



Projects & Development India Limited

(A Govt. of India Undertaking)

Post Box No.125,A-14, Sector-1 , Noida - 201301 ,

Dist. Gautambudh Nagar , Uttar Pradesh

Phone - 0120-2529842/43/47/51/53/54

Fax - 01202529801/2541493

GSTIN No: 09AABCP1722G1ZP

CIN:U74140UP1978GO1028629

INVITATION TO BID

To :	ITB Number	11/PNMM/E/4706/2021-22/101244
Open Vendor	Type of Bid	Two Part
	Type of Opening	Public Opening
	Date of Issue	14.09.2021
	Bid Closing Date	21-09-2021 Time : 3:00:00 PM
	Tech. Bid Opening Date	21-09-2021 Time : 5 :00:00 PM
	Price Bid Opening Date & Time	SHALL BE INTIMATED LATER
	Venue of Bid Opening	PDIL, NOIDA
	Earnest money Deposit	N.A.
	Tenure/Periodicity of Contract	Two Years from the Effective date of Contract

Projects & Development India Limited (PDIL) is a Govt. of India Undertaking under the administrative control of the Dept. of Fertilizers, Ministry of Chemicals & Fertilizers. PDIL invites bid in soft copy addressed to Addl. General Manager and H.O.D (M.M), for the under mentioned job, subject to the terms and conditions and 'scope of work' attached here in.

Note : Bidders are requested to onboard themselves on GeM portal for participating in similar tenders in future

SL. No.	Material/HSN Code/ SAC Code	Description	Quantity	Unit
10		Appointment of Governemnt registered Valuer on Annual rate Contract (ARC) basis	1	AU

For & on behalf of
Projects & Development India Ltd.

(P. R. Sahu)

Addl. General Manager (MM)

ARC for Appointment of Govt. Registered Valuer

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ANNEXURE-I**ARC for Appointment of Govt. Registered Valuer****PRE QUALIFICATION CRITERIA (PQC)**

The Government Registered /Approved Asset Valuer shall ensure that it meets the following Pre-Qualification (PQ) criteria to be eligible for getting empanelled. The Agency shall submit documentary evidence to prove their eligibility as per below PQC.

1. Should be a Government Registered Valuer/Approved Value Company/Firm .
2. Should have experience in undertaking Asset Valuation job of Plant & machinery, Land, Civil Construction etc. preferably for Ministries/ Government department /Public sector undertaking of Government (State/Central)/Reputed India Companies.
3. Should have executed 3 such jobs in past 7 years' period from the bid closing date.

To meet the above criteria the bidder shall submit the following documents

- 1 Certificate /License issued by Government of India, calling them as Government registered /approved Valuer.
- 2 Documentary evidence viz Detailed work order &Completion certificate /any other relevant document related to completion of such jobs from client.

ANNEXURE-II**ARC for Appointment of Govt. Registered Valuer****INSTRUCTION TO BIDDERS FOR e-PUBLISH**

1.0 A bidder who meets the Pre-Qualification Criteria as per ITB and intends to quote against this ITB may download the bidding document from PDIL website <http://pdilin.com> OR Central Public Procurement Portal <https://eprocure.gov.in/cppp> and submit the Bid in soft copies through e-mail to the address(ID) mentioned herein; complete in all respects as per terms & conditions of contract on or before the bid closing date and time.

2.0 Submission of Bids:

Bidders are required to submit their bids in two (02) files as below:

File (A): Un-priced Technical and Commercial Bid along with the following documents shall be in this file:

- i. Documents in support of 'Pre-Qualification Criteria for Bidders' indicated in **Annexure-I** of ITB as per the requirement.
- ii. Complete ITB documents duly signed & stamped in each page with "Deviations"/"Exception" sheet (if any) and all Annexures duly filled in.
- iii. Copy of Check List enclosed duly filled by the bidder making all the points clear and not leaving any voids.
- iv. Photo copy of PAN card.
- v. GSTIN of your company and HSN / SAC Code for the item / service against which bid is invited.
- vi. Any other document as per the requirement specified in the ITB.

File B: Price Bid

Schedule of Rates as per Annexure-V with quoted charges in % (percentage) signed and stamped. This file must be password protected. Password shall be required to share by the bidder at the schedule time of opening of price bids (to be intimated separately)

Addl. General Manager (MM)

Projects & Development India Limited

PDIL Bhawan, A-14, Sector 1,

Noida – 201 301, Gautam Budh Nagar (UP)

Tel: 0120-2529842/43/47/51/91 (Extn. 115, 301), Fax: 0120 – 2529801

e-mail: prsahu@pdilin.com; sushilkumar@pdilin.com; Anjali@pdilin.com;

Note: Bids of only those bidders who are acknowledged by PDIL (through e-mail) within the scheduled bid submission date and time shall be considered.

3.0 Opening of Bids

Bid opening will be Public. File 'A' only will be opened on Technical Bid Opening Date. Price Bids (file 'B') of only those bidders will be opened which will be considered technically and commercially acceptable.

4.0 Evaluation of Bids

Bids shall be evaluated for Pre-Qualification Criteria (PQC) first and Techno-Commercial Bid Evaluation shall be carried out, only for those Bids which shall meet the Pre-Qualification Criteria (PQC).

Bids shall be scrutinized on Techno-Commercial parameters. Bids having unacceptable deviation may be rejected at this stage. However, clarifications may be sought from bidder for any shortcoming found in their Bid at this stage.

The PRICE BID shall be opened only of those bidders who will be technically and commercially suitable.

5.0 Price Evaluation Criteria

- 5.1 Price Evaluation of Bids shall be done considering the quoted price, by the bidder in the Schedule of Rate (SOR), and order shall be awarded on Lowest (L1) quoted bidder subject to provision of PPP for MSE-Order-2012 read with the respective amendment. **(Refer Clause No. 5.2 below).**

Incomplete Price Schedule may result into rejection of bid.

- 5.2 Public Procurement Policy For Micro & Small Enterprises (MSEs), Order '2012': Benefits under the Policy as per guideline issued by Ministry of MSME Order dtd.23.03.2012 issued vide Gazette Notification no.503 dtd.26.03.2012 and related subsequent revision shall be applicable subject to submission of copy of valid/active Udyog Aadhaar Memorandum / Registration Certificate.

- 5.3 The enquired services are not splittable.

- 5.4 It may be noted that Government of India has implemented **Trade Receivable Discounting System (TReDS)** to address challenges faced by MSMEs in delayed payments (after receipt/acceptance of Material/Services) from Government buyers leading to shortfall of Working Capital. TReDS is an online electronic institutional mechanism for facilitating the financing of trade receivables of MSMEs through multiple financiers. PDIL is already registered on the below mentioned TReDS platform:

- M/s Receivable Exchange of India (RXIL), Mumbai

MSME Bidders are requested to register on the TReDS platform to avail the benefits

- 6.0 **Earnest Money Deposit (EMD)** : Not Applicable

7.0 Validity of Bids

Prices quoted should remain valid for our acceptance for a minimum period of 90 days from the date of opening of technical bids. PDIL will not allow any revision in prices within validity period after sealed tender are opened.

- 8.0 If at any later date, it is found that documents, information and data submitted by the Bidder in the Bid, and based on which the Bidder has been considered eligible or successful or has been awarded the Contract is incorrect or false to the extent that had the correct or true information been made available to the OWNER at the time of Bid evaluation, the bid would have been declared ineligible or unsuccessful, the Bidder shall be forthwith disqualified or, as the case may be, the contract awarded based on such incorrect or false information shall be cancelled and the EMD/PBG/Security Deposit shall be liable to be forfeited.
- 9.0 Bidders are required to carefully go through the entire scope of ENQUIRY, terms and conditions, and other requirements before quoting. They should feel free to contact PDIL before submission of bid if they have any query on it. Once the bid is submitted, PDIL will presume that the bidder has understood thoroughly the Scope of Supply along with terms & conditions and all these are acceptable to them.
- 10.0 Bids shall be typed or written in indelible ink and must be free from corrections / erasing / overwriting etc. Any changes made must be authenticated with initial by the Bidder.
- 11.0 Bid shall be ideally in conformity to the Scope of supply/work along with all Terms & conditions, stipulated in the ENQUIRY. PDIL shall appreciate to receive a Bid having no deviation. However, under unavoidable circumstance, a Bidder may submit Deviations in a separate sheet, which PDIL at its own liberty may accept or reject. Deviations found elsewhere inside the Bid document shall not be considered. Deviations including condition(s), if any, found in the Price bid shall liable for rejection of a Bid in totality.
- 12.0 PDIL reserves the right to reject any or all the bids without assigning any reason whatsoever and does not bind itself to accept the lowest or any other bid. All bids in which any of the prescribed conditions are to be fulfilled or are incomplete in any respect are liable to be rejected. PDIL is at liberty to take any of the following actions in case of this ITB:
- a) to cancel the tender without reference to the bidders.
 - b) to postpone the due date and time.
- 13.0 Bidders shall not be entitled to claim any costs, charges, expenses or incidentals for or in connection with the preparation and submission of their bids even though Project & development of India Limited may withdraw the enquiry/tender or reject all bids.
- 14.0 SITE VISIT: Not Applicable**
- 15.0 PDIL reserve the rights to assess bidder's capability and capacity to perform the contract.
- 16.0 Bids must be submitted on or before the closing date and time to **HOD (MM), Materials Management Department, Projects & Development India Ltd., PDIL Bhawan, A-14, Sector-1, Noida, Pin 201301, Gautam Budh Nager (UP)** on the above mentioned e-mail address so as to reach well in advance of the closing date and time. Offers received late are liable for rejection & no complaint shall be entertained in this regard for any reason whatsoever including postal/courier/e-mail delay.
- 17.0 To know more about PDIL, please visit our website <http://www.pdiin.com>

ANNEXURE III**ARC for Appointment of Govt. Registered Valuer****GENERAL CONDITIONS OF CONTRACT (GCC)****1.0 Scope of Contract**

The Scope of Contract shall be as per Scope of Work defined in Annexure-VIII along with Schedule of Rate (SOR), attached to the ITB, unless & otherwise it is modified, at subsequent stage of bidding.

2.0 Firm Price

Price to be quoted shall be firm and subject to no escalation whatsoever during the contractual completion period including extended period, if any, except for any statutory variations i.e. change in the rate of tax & duty and/or inclusion of any new tax & duty.

Bid with variable price will not be accepted.

3.0 Price Basis

Duly executed at PDIL, Noida.

4.0 Taxes and duties

4.1 Goods & Service Tax (GST): GST shall be paid EXTRA as applicable as per GST law. Bidder shall clearly indicate the present applicable rate of GST in Percentage (%) along with corresponding HSN / SAC Code and enclose a copy of GST registration certificate along with the unpriced offer.

PDIL shall avail Input Credit against payment of GST. Relevant necessary documents shall be provided by the Contractor to enable PDIL avail the above credit set off.

Bidders have to ensure that they should file the Tax return on time to avail input Tax credit, else the same shall be deducted from EMD/Security Deposit/Running Bills.

4.2 Statutory variation in taxes and duties including imposition of any new tax & duty, within the scheduled Completion period, as per P.O, shall be paid at actual on production of documentary evidence.

5.0 Effective date of Contract: Shall be date of Award of Contract.

6.0 Period of Contract :The Contract shall be valid for a period of two (02) years from the effective date.

7.0 Time Schedule

Sl. No.	Deliverables	Time Schedule
1.	Submission of draft valuation of assets.	One (01) week after submission of Asset Valuation Report by PDIL to registered Valuer.
2.	Final Validation Report with Certificate as per guidelines laid down by GoI along with the "Government Certified Valuer Certificate".	One (01) week after submission of reviewed Draft asset valuation report for re-examining/vetting

7.1 Contact Person/Operation of Contract: The Contract shall be operated by HOD (Planning & MR) PDIL, Noida at the following address:

HOD (Planning & MR)
Ms. Manisha Narang
Projects & Development India Limited
PDIL Bhawan, A-14, Sector-1,
Noida- 201301, Gautam Budh Nagar
Ph. 0120 - 2444170, Fax: 2529801 & 2541493
E-mail: manisha@pdilin.com;

8.0 Payment Terms

100 % payment shall be released within 30 days of submission of Invoice after acceptance of Final Validation Report by Client duly certified by HOD (Planning & MR), PDIL, Noida.

All payments will be made by account payee cheque or direct transfer in bank account through RTGS.

8.1 Tax deduction at source

Income tax, as applicable as per income tax act, shall be deducted at source from the Contractor's bills and a certificate towards this deduction shall be issued to the Contractor.

9.0 Security Deposit: Security Deposit for an amount of Rs.12,000/- shall be submitted within 15 days of issuance of P.O, in the form of Demand Draft (DD)/ Banker's Cheque. The same shall be valid to cover completion period. In the absence of submission of Security Deposit, the equivalent amount after adjustment of EMD amt., if any, shall be adjusted from the bills.

9.1 No interest shall be payable on Security Deposit.

9.2 PDIL Noida, however, reserves the right to encash/ forfeit the Security Deposit, if the Contractor fails to execute the Contract and/or abide by all the terms and conditions of the Order / Contract.

9.3 Security deposit shall be refunded after 30 days of completion of Contract on the certification of Engineer In Charge for due fulfillment of the contractual obligations and after adjusting the expenditure incurred by the Owner, if any, on account of any failure on the part of the contractor.

10.0 Price Reduction Clause: In the event of delay in completion of services beyond contractual delivery/ completion period, fee reduction of Rs.1,000/- week or part thereof subject to maximum Rs 5,000/- shall be recovered from the service provider / Contractor 's bill.

11.0 Insurance

Necessary insurance(s) to cover accident risk for his employees loss of life, material etc. to crew or the third party to be arranged by Contractor at his cost.

12.0 Termination

In the event of unsatisfactory performance, PDIL reserves right to cancel part or whole of the order / contract and make alternate arrangement at any time during currency of contract on risk & costs of Contractor and / or forfeit security deposit.

13.0 Confidential Information

Supplier shall not disclose confidential information to any third party without prior written consent of PDIL. Confidential information does not include any information which (i) is rightfully known to the recipient prior to its disclosure; (ii) is independently developed by the recipient without use of or reliance on confidential information; or (iii) is or later becomes publicly available without violation of this agreement or may be lawfully obtained from a third party; or (iv) which would be required to be disclosed under the (Indian) Right to Information Act.

14.0 Force Majeure

The act of God, epidemic, wars, revolution, and official strike shall be treated as force majeure condition. In event of occurrence of such condition neither party shall be responsible for delay in performance provided that it is notified within 07 days of its occurrence. The Contractor shall provide justification by documentation countersigned by the local chamber of commerce.

15.0 Arbitration

All cases of dispute arising during execution of contract shall be resolved by mutual discussion of parties operating the Contract. In the event of failure to do so, matter will be settled as per Arbitration and Conciliation Act, 1996, as amended from time to time.

However, wherever applicable, in case of settlement of commercial disputes between PSEs inter SE and PSE(s) and Government Department(s), the same shall be settled through Permanent Machinery of Arbitrators (PMA) setup in the Department of Public Enterprises(DPEs) as per the following Clause:

“In the event of any dispute or difference relating to the Interpretation and application of the provisions of the contracts, such dispute or difference shall be referred by either party for Arbitration to the sole Arbitrator in the Department of Public Enterprises to be nominated by the Secretary to the Government of India in-charge of the Department of Public Enterprises. The Arbitration and Conciliation Act, 1996 shall not be applicable to arbitration under this clause. The award of the Arbitrator shall be binding upon the parties to the dispute, provided, however, any party aggrieved by such award may make a further reference for setting aside or revision of the award to the Law Secretary, Department of Legal Affairs, Ministry of Law & Justice, Government of India. Upon such reference the dispute shall be decided by the Law Secretary or the Special Secretary/Additional Secretary, when so authorized by the Law Secretary, whose decision shall bind the Parties finally and conclusively. The Parties to the dispute will share equally the cost of arbitration as intimated by the Arbitrator”.

The performance under this contract, shall not stop for any reason, whatsoever, during the said dispute / proceedings, unless the service provider is specifically directed by PDIL to desist from working in this behalf.

16.0 Jurisdiction

The Contract shall be deemed to have been entered into at Noida and all cases of action in relation to the Contract shall, therefore, be deemed to have been assigned within its jurisdiction for respective Unit/location.

ANNEXURE- IV**ARC for Appointment of Govt. Registered Valuer****CHECK LIST**

(BIDDER MUST CONFIRM POINT BY POINT AND STRIKE OUT WHICHEVER IS NOT APPLICABLE)

Name of Bidder: _____

Offer No. _____

Sl. No.	Description	ITB Requirement	Bidder's Confirmation/ Acceptance
1.0	Price: Price to be quoted shall be firm and subject to no escalation till the execution of the Contractual completion Period.	To Confirm	
2.0	Please indicate applicable rate of GST (in %)		@ _____ %
3.0	Completion Period/Time Schedule: As per Clause 6.0 of GCC.	To Accept	
4.0	Validity: Shall be 90 days from date of opening of Technical Bid.	To Confirm	
5.0	DOCUMENTS (DULY SIGNED BY AUTHORISED SIGNATORY & STAMPED) TO BE FURNISHED/UPLOADED WITH file-A:		
5.1.	Relevant documents (copy duly signed and stamped) in support of Bidder's Pre-Qualification Criteria (PQC) indicated in Annexure-I of ITB.	To Furnish	
5.2	Complete ITB documents duly signed & stamped on each page as a token of acceptance of all terms and conditions of ITB.	To Furnish	
6.0	Photocopy of PAN Card	To Furnish	
7.0	Format of Details for payment, all the details duly filled in (Annexure-VI).	To Furnish	
8.0	Copy of GST Registration Certificate	To Furnish	
9.0	Name, Designation, Telephone Nos., Fax No. & e-mail of Contact Person for this Enquiry.		
10.0	Whether the Company is registered as M S E (Micro & Small Enterprises) if 'Yes', indicate the registration No. and enclose a copy of Registration Certificate. (YES / NO.)		
10a.	Whether the M S E Company is owned by SC / ST (YES / NO.)		
10b.	Whether the M S E Company is owned by Woman (YES / NO.)		
11.0	Confirmation of Acceptance to all Terms and Conditions of the Tender Document in totality.		
12.0	SAC Code (Bidder to indicate)		
It is confirmed that in case any of the terms and conditions mentioned in this summary are at variance with those indicated anywhere else in our offer, the condition indicated in this summary shall prevail.			

Signature of Bidder: _____

Annexure – V

ARC for Association of Government Registered Valuer
Schedule of Rate (SOR)

Sl. No	Particulars	Fees as Part of PDIL's Job Procurement Fee (In %) (up to two decimal places)
1.0	Chargeable fees as Part in (%) of PDIL's Job procurement fee.	

Note

- Bidders are advised to furnish the prices **(in %) (up to two decimal places)** strictly as per the above Price Schedule format attached to the ITB.
- **GST shall be in addition to the calculated fees.**
- If it becomes necessary to undertake site visit, TA/DA expenses shall be reimbursed as per PDIL's rule subject to prior approval from PDIL
- The fees chargeable to PDIL's client are on lump sum basis and value is dependent on quantum and nature of the assets. Therefore the fees for associated Government Registered valuer on ARC basis shall be on the basis of "Part in (%) of fees received by PDIL for conducting "Asset Valuation" part work from PDIL's Client.
- Scale of fees to be charged by the associated valuer,
 - Part in (%) of fees received by PDIL for conducting "Asset Valuation" part work from PDIL's Client, subject to, ceiling of Rs. 1,00,000 (Rs. One Lakh Only).
 - The Minimum Fee for conducting the valuation of assets is Rs. 15,000 / - per work order or as quoted by the bidder, whichever is higher.
- The PDIL's job procurement fee for the same shall only be shared with the associated Government Registered/ Approved valuer.

This SOR with quoted price (in %) shall be submitted duly password protected. Password shall be required to share by the bidder at the schedule time of opening of price bids (to be intimated separately)

Authorized signatory of the bidder

Name:

Designation

Date:

Annexure – VI**ARC for Appointment of Govt. Registered Valuer****FORMAT OF DETAILS FOR PAYMENT**

Bidders are required to submit the following details on the company's letter head for online transfer to amount to their account:

1	Contractor Name / Company Name	
	Address:	
	Phone No.	
	E-mail ID	
2.a)	Name of the Bank	
b)	Address of the Branch	
	Telephone No.	
c)	9 Digit Code number of the Bank and Branch appearing on the MICR cheque issued by the Bank	
d)	11 Digit NEFT/IFSC Code of the Bank Branch	
e)	Account Type (SB/CC/CA)	
f)	Account Number	
g)	Permanent Account Number (PAN) Under Income Tax Act.	
h)	GST Registration Number	
i)	Name of Authorized Signatory	
j)	Contact Person Name	

We hereby declare that the particulars given above are correct and complete

Authorized signatory of the bidder

Title.....

Designation.....

Date:.....

Annexure-VII

ARC for Appointment of Govt. Registered Valuer

(Self Declaration on Bidder's Letter Head as per below performa)

DECLARATION

To,

Projects and Development India Ltd.

Noida – 201301

Subject : ITB No.Dt.

Sir ,

We hereby declare that M/s is neither put on Holiday nor Black-listed by any Government / PSU / Private firm or Financial Institution .

Signature

Name :

Designation :

Seal of the Bidder.

Annexure-VIII**SCOPE OF WORK****Back Ground**

M/s Projects & Development India Limited, is a Government of India Undertaking and a premier design engineering and consultancy organization, committed towards technological excellence and self-reliance in the growth of the Fertilizer and allied chemical industries with associated off site and utility facilities, Oil & Gas Sector viz. Product pipelines, LPG Terminals, Oil terminals, LPG Bottling Plants, LPG mounded Storages, Methanol Plants, Hydrogen Plants and various acid Plants.

PDIL is backed up with the strength of engineers specialized in various disciplines of engineering and latest computer aided design facilities at Noida (near New Delhi) and Baroda (Gujarat).

PDIL is an ISO 9001:2008 company. PDIL ensures that quality of its services, which spans from concept to commissioning of engineering projects, fully meets the requirements of customers including timely completion. Our services take care of functional, aesthetic, statutory and regulatory requirements besides environmental and safety aspects of the projects with added consideration for the welfare of the society.

PDIL is also involved in preparation of feasible reports of various projects, along with works in valuation of assets and sale thereof for its clients.

In view of above, PDIL intends to appoint a Govt. Registered/ Approved Valuer Company/firm, eligible for evaluating various classes of assets, i.e. plant & machinery and land & building to carry out valuation of identified Assets by PDIL on Annual rate contract (ARC) basis for period of Contract of 02 (two) years.

Indicative Scope of Work

The scope of work for the valuer is as follows:

1. Identification of Assets and Extraction Related Information (To be executed by PDIL)

Beginning with the job, PDIL, shall work to obtain necessary details/ information that may be required to identify the assets and its condition, by studying the received data/ information from client to the maximum possible extent.

Thereafter, as per requirement of job, a plan shall be made for physical visit of the plant by a team comprised of engineers from various disciplines like; Civil, Electrical, Instrumentation, Process and Mechanical (Pressure Vessels & Static Equipments, Pumps and Moving

Machineries, Material Handling and Piping), as per requirement of the job and type of the manufacturing/ production unit, to identify the assets and verify its condition/ completeness with metes and bounds and obtain related data/ information necessary for valuation of assets.

In the physical visit, the PDIL team shall,

- Identify and describe the property being valued.
- Due Diligence and Review of the location, site plans, Inspection of the equipments, machineries, electrical items, instrumentation items, land and buildings etc. and segregate it by Plant/ Section/ Unit Wise.
- Obtain necessary information related to the assets by studying drawings/ documents/ plant data sheets/ tags and physical verification of its condition.
- Figure out the usability of the assets, if any, based on various technical parameters i.e. by studying the plant life, actual physical condition and its potential demand if any in related industry / manufacturing units.
- In, case of any usability is not visualized, other details like MOC, Item Specifications, and Estimated Weight etc. shall be derived by PDIL's engineering team/ provided by Client.

2. Compilation of Related Data for Valuation of Assets (To be executed by PDIL)

After PDIL team returns from the Physical Visit, the collected data shall be compiled by PDIL along with observations/ technical comments, if any.

Thereafter a Draft Report is prepared covering, basic information related to plant; listing of items/ equipments/ machineries; observations on site visit/ technical comments; purpose of valuation etc.

The Draft report along with excel sheet containing compiled data shall be shared with the associated Government Registered Asset valuer.

PDIL may further assist the Associated Government Registered Valuer in getting and to the extent possible, the present replacement cost of machineries/ equipments, wherever necessary, as per availability from its in-house data.

3. Getting Valuated from associated Government Registered Asset Valuer (To be executed by Valuer)

Once the Government Registered Valuer gets the Draft Report & Compiled Data, he shall take the responsibility to evaluate the assets with free and independent valuation in terms of the following points,

- Latest government guideline value along with supporting document;
- Cost comparison with latest CPWD rates, wherever constructions are valued;
- Fair market value, realizable value, forced sale value etc.;
- Detailed basis, parameters, methods etc. adopted by the valuer for arriving at the valuation, depreciation, discounts etc.

Further the valuer shall provide justifications / logic / assumptions for selecting the appropriate method for valuation to arrive at fair market value of assets.

4. Finalization of Draft Report along with vetting and Certification for the Same (To be jointly executed by Valuer and PDIL)

After receiving the, "Draft Valuation of Assets" from the Government Registered Valuer, PDIL shall update the "Draft Asset Valuation Report" with the values and figures provided by the Government Registered/ approved Valuer and include comments/ observation, if any from the Valuer, for submission to PDIL's client for review.

Further, PDIL's client reviewed, "Draft Asset Valuation Report" shall then be presented to Government Registered valuer for re-examine/ vetting.

After re-examine/ vetting, the comments, if any, from PDIL and its Client, the Government Registered Valuer shall have to declare finalization of the asset valuation report with his signature, official seal and proof of his Government Registration for Valuation. Then the valuer has to certify the "Final Asset Valuation Report", and issues a certificate that "The Asset Valuation Report" is as per the guidelines laid down by the Government of India.