



KERALA ROAD FUND BOARD

SURVEY AND VALUATION OF AFFECTED STRUCTURES, AND ANY OTHER VALUE ADDITION TO THE LAND (MULTI STORIED BUILDINGS ETC.) WITHIN PROW OF THE WORK OF KIIFB-IMPROVEMENTS TO VAIKOM VECHOOR ROAD (11.075 Km) IN KOTTAYAM DISTRICT

REQUEST FOR PROPOSAL

KERALA ROAD FUND BOARD

AUGUST' 2023

A handwritten signature in black ink, appearing to be 'S. S.', written over a horizontal line.

**Asst. Engineer
KRFB-PMU
Pathanamthitta/Kottayam**

A handwritten signature in black ink, appearing to be 'D. P.', written over a horizontal line.

**Asst. Exe. Engineer
KRFB-PMU
Pathanamthitta/Kottayam**

A handwritten signature in black ink, appearing to be 'M. M.', written over a horizontal line.

**Executive Engineer
KRFB-PMU
Pathanamthitta/Kottayam**

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KERALA ROAD FUND BOARD
Office of the Executive Engineer
Pathanamthitta/Kottayam Division
PWD Rest House Compound
Thiruvalla - 689107
Email: eeptaktm.pmu@krfb.org

Notice Inviting Bid

1. The KERALA ROAD FUND BOARD (KRFB) hereby invite bids for the work “Survey and Valuation of affected structures, and any other value addition to the land, Multi storied Building etc. within the PROW of KIIFB-IMPROVEMENTS TO VAIKOM VECHOR ROAD (11.075 Km) IN KOTTAYAM DISTRICT “the work”.
2. Bids are invited from Registered firms/Organizations/ Individuals who has registered for Valuation of structures with the Government, for “the work”, details of which are given below

Sl.No.	Name of work	Bid Document Cost (Rs.)	EMD Amount (Rs.)	Time Period
1.	Survey and Valuation of affected structures, and any other value addition to the land, Multi storied Building etc. within the PROW of KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District	Nil	2.50%	3 months

3. “The work” is Valuation of affected structures, and any other value addition to the land (multi storied buildings, etc.) Including Joint Measurement with revenue Staff & land owners / Sub-Holders, and submission of duly vetted valuation reports by concerned Govt. Departments to the Competent Authority, Land Acquisition as per direction of Executive Engineer. incl. Survey equipment, manpower, Area calculation, JM sheets etc. all in complete respect, with contractor’s own survey equipment, stationary/printing/consumables and submission to RALA, up to his satisfaction, within the PROW of KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District.
4. “The work” should be completed within 90 days from the date of work order.

5. Interested firm/individual may download Bid documents from 07.08.2023 available on KRFB website: www.krfb.org. The amendments / clarification to the Bid document will also be available on the above website.
6. The completed bids received up to the time and date specified above shall be opened at 11:00 hrs 24.08.2023 by the Evaluation Committee constituted for the purpose of opening & evaluation of bids in presence of those bidders or their authorized representative who choose to be present.
7. KRFB reserves the right to accept or reject all/ any bids without assigning any reason.
8. For any clarification, the office of the undersigned may be contacted.

The Executive Engineer
Kerala Road Fund Board
Office of the Executive Engineer
Pathanamthitta/Kottayam Division
PWD Rest House Compound
Thiruvalla - 689107
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INSTRUCTIONS TO BIDDERS (ITB)

Name of the work- Survey and Valuation of affected structures, and any other value addition to the land, Multi storied Buildings etc. Within the PROW of KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District.

Clause No.	Item Description	Sub Clause No.	Details
1	Scope of work	1.1	<p>The Kerala Road Fund Board hereinafter referred as “The Employer” wishes to receive bids from eligible bidders “ for the work of Survey and Valuation of affected structures, and any other value addition to the land (multi storied buildings etc.) including Joint Measurement using contractors own survey equipment with KRFB & land owners / Sub-Holders, and submission of duly vetted valuation reports by concerned Govt. Departments to Competent Authority, Land Acquisition as per the direction of Executive Engineer, within the PROW of “KIIFB– Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District.”</p> <p>And also include :-</p> <ol style="list-style-type: none"> i. Valuation of assets in the Acquired land within PROW. The details are as follows: <ol style="list-style-type: none"> a. Valuation of affected structures, boundary walls, bunds, water tank, and isolated toilet blocks etc. or any other value addition to the land building. b. Verification of Measurement with KRFB, Revenue Staff & Land Owner c. Due consideration for depreciation and Salvage value shall have to be accounted to arrive at the Valuation of the property d. Plinth Area Rates, DSoR 2018 shall be adopted for the valuation of the structures. e. Preparation of Joint measurement report

			<p>along with three Photographs from different angle (Front, Side and inside) to the satisfaction of KRFB as mentioned in clause 7.2.</p> <p>f. Vetting of valuation from concerned department of State government viz KRFB/PWD</p> <p>ii. Co-ordination with revenue and other concerned Authorities at District and State Level for ensuring time bound acquisition as per the Act.</p> <p>iii. Any other services complementary to accomplishment of valuation task to the satisfaction of KRFB for Land Acquisition</p>
2	Submission & evaluation of the Bids, issue of LOA	2.1	<p>The bid should be submitted through online submission in www.krfb.org, along with Bid Security specified in the bid notice by way of Bank guarantee/Demand Draft in favour of Chief Executive Officer Kerala Road Fund Board Thiruvananthapuram, not later than 11:00 hrs on 22.08.2023</p> <p>The Employer reserves the right to accept or reject all/ any bids without assigning any reason.</p> <p>The Bid submitted by the Bidder shall be in two separate parts:</p> <p>Part I. This shall be named as "Technical bid" and shall comprise of documents detailed under clause 7 of ITB in the proceeding paras and shall be submitted only through online submission in www.krfb.org.</p> <p>Part II. It shall be named as "Financial Bid" and shall</p> <p>Comprise of the following and shall be submitted only by online Submission through www.krfb.org.</p> <p>i. Financial Bid form (as per Appendix-I)</p> <p>ii. Rate quoted Bill of Quantities (as per Appendix-II).</p> <p>Bidders shall upload copies of all documents listed as per para 3 and 7 while submitting the bid online.</p> <p>Technical & Financial evaluation of bid and declaration of result shall be done based on the documents received online after confirmation of Bid</p>

			<p>Security BG from the issuing Bank and payment for cost of Bid in Authority's Account.</p> <p>Bidders shall be asked to submit Originals of all required documents listed at para 3& 7 after declaration of bid evaluation result by Authority.</p> <p>The bidder failing to submit the original documents required as per para2(d) above shall be unconditionally debarred from bidding in KRFB projects for a period of 5 years. In case L1 bidder fails to submit the originals, the bidding process shall be annulled and Bids shall be re-invited.</p>
		2.2	<p>The documents submitted by the bidder should be properly indexed in the opening page showing the pages of document attached as specified in the Bid. All pages should be numbered and duly signed by the bidder or persons duly authorized to sign on behalf of the Bidder (Power of Attorney in the case of limited firm and affidavit for being partner/proprietor in the case of partnership/ proprietorship firm/individual consultant shall be submitted with the bid). The bidders should quote their bid price in the financial bid in the prescribed format enclosed as Appendix-1 (Form of submission of bid) and Appendix-II (Bill of Quantities) and both of it should be submitted only through online submission www.krfb.org. "Technical Bid" and other documents as mentioned in Cl.7 of ITB through online submission www.krfb.org.</p>
		2.3	<p>The rate should be quoted as fixed rate only and not as a percentage of the values determined for the assets. Any correction shall be made by initialing, dating & rewriting. The rates quoted by the bidder shall be fixed for the duration of the Contract. No extra cost towards escalation shall be payable on the contract work</p>
		2.4	<p>All duties, taxes (excluding GST) and other levies payable by the Consultant under the Contract, or for any other cause shall be deemed included in the rates</p>

			and prices in the total bid price submitted by the bidder. GST shall be reimbursed on submission of proof of deposit, with certification executed by a practicing Chartered Accountant.
		2.5	The name and the complete mailing address of the bidder should be clearly written on the envelope. While submitting hardcopy of documents
		2.6	All the information/ clarification/ details regarding the work shall be answered only in English Language.
		2.7	Failure to provide information which is essential to evaluate the bidder's qualifications, or to provide timely clarification or substantiation of the information supplied, may result in disqualification of the bid.
		2.8	Deleted
		2.9	The Employer may, at his discretion, extend the deadline for submission of bids by issuing an addendum, in which case all rights and obligations of the Employer and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.
		2.10	Deleted
		2.11	The Employer will open all the bids received online, in the presence of the Bidders or their representatives who wish to attend at scheduled time, date and the place specified in Bid Documents. In the event of the scheduled date of bid opening being declared a holiday, the bids will be opened at the same time and location on the next working day. The employer will evaluate and compare only the responsive in accordance with C1.3.1 of ITB
		2.12	Technical& Financial evaluation of bid and declaration of result shall be done based on the documents received online after confirmation of Bid Security BG from the issuing Bank and payment for cost of Bid in Authority's Account. Bidders shall be asked to submit Originals of all documents after declaration of bid evaluation result by Authority. The bidder failing to submit the original bid

			<p>documents required shall be unconditionally debarred from bidding in KRFB projects for a period of 5 years. In case L1 bidder fails to submit the originals, the bidding process shall be annulled and Bids shall be re-invited.</p> <p>After evaluation of the bid by the evaluation committee as per bid conditions and on approval of the competent Authority, the Employer shall notify the successful bidder that its bid has been accepted, the Employer will send the bidder the Form of Agreement provided in the Bidding Documents incorporating all the agreements between the parties. Within 7 (seven) days of receipt of the Form of Agreement, the successful bidder shall sign the Form and return it to the Employer. After signing of the Agreement, work order will be issued immediately to the successful bidder</p>
		2.13	<p>The work will have to be started immediately after issue of work order, however not later than 05 (five) days from the date of issue of work order. Failure on the part of successful bidder to start the work within the scheduled time will result in cancellation of award of contract as well as blacklisting of the firm and forfeiture of Earnest Money/Bid Security.</p>
		2.14	<p>Before the deadline for submission of bids, the Employer may modify the bidding documents by issuing addendum/ amendment and that shall be part of bidding document.</p>
3	Qualification of the Bidder	3.1	<p>To be qualified for award of Contract:</p> <ol style="list-style-type: none"> i. Bidders must be registered for Valuation of Structures (Land & Building) with the Government and/ or registered with institution of Valuers. ii. Bidder shall engage following personal for valuation works & submit their curriculum vitae with copy of qualification and experience certificates along with the Bids. <ol style="list-style-type: none"> a) Architect - 1 no. having qualification B. Arch. with minimum experience of 10 years.

			<p>b) Engineers (Civil) — 2 no. having qualification Diploma in Civil Engineering</p> <p>c) Draftsman/ CADD operator - 1 no.</p> <p>Experience of firm:-</p> <p>iii. Must have carried evaluation of more than 200 holdings and other assets in any one project executed by KRFB/NHAI/World Bank funded/ADB funded project/ Any other Government Organization's Project/Valuation of structures for Income Tax Department/Banks during the last 3 years ending last day of month previous to the one in which bids are invited.</p> <p>Certificate from the Employer that the work is carried out to the satisfaction of Employer clearly mentioning the name of work, date of start/completion of the work shall be submitted with the Bids.</p> <p>iv. Bidder shall not be blacklisted/debarred in last five years from date of submission of bid by any Central/State Government/Public Sector undertaking In India.</p> <p>v. Bidder shall not be convicted by any court of law for any criminal or civil offences either in past or in present.</p> <p>vi. Bidder shall not be declared bankrupt in the past. In case of a JV/Consortium each member must satisfy this criteria.</p>
4	Site Visit	4.1	<p>The bidders are advised to visit and examine the Site of Works and its surroundings for obtaining relevant information, which they feel necessary for preparing the bid and entering into a contract for the Works, at their own cost and responsibility.</p> <p>Further the Quantity mentioned in the BOQ provided in Appendix-II is for Bid Purpose. The Bidder shall carry out field checking to ascertain the exact number of structures</p>
5	Bid Validity	5.1	<p>Bid shall remain valid for a period of 60 days from the date of bid opening.</p>

6	Bid Security	6.1	The bidder is essentially required to furnish Bid Security for the amount mentioned in the Notice Inviting Bid.
		6.2	The Bid Security shall be in the form of a Bank guarantee/Demand Draft, drawn in favour of Chief Executive Officer, KRFB Thiruvananthapuram, by any Scheduled Nationalized bank .
		6.3	The bids submitted without Bid Security shall be treated as non-responsive and shall be rejected by the Employer.
		6.4	Bid Security of unsuccessful bidders shall be returned, after the expiration of the period of bid validity or award of package whichever is earlier and the Bid security of the successful bidder will be released on submission of performance security as per the Cl. 17 of ITB.
		6.5	The Bid Security Money shall be forfeited, if the bidder withdraws his bid during the period of bid validity or in the case of a successful bidder, if he fails within the specified time limit to Sign the Agreement
7	Documents to be enclosed with the bid	7.1	<p>The following documents should be enclosed with the technical bid :-</p> <ol style="list-style-type: none"> 1- Bank guarantee/Demand Draft in favour of CEO KRFB towards bid security (Earnest Money) as per clause 6 of ITB 2 -Deleted 3- Documents of Experience as per clause 3 of ITB- Proof of having carried out valuation of number of structures as specified in Clause 3 of ITB& other certificates of having experienced personals as specified in Clause 3 of ITB. 4- Certified Copy of Registration as Government approved valuer and/ or registered with Institution of valuers. 5- PAN card Attested copy. 6-Deleted 7- Power of Attorney in favor of the signatory as per Cl. 2.2 of ITB to sign the bid. 8- GST Tax Registration Copy.

			<p>9- An affidavit duly notarized affirming that information furnished in the bid is correct to the best of knowledge and belief.</p> <p>The following documents shall be deemed to be part of the bid:</p> <ul style="list-style-type: none"> a) Notice Inviting Bid and its corrigendum, if any. b) Instruction to bidder (ITB) c) General Conditions <p>10- Submission of Chartered Accountant certificate regarding annual turnover of the firm for last three years in original and as per Appendix-V.</p> <p>11- Curriculum vitae with copy of qualification and experience certificates of the professionals to be engaged as mentioned in Cl.3.1 of ITB.</p>
8	Retention Money	8.1	<p><u>The Retention Money</u>@10% of the Bill Amount shall be deducted on the payment mentioned in Clause 10.1.b of the ITB and shall be released to the bidder after the successful completion of the entire scope of the work.</p>
9	General Terms and Conditions	9.1	<p>The law governing for the contract will be the Indian Law.</p> <p>The language in which the contract will be executed and operated will be English.</p>
		9.2	<p>Each bidder shall submit only one bid for the work. A bidder who submits more than one bid will cause the proposals with the Bidder's participation to be disqualified. The Bidder shall bear all costs associated with the preparation and submission of his bid. The bid from joint venture, consortiums, combination or any sort of arrangement between two or more than two entities is not allowed.</p>
		9.3	<p>Bidders should not have indulged in corrupt/fraudulent practice and debarred from participation in any bid.</p>
		9.4	<p>Bidders shall not have any legal/dispute pending with KRFB in the court jurisdiction in India. The applications of the firm, which are black listed or debarred by KRFB and have initiated any sort of litigation, shall not be considered and shall be rejected</p>

			for award of work, irrespective of their position financial bid.
		9.5	The work shall be carried out to the satisfaction of the Employer or its representative.
		9.6	The Employer reserves the right to:
		a)	Amend the scope of the work and value of the bid
		b)	Reject or accept any bid and
		c)	Cancel the bidding process and reject all bids.
		9.7	Deleted.
		9.8	<p>Bids found substantially responsive will be checked by the Employer for <u>any arithmetic errors</u>. Errors will be corrected by the Employer as follows:</p> <ul style="list-style-type: none"> a) If there is a discrepancy between the rates in figures and in words, the rate in words will govern; and b) If there is a discrepancy between multiplication of unit rate and the quantity of item, same will be corrected. c) If there is discrepancy in summation same will be corrected. <p>The amount stated in the Bid shall be corrected as stated above and such corrections shall be binding on the Bidder.</p> <p>In case the Bidder does not accept the corrected amount, the bid will be rejected, and the Bid Security shall be forfeited.</p>
10	Payment Terms	10.1	<p>The Valuation Report shall be prepared by valuer and be submitted to the Executive Engineer KRFB-PMU Pathanamthitta/Kottayam Division.</p> <p>All the payment shall be made on the following conditions:</p> <ul style="list-style-type: none"> a) 75% on submission of verified reports from KRFB to Concerned Competent Authority (Land Acquisition Officer). b) 25% on declaration of award by concerned Competent Authority (Land Acquisition Officer) and on recommendation of concerned Competent Authority (Land Acquisition Officer).

		10.2	Income Tax and other taxes as applicable shall be deducted at source. However, if any tax deduction remains un-noticed, it shall be the sole liability of the successful bidder for its payment. Bidder will also be responsible for the penalty, if any, imposed by the concerned department / authority.
		10.3	Bidders shall have to furnish their Account details for transaction.
11	Levy of compensation/ damages for delay in Completion of the work.	11.1	Compensation/ damages of 2% of the contract value per week or part thereof shall be imposed on account of delay in completing the work on the Consultant subjected to maximum limit of 10% of contract value.
12	Default of Consultant/ Valuator in Compliance	12.1	The incomplete work, disproportionate progress or delay in completion of the work without any reasonable reason shall be treated as default of bidder. In such case of default Employer shall be entitled to deploy the firm/person from the eligible bidder or any other suitable firm/person on agreed rates and pay the firm/person to carry out the work accordingly, on contractors risk and cost. All such expenses necessary in completion of the work shall be recoverable from the Contractor by the Employer, and may be deducted by the Employer from any money due or to become due to the Contractor and the Employer shall notify the Contractor accordingly.
13	Rates	13.1	The Rates will be restricted to 01% of cost of valuation of each Structure . In case the quoted rate works out to be more than 01% of cost of Structure, the Payment shall be restricted to 01% of cost of such Structure.
14	Time Schedule	14.1	Total time allowed for the work is 3 (Three) months including mobilization of Man power at site to be reckoned from the date after 05 days of issue of Work order by KRFB.
15	Estimated cost	15.1	The bidder shall carefully study the scope of work and may visit the site of work before quoting the rates. The employer will not pay any extra or rate difference for

			any reason in case the consultant claims after acceptance of the contract to have misjudged the work.
16	Conflict of interest	16.1	The bidder (including its personnel or sub-consultants) at all times shall hold Client's interest paramount without any consideration for future work and strictly avoid conflicts with other assignments or their own corporate interest and shall not has a business or family relationship with a member of the client's staff who is directly or indirectly involved with the bidding process or supervision of contract.
17	Performance Security	17.1	The Performance Security in the form of/Demand Draft in favour of CEO KRFB (as attached as Appendix VI) of Ten percent (10%) of the contract price , issued by any Schedule Nationalized bank in the name of the Employer, which shall be valid for 3 months beyond the time of completion of work.

GENERAL CONDITIONS

1. INTRODUCTION

Kerala Road Fund Board, is engaged in the work KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District.

In order to construct this corridor, private and Government land is being acquired by KRFB. The affected land falls under Vaikom Taluk of Kottayam District in the state of Kerala.

KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District. The project road starts from Thottakam of Vaikom taluk and ends just before the Kaippuzhamuttu Bridge. The project road passing the places of Thalayazham, Achinakam and Vechoor. The area to be acquired is passing through Thalayazham and Vechoor Panchayats has a RoW of 13m from 0 Km to 11.075 Km covers an area of 613.03 Ares on both sides. The proposed road having an overall length of 11.075Km. Dividing the entire road into 3 stretches. The valuation of the Stretch 1 was done by KRFB .Consultancy Services has been appointed to carry out Stretch 2 & 3 valuation.

The land acquisition is being carried out under LARR Act 2013, by Special Tahasildar LA KIIFB Kottayam @ Vaikom. The requisition authority is Executive Engineer, Kerala Road Fund Board, Pathanamthitta/Kottayam Division. The consultancy services now being sought through this Bid are to assist the KRFB in implementing various provisions of act in a time bound manner.

The Employer is:-

**The Executive Engineer
Kerala Road Fund Board
Pathanamthitta/Kottayam Division
PWD Rest House Compound
Thiruvalla – 689107
Email: eeptaktm.pmu@krfb.org**

2. JOINT MEASUREMENT (JM):-

The Valuer shall provide complete technical assistance by way of manpower, Survey equipments, transport arrangements etc. for the verification of this item in a time bound manner along with complete follow up with the Revenue Authorities/KRFB and the affected land owners. The item includes if any repeat Joint Measurement (JM) necessitated on account of non-turning up of any of the parties resulting into such eventuality. The Revenue Authority clearly mark the boundary line/offset locations on

the structures so as to clearly demarcate the land boundary and the valuer shall be follow this demarcate.

In order to complete the verification of Joint Measurement (JM) in time, the Valuer shall be required to have multiple units to be detailed in different Blocks simultaneously; this logistic aspect must be kept in mind while bidding.

3. CO-ORDINATION WITH REVENUE DEPARTMENT:-

In order to complete the valuation of the assets in the Land Acquired within the time frames, the Valuer shall be required to have close co-ordination with the Revenue Authorities in the district as well as at the State Govt. level. To accomplish this, sufficient number of manpower shall be provided by the Valuer for necessary monitoring and chasing.

4. SCHEDULE OF ITEM IN DETAILS:-

This item includes carrying out survey of various assets like **Pucca structures** i.e. commercial & residential building (with RCC Slab on Framed structure/Load Bearing Walls) etc, **Semi Pucca structures** i.e. Brick wall with Tin/Asbestos/Country tile/thatched roof etc., **Kachhastructuresn** i.e.Drum/Bamboo Mat/Mud Wall with Thatched/Darma/Bamboo/Country tile Mat roof and other value additions to structure like bore well, open wells, electrical pumps, hand pump, boundary wall, bunds, Water tank, isolated toilet blocks, donation boxes etc. being acquired for project requirement and working out their valuation on State government schedule rates by deploying Govt., approved valuer or as directed.

Two or more Structures on same Survey number will only be considered as separate structure if they do not have a common wall. Value addition affected on the land to be acquired, boundary wall, pipe lines, water tank, toilet blocks etc. shall be part of the Valuation of structure, irrespective of their size, length and numbers. No additional fee will be paid for the same but valuation has to be done along with structure.

5. TIME SCHEDULE:-

The total time allowed for the work is 3 (Three) months including mobilization of Man Power at site, to be reckoned from the date after 05 days of issue of letter to proceed by KRFB. Any delay on account of Consultant shall attract a penalty of 2% per week or part there of, of the contract value with maximum limit of 10% (see Cl 11 of ITB).

This penalty shall be over and above any other penalty specific in the General Conditions of Contract. The decision of the Executive Engineer/Representative of KRFB shall be final and binding in this regard. Any extension, to be granted beyond the scheduled completion period, on account of reasons related to the observance of official procedures and not attributable to the Consultant, shall be granted by KRFB at the same rates & conditions, without any escalation.

6. (a) ADDITIONAL WORK:-

In case of any unforeseen development as per site requirement, if any additional item is required to be executed, then the same also will have to be carried out by the bidder. The rate for the same shall be worked out on the basis of PWD, Govt. of Kerala rate. Executive Engineer, KRFB shall have the power to make any alteration, deletion, addition or substitution in the original scope and specification of work and no claim what so ever on account of the above shall be entertained except for the payment for the actual work done on agreed rates for original items of the contract and negotiated and approved rates for new item.

(b) RATE RESTRICTION:-

The Rates will be restricted to 01% of cost of each Structure valuation. In case the rate is found more than 01% of cost of Structure, the Payment shall be restricted to 01% of cost of such Structure.

(c) QUANTITY VARIATION

The Quantity mentioned in the BOQ provided in Appendix-II is for Bid Purpose. Any variation in the quantity of structures from the BOQ has to be intimated to the Revenue authority and KRFB and prior approval should be obtained from the KRFB.. The Rates will be restricted to 01% of cost of each Structure valuation. In case the quoted rate at the time of bid, is found more than 01% of cost of Structure, the Payment shall be restricted to 01% of cost of such Structure.

7. OTHER CONDITIONS:-

7.1 Applicant Valuer should be a Govt. Approved Valuer (Lands and Buildings) or registered with Institution of valuers.

7.2 Color Photographs (Size 5 inch x 7 inch) of each structure showing complete structure shall have to be furnished along with the valuation of structures.

7.3 Preference will be given to a valuer having more experience of valuation in Land Acquisition process.

7.4 Valuation Report should be submitted in 3 sets Hard Copy with photographs and 2 sets in Soft Copy form such as DVD, Pen drive or External Hard Disc form.

7.5 Any dispute will be subject to Concerned District Jurisdiction.

7.6 The Employer will not provide any Mobilization Advance for this work.

7.7 Entire work will be carried out as per guidelines and requirement of Executive Engineer, KRFB, Pathanamthitta/Kottayam Division.

7.8 Survey & affected structures along with sketch on Auto CAD with synthetic enamel paint marking & numbering on structure to be valued with written consent of owner. This will also cover details of other structures.

7.9 The valuer shall submit detailed AutoCAD drawings, showing Existing ROW, Proposed ROW, with reference to center line of existing Road, comprising dimensional plans to the scale along with specification and details of the assets to be acquired duly consented by the owner. If any owner is willing to takeback/reuse any of the structures included in the BOQ such as Gate/interlock/Aluminium steel structures etc. an undertaking must be collected from the owner regarding this in the KRFB specified format . Also age of items in BOQ should be collected by the valuer from the concerned local body for depreciation calculation and any such age details not available from local body, should be intimated to KRFB and collected from land owner in the above mentioned undertaking.

7.10 The valuation of asset to be acquired shall be based on current Schedule of Rates, DSoR 2018, PAR 2019 & PAR 2012.

7.11 In case structure is very long, its no. will be calculated on the basis of expansion joint. The decision of EE KRFB will be final in such case and shall not be challengeable.

7.12 The fee Quoted for **Various type of structures**, by the bidders is deemed to be inclusive of the valuation for any other value additions like bore well, open wells, electrical pumps, hand pump, boundary wall, fence, bunds, Water tank, toilet blocks etc. being acquired for project

7.13 Deleted

7.14 Deleted

7.15 Valuation of the structure shall generally be made for the area of structure affected by Proposed ROW and only up to the immediate next supporting member as per standard Engineering practice. However, in case the safety of entire structure as per the certification of valuer gets jeopardize due to partial demolition of structure, in this case valuation shall be made for entire affected structure subject to the condition that the owner shall furnish the undertaking that he will demolish the entire structure. Priority

must be given by the valuer for time bound valuation of such structure in the BOQ since it becomes part of LA & RR Package

7.16 Depreciation and salvage value of the structure (if any applicable as per KRFB/PWD Norms) shall be deducted from the value of structure.

7.17 The valuer shall submit the hardcopy of CADD drawings in A3 size paper & soft copy in dwg. format.

7.18 The valuer/valuer firm shall submit the valuation report of the structures comprising:

- i. Checklist in the format as per Appendix-III.
- ii. Face sheet in the format as per Appendix-IV.
- iii. Details of measurement/area calculations.
- iv. AUTO CADD drawing for location plan (clause 7.8 & 7.9 of other conditions).
- v. Drawings of structures (Dimension plans to the scale along with specifications) as per clause 7.9 of other conditions.
- vi. Necessary documents in support of particulars provided as per face sheet Appendix-IV.
- vii. The valuation report should be submitted to the office periodically after completing valuation of 25 structures for the time bound verification by KRFB at site.

Appendix-I

FORM OF SUBMISSION OF BID

Description of work:

Survey and Valuation of affected structures, and any other value addition to the land, Buildings etc. within the Proposed ROW of the work of KIIFB-IMPROVEMENTS TO VAIKOM VECHOOR ROAD (11.075 KM) IN KOTTAYAM DISTRICT.

To

The Executive Engineer

KRFB - PMU Thiruvalla

Address: Office of the Executive Engineer

Pathanamthitta/Kottayam Division

PWD Rest House Compound

Thiruvalla - 689107

Email: eeptaktm.pmu@krfb.org

We offer to execute the works described above in conformity with the conditions of Contract, specifications, Bill of Quantities and Addenda for the sum(s) of

-
1. We undertake, if our Bid is accepted, we shall commence the work within start date as specified in Bid document. In case of any default in this regard, we understand that this shall be considered as our event of default and therefore KRFB may forfeit Retention Money. The whole work shall be completed within the period stated in the Bid document.
 2. We agree to abide by this Bid for the period of 60 days from the date fixed for receiving the same, and it shall remain binding upon us and may be accepted at any time before the expiry of that period.
 3. Unless and until a formal Agreement is prepared and executed, this Bid together with your written acceptance thereof shall constitute a binding contract between us.
 4. We understand that you are not bound to accept the lowest or any Bid you may receive.

Dated this _____ day of _____ 2023

Signature _____ in the capacity of _____ duly
authorized to sign bids for and on behalf of _____

(In block capital letters)

Address: _____

Appendix-II

BILL OF QUANTITIES

NAME OF THE WORK:

Valuation of affected all type of structures (including all heights), and any other value addition to the land, Building etc. within the Proposed ROW of the work of KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District, including Joint Measurement with KRFB/Revenue Staff & Land Owners/Sub-holders, and submission of the same to the LA Authority after getting the Valuation vetted from the officer KRFB/PWD as per direction of Executive Engineer, KRFB.

1. The Financial Bid shall be read in conjunction with the Instruction to Bidders (ITB), General Conditions of Contract, Special Conditions & Other Conditions.

Note:-

1. The total payment of remuneration (including all taxes except GST) will not exceed 1% of assets valuation (Structures).
2. Structures valued and subsequently vetted by the PWD/ KRFB will be accepted as per policy of KRFB.

Sl.No.	Name of the items for which valuation will be done	Quantity (Nos)	Rate per each Quoted by the Bidder (Rs.)	Amount (Rs.)
1.	Single Storey Structures (RCC/Tiled/ACC/GI/AL sheeted roofing) of any plinth area and other structures	96		
2.	Multi-Storied Structures (RCC/Tiled/ACC/GI/AL sheeted roofing) of any plinth area and other structures	2		
3.	Miscellaneous Structures sheds, well, basement, sunshade, truss, interlock, ponds, donation box, DR foundation, concrete basement, water tank etc.	120		
4.	Compound wall and Gate	440		
Total		658		

Note: 1. The above Quantities are for Bid purpose. Bidder may ascertain actual quantities from the field before bidding.

Seal & Signature of Bidder

Appendix-III

CHECKLIST

Name of Client:- Kerala Road Fund Board

Name of work:- KIIFB - Improvements to Vaikom Vechoor Road
(11.075Km) in Kottayam District

Name of Valuer/Agency:-

Name of Structure Owner:-

Sl.No.	Particulars	Yes	No
1	Face sheet attached		
2	Valuation Details/ Measurement sheet attached		
3	Whether detailed Auto CAD drawings showing existing ROW, PROW, with reference to central line of existing road comprising dimensional plans to the scale along with specifications and details of assets to be acquired duly consented by the owner along with the sketch of affected structure on Auto CAD covering details of nearby structures		
4	Location Plan		
5	Drawing of Structure		
6	Whether the boundary line/offset locations marked on the structure so as to clearly demarcate the land boundary on the structure.		
7	Color Photograph with Property owner (Size 5inch X 7 inch)		
8	Valuation report submitted in 3 sets of hardcopies		
9	Valuation report submitted in 2 sets of softcopies		
10	Valuation documents certified by Architect/Engineers (civil)		

Valuer

Appendix-IV

FACE SHEET

Name of Client:-

Kerala Road Fund Board

Name of work:-

KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in
Kottayam District

Name of

Valuer/Agency:-

Sr.No.	Particular	Detail
1	Name of Owner	
2	Date of valuation	
3	Type of Structure	
4	Year of Construction	
5	Village	
6	Structure number as marked at site with synthetic enamel paint	
7	Survey No.	
8	Chainage	
	Proposed (LHS/RHS)	
9	Rates Adopted	

Valuer

Appendix-V

FORM FOR ANNUAL TURNOVER

Sl.No.	Financial Year	Annual Turnover of the Applicant (INR)
1	2020-21	
2	2021-22	
3	2022-23	

Average Annual Turnover: (INR)_____

[indicate sum of the above figures divided by 3]

CERTIFICATE FROM THE STATUTORY AUDITOR

This is to certify that.....[Name of the Firm] [Registered Address] has received the payments shown above against the respective years.

Name of Authorized Signatory:

Registration no.

Designation:

Name of firm:

(Signature of the Statutory Auditor Seal of the Firm)

Note: In case the applicant does not have a statutory auditor, it may provide the certificate from a practicing-chartered accountant

**FORM OF BANK GUARANTEE/DEMAND DRAFT IN FAVOUR OF CEO KRFB FOR
PERFORMANCE SECURITY**

To
The Executive Engineer
Kerala Road Fund Board
Pathanamthitta/Kottayam Division

WHEREAS..... (name and address of contractor) hereinafter called “the contractor” has undertaken, in pursuance of Letter of Acceptance No. Dated to execute..... (name of Contract and brief description of Works) (hereinafter called “the contract”).

AND WHEREAS it has been stipulated by you in the said contract that the Contractor shall furnish you with a Bank guarantee/Demand Draft in favour of CEO KRFB for the sum specified therein as security for compliance with his obligations in accordance with the Contract;

AND WHEREAS we have agreed to give the Contractor such a Bank guarantee/Demand Draft in favour of CEO KRFB:

NOW THEREOF we hereby affirm that we are the guarantor and responsible to you on behalf of the Contractor, up to a total of Rs..... (amount of guarantee) (Rupees..... (in words), , and we undertake to pay you, upon your first written demand and without cavil or argument, any sum or sums within the limits of (amount of guarantee) as aforesaid without your needing to prove or to show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said debt from the Contractor before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the contract or of the works to be performed there under or of any of the contract documents which may be made between you and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive notice of any such change, addition or modification.

This guarantee shall be valid until 28 days from the date of expiry of the Defects Liability Period. The validity shall account for additional of 45 days time to account for BG verification signing of contract and start date.

This guarantee shall also be operatable at ourbranch at Thiruvananthapuram from whom, confirmation regarding the issue of this guarantee or extension/ renewal thereof shall be made available on demand. In the contingency of this guarantee being invoked and payment there under claimed, the said branch shall accept such invocation letter and make payment of amount so demanded under the said invocation.

The guarantor/bank hereby confirms that it is on the SFMS (Structural Finance Messaging system) platform & shall invariably send an advice of this Bank guarantee/Demand Draft in favour of CEO KRFB to the designated bank of KRFB after obtaining details thereof from KRFB.

The Bank guarantee/Demand Draft in favour of CEO KRFB has to be sent to Authority's Bank through SFMS as per the details given below

Sl.No.	Particulars	Details
1	Name of Beneficiary	KERALA ROAD FUND BOARD
2	Beneficiary Bank Account No.	37120655196
3	Beneficiary Bank	State Bank of India, Trivandrum City Branch, Trivandrum
4	IFSC Code	SBIN0004478

The Bank guarantee/Demand Draft in favour of CEO KRFB shall cover all the liabilities arising out of the contract from the date of commencement of the contract

Notwithstanding anything contained herein before, our liability under this guarantee is restricted to Rs. _____ (Rs. in words) and all

Demand in writing is served upon us on or before _____ our liability

This guarantee shall cease.

Signature and seal of the Guarantor with Name, Designation, Employee Code Number & Telephone Number.....

Name of the Issuing Bank/ BranchName of the Controlling Branch/Bank.....

Address & Telephone Number.....Address &Telephone Number.....

Date.....

In the presence of (if this is to be witnessed as per bank's policy).....

1..... (Name, Address &Occupation)

2..... (Name, Address &Occupation)

An amount shall be inserted by the Guarantor, representing the percentage of the Contract Price specified in the Contract including additional security for unbalance bids, if any and denominated in Indian Rupees.

**FORM OF BANK GUARANTEE/DEMAND DRAFT IN FAVOUR OF CEO KRFB
FOR BID SECURITY**

WHEREAS _____ (Name of Bidder) (hereinafter called the Bidder) wishes to submit his Bid for maintenance work of KRFB- _____ (from Km. _____ to km. _____) in the state/s of _____ herein after called "the Bid" KNOW ALL MEN by these present that we _____ (Name of Bank) of _____ (Name of country) having our registered office at (_____) (hereinafter called the 'Bank') are bound unto the Kerala Road Fund Board (hereinafter called "the Employer") in the sum of the Rs. _____ (Rupees _____) *for which payment can truly be made to the said Employer. The Bank bind themselves, their successors and assigns by these present with the common seal of the Bank this day _____ of _____ and undertake to pay the amount of _____ Rs. _____ to the employer upon receipt of his first written demand without the employer having to substantiate his demand.

The conditions of this obligation are:

(i) If the Bidder withdraws his Bid during the period of Bid validity specified in the Form of Bid.

Or

(ii) If the Bidder having been notified of the acceptance of his Bid by the Employer during the period of Bid validity.

(a) Fails or refuses to execute the Form of Agreement in accordance with the instructions to bidders, if required; or

(b) Fails or refuses to furnish the Performance Security, in accordance with the Instruction to Bidders.

We undertake to pay to the Employer upto the above amount upon receipt of his first written demand, without the employer having to substantiate his demand, provided that in his demand the Employer will note that the amount claimed by him is due to him owing to the occurrence of any one of the above conditions, specifying the occurred condition or conditions.

This guarantee will remain in force up to and including the date 45 days beyond the validity of the bid as stated in the Instructions to Bidders or as it may be extended by the Employer, at any time prior to the closing date for submission of the Bids Notice of which extension to the Bank is hereby waived. Any demand in respect of this guarantee should be made on the Bank on or before the date of expiry of this guarantee.

This guarantee shall also be operatable at our branch at Thiruvananthapuram, from whom, confirmation regarding the issue of this guarantee or extension/ renewal thereof shall be made available on demand. In the contingency of this guarantee being invoked and payment there under claimed, the said branch shall accept such invocation letter and make payment of amounts so demanded under the said invocation

The Guarantee/bank hereby confirms that it is on the SFMS (Structural Finance Messaging Systems) platform & shall invariably send an advice of this Bank guarantee/Demand Draft in favour of CEO KRFB to the designated bank of KRFB after obtaining details thereof from KRFB

Sl.No.	Particulars	Details
1	Name of Beneficiary	KERALA ROAD FUND BOARD
2	Beneficiary Bank Account No.	37120655196
3	Beneficiary Bank	State Bank of India, Trivandrum City Branch, Trivandrum
4	IFSC Code	SBIN0004478

Notwithstanding anything contained herein before, our liability under this guarantee is restricted to Rs. _____ (Rs. _____ in words) and the guarantee shall remain valid till _____. Unless a claim or a demand in writing is served upon us on or before _____ all our liability under this guarantee shall cease.

SIGNATURE OF AUTHORISED REPRESENTATIVE OF THE BANK _____

NAME AND DESIGNATION _____ EMPLOYEE CODE NUMBER _____

SEAL OF THE BANK _____

SIGNATURE OF THE WITNESS (IF THIS IS TO BE WITNESSED AS PER BANK'S POLICY)

NAME OF THE WITNESS _____

ADDRESS OF THE WITNESS _____

FORM OF AGREEMENT

THIS AGREEMENT made the _____ day of _____ 2023 between the Kerala Road Fund Board – Project Management Unit acting through Executive Engineer Pathanamthitta/Kottayam Division (hereinafter called "the Employer") on one part and _____ of _____ (Name and Address of Contractor) _____ (hereinafter called "the Contractor") on the other part.

WHERE AS the Employer is desirous that certain Valuation of affected structures, and any other value addition to the land, Building etc. within the Proposed ROW of the work of "KIIFB – Improvements to Vaikom Vechoor Road (11.075Km) in Kottayam District" in the state of Kerala should be executed by the Contractor and has accepted the Bid submitted by the Contractor for the execution and completion of such Works and the remedying any defects therein, at a Contract Price of Rs. _____ (figure in words).

AND WHEREAS the Contractor has accepted and agreed to undertake such Works.

NOW THIS AGREEMENT WITNESSETH as follows:

In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to and they shall be deemed to form and be read and construed as part of this Agreement.

The following documents shall be deemed to form and be read and construed as part of this Agreement viz:-

The Letter of Acceptance

Letter to Proceed

Form of Bid

Notice Inviting bid

Instructions to Bidders

General Conditions of Contract

Other condition of contract

The Percentage quoted Bill of Quantities

Any other documents for any part of the Contract.

The aforesaid documents shall be construed as complementary and mutually explanatory of one another.

In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and

complete the Works and remedy any defects therein in conformity in all respects with the provisions of the Contract.

The Employer hereby covenants to pay the Contractor in consideration of the execution and completion of the Works and the remedying of defects therein the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

IN WITNESS WHEREOF the parties here to have caused this Agreement to be executed the day and year first before written at_____.

SIGNED BY THE SAID ON BEHALF OF THE EMPLOYER:

Signed by

Name :_____
Designation: _____

In the presence of:-

1._____

2._____

(Name, Designation, Signature)

(Name, Designation, Signature)

SIGNED BY THE AFORESAID CONSULTANT UNDER THE COMMON SEAL OF (NAME OF CONSULTANT) or POWER OF ATTORNEY IN FAVOUR OF (Name and Designation of Authorized Representative)

Signed by

Name :_____
Designation : _____

Signature_____

In the presence of:-

1._____

2._____

(Name, Designation, Signature)

(Name, Designation, Signature)