Chandigarh Jurisdiction Only.
4. All the pages of the Notice shall be signed and stamped by the tenderer.
5. The quotation should be complete in all respects at the specified date and time. Incomplete/Conditional offers will not be accepted and the Academy will not be responsible for non-receipt of quotation within the specified date and time due to any reason including postal holidays or delays.
6. The Valuer has to submit the Valuation report in the prescribed format within 15 days from the date of awarding the contract; failing which, the contract shall be withdrawn without any further notice and no claim from the valuer whatsoever shall be entertained. The details of the property will be provided to the shortlisted Valuers.
7. The Academy reserves the right to accept or reject any or all offers without assigning any reason.

### **Special Terms and Conditions**

1. The Valuer must be registered for land and building, plant and Machinery under section 34AB of Wealth Tax Act 1957 by the Chief Commissioner. (Copy of the registration to be attached with quotation).
2. The Valuer is approved by Finance Department under Wealth Tax Act.
3. The Valuer should be in the empanelment of Bank/s, Financial Institution, government Organization and/or PSU/s (Supporting documents should be furnished along with Quotation).
4. Valuer should have at least 3 years experience in valuation of land and building, plant and Machinery.
5. Valuer are required to enclose proof for being a Government approved valuer, failing which quotation shall be rejected.
6. Valuers should submit the list of Clients for whom the properties have been valued.
7. Valuers should submit Lumpsum Valuation charges in respect of valuation of the properties.
8. The GST or any other Taxes if applicable should be stated separately in the offers.
9. The Valuer shall assess the fair market value of the specified Land and Building, Plant and Machinery and shall also indicate the guidance value with the documentary proof.
10. The shortlisted Valuers should maintain the confidentiality of Valuations provided to the Academy and submit an undertaking for the same.
11. The Valuers can inspect the Building on any working day between 10:00 am to 4:00 pm. Bidders may contact Sh. Hardev Singh, Estate Manager (8054017753) for inspection/Clarification/Information.
12. The Valuers should indicate the methodology proposed to be adopted for valuation of the properties.

13. The Valuers also need to enclose the following details in their Valuation Report:-
- Description of Methodology adopted for valuation.
  - Copy of Gazette Notification showing Government guidance value of property in the locality.
  - Details of market survey conducted by the Valuer during valuation.
  - Details of guidelines/norms issued by the Govt./Govt. Departments if any, to be followed by the valuers during valuation.
14. The Valuation Report should be made in prescribed format for property.
- A. TECHNICAL DETAILS OF THE BUILDING:-
- Type of Building
  - Type of Construction
  - Year of Construction
  - Number of Floors & height of each floor including basement
  - Plinth area floor-wise.
  - Condition of the building
    - Exterior- Excellent, Good, Normal, Poor
    - Interior-Excellent, Good, Normal, Poor
15. Details of Valuation:-

Sr. No.	Nature of Work	Amount (in ₹)	Depreciation		Net Value after depreciation (in ₹)
			%	(in ₹)	
1.	Construction of the Building including Providing of Wooden Furniture and chairs etc.				
2.	Providing & Installation of 07 nos. Elevators, Electrical Sub Station, Installation of DG Set				
3	Providing & Installation of Central Air-Conditioning Plant 1000 TR				
4	Providing & Installation of Fire Fighting System				
5	Providing & Installation of Solar System 6000 ltrs. Per day				
6	Hydropneumatic System				
7	Tubewell				
8	Artificial Recharge				
9	SWD System				
10	Swimming Pool (Filtration Plant)				
11	Sanitary Fittings				
12	Library Books, Electrical and Electronic Appliances/Equipments				
Total					

The quotations should reach in Chandigarh Judicial Academy up to 3.00 p.m. on **02.03.2019 and will be opened at 3.30 p.m.** in the office of Director (Admn.), Chandigarh Judicial Academy on the same day in the presence of vendors those who present at the time of opening. Sealed quotations should be super scribed with:-

**“QUOTATION FOR VALUATION OF BUILDING INCLUDING ASSETS OF CHANDIGARH JUDICIAL ACADEMY”**

Quotations received after due date will not be considered and Academy shall not be responsible for any postal delay.

-sd/-  
Director (Admn)  
Chandigarh Judicial Academy

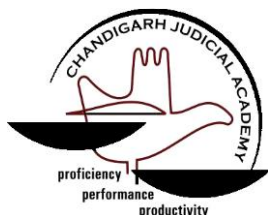
**INFORMATION TO BE FURNISHED BY "GOVERNMENT REGISTERED VALUERS".**

1. Name of the Valuer :
2. Name of the firm :  
(Specify whether Individual/partnership etc.)
  - a. If Partnership, Attach Deed :
  - b. If Company CIN No. enclose Memorandum and Articles of Association of the Company. :
3. Valuer registration details :
4. Specify the details for the Valuations Done during last 3 years. :
5. Specify the name of Banks, Financial Institutions, Govt. organization in whose Empanelment the Valuer is. :
6. No. of employees in the firm :
7. No. of Civil Engineer's employed by the valuer. :
8. Local address for correspondence :
9. Telephone/fax/email
  - a. Telephone :
  - b. Fax :
  - c. Email id :
10. Since how many years the valuer is in this profession. :
11. PAN Number :
12. Service Tax/ GST Regn. No. :
13. List of enclosures
 

a. Copy of Registration Certificate	Yes/No.
b. Partnership Deed/Memorandum And articles of Association.	Yes/No.
c. Copy of PAN CARD	Yes/No
d. Copy of GST/Service Tax Regn.	Yes/No
e. Details of Past Experience	Yes/No
f. Proof of empanelment in Banks/F.I. or Govt. Organization	Yes/No
g. Assessment Order/Latest return filed of Income Tax	Yes/No
h. Quotation of Valuation.	Yes/No
14. Methodology proposed to be adopted for valuation :
15. Furnish any other information required :

Place:  
Date:

Name and Signature of the  
Contractor with seal and address



# Chandigarh Judicial Academy

Sector-43-D, Chandigarh - 160022

Ph. No. 0172-6662161, Fax No. 0172-6662178

website: [www.cja.gov.in](http://www.cja.gov.in) e-mail id: cja.chd@hotmail.com

## QUOTATION OF VALUATION

Sr. No.	Nature of Work	Lumpsum Valuation Fees (in ₹)
1.	Construction of the Building including Providing of Wooden Furniture and chairs etc.	
2.	Providing & Installation of 07 nos. Elevators, Electrical Sub Station, Installation of DG Set	
3	Providing & Installation of Central Air-Conditioning Plant 1000 TR	
4	Providing & Installation of Fire Fighting System	
5	Providing & Installation of Solar System 6000 ltrs. Per day	
6	Hydropneumatic System	
7	Tubewell	
8	Artificial Recharge	
9	SWD System	
10	Swimming Pool (Filtration Plant)	
11	Sanitary Fittings	
12	Library Books, Electrical and Electronic Appliances/Equipments	
Total		
GST/other taxes		
Grand Total		
Amount In words		