



## HIL (INDIA) LTD

(A GOVERNMENT OF INDIA ENTERPRISE)

SCOPE Complex, Core-6, 7, Lodi Road, New Delhi-110003

Phone : 011-24364234, 24362100, 24364662, 24365012, 24361107 Fax : 24362116

E-mail : [commercialho@hil.gov.in](mailto:commercialho@hil.gov.in) • Website : [www.hil.gov.in](http://www.hil.gov.in)

### Notice Inviting Tender

#### Event ID No. 58128

**Subject: - Valuation of HIL Plot at sector-20, Udyog Vihar Gurugram**  
**(Having in area of 52.2 acre) approx.**

**Ref. No. HIL- Valuation -Gurugram**

**Dated: 04.08.2025**

HIL is a government of India Enterprise under the administrative control of Ministry of Chemical & Fertilizer, Govt. Of India and is in the business of Agro-Chemicals, Seeds, Fertilizer etc. across the country

Interested firms may submit their bids in online mode through the website <https://hil.abcprocure.com/EPROC/> with their relevant credentials & experience on or before ..... (15:00HRS)

Date & time of issue	04.08.2025 at 14:00 Hrs.
Due Date & time of Submission	18.08.2025 up to 14:00 Hours
Date & Time of opening of Technical bid	18.08.2025 at 14:30 Hours

Tenders under Two Bid with pre bid meeting offline/online System online on website <https://hil.abcprocure.com/EPROC/> (Technical and Price Bid) in the prescribed form are invited

The tender notification and further details can be downloaded from the websites: <https://hil.abcprocure.com/EPROC/> , [www.hil.gov.in](http://www.hil.gov.in) & <https://eprocure.gov.in/epublish/app>

The information about the tender date and time for starting, closing and opening of Part-I techno commercial bid is also uploaded in the websites.

Further Corrigendum if any, to the tender will be hosted in the above websites only.



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Annexure-1

This is an e-procurement event of HIL, NEW Delhi. The e-procurement service provider is E-Procurement Technologies Ltd.

You are requested to read the General Terms & Conditions and subsequent Corrigendum, if any, before submitting your online tender. Tenderers who do not comply with the conditions with documentary proof (wherever required) will not qualify in the Tender for opening of price bid.

### Process of E-tender:

Registration: The process involves vendor 's registration with E-Procurement Technologies Ltd e-procurement portal which is free of cost. Only after registration, the vendor(s) can submit his/their bids electronically. Electronic Bidding for submission of Technical Bid as well as Commercial Bid will be done over the internet. The Vendor should possess Class II or III (signing + encryption) type digital certificate. Vendors are to make their own arrangement for bidding from a P.C. connected with Internet. E- Procurement Technologies Ltd is not responsible for making such arrangement. (Bids will not be recorded without Digital Signature).

SPECIAL NOTE: THE TECHNICAL BID AND THE COMMERCIAL BID HAS TO BE SUBMITTED ON-LINE AT <https://hil.abcprocure.com>

- 1.Vendors are required to register themselves online with <https://hil.abcprocure.com> → Register - Filling up details → Submit.
- 2). Vendors will receive a system generated mail with password, confirming their registration in their email which has been provided during filling the registration form.

In case of any clarification, please contact ...../ E-Procurement Technologies Ltd, (before the scheduled time of the e- tender).

### Contact person of Tendering Authority (HIL (INDIA) LTD) :

**Shri. A.K Sinha DGM (Commercial)**

**Mob. 9560609280 Ph: 011-24362625**

**Contact details (E-Procurement Technologies Ltd):** Call/write us for Registration / Approval / DSC Verification: Phone Nos.: +91 - 79 - 350 221 80 / 67 Cell Number: +91 - 63532 17080, +91-9099090830  
Phone Nos. E Mail: [info@abcprocure.com](mailto:info@abcprocure.com) , [dsc@abcprocure.com](mailto:dsc@abcprocure.com)

### Call/write us for e-Auction related Queries:

Cell Number: +91 - 98799 96111, 99044 07997, 95108 13415  
Write to us by e-mail at: [Support@AbcProcure.com](mailto:Support@AbcProcure.com)

**Call/write us for e-Tender Submission:**

Cell Number: +91 7859800621, 9265562819,  
6352632098, 6352631766, 6352631968

Write to us by e-mail at: [Support@AbcProcure.com](mailto:Support@AbcProcure.com)

**Call/write us for e-Payment Related Queries:**

Cell Number: +91 - 7622000287, 6352632098

Write to us by e-mail at: [Payment@eptl.in](mailto:Payment@eptl.in)

**E-Procurement Technologies Limited (EPTL)**

Registered Office: B-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006, Gujarat (India)

**Office Hours:**

Monday to Friday - 10:00AM to 07:00PM (IST)

1st, 3rd and 5th Saturday -

10:00AM to 06:00PM (IST) 2nd

and 4th Saturday – Holiday

**System Requirement:** Please see minimum system requirement document

1. The Techno-commercial Bid and the Price Bid shall have to be submitted online at <https://hil.abcprocure.com> Tenders will be opened electronically on specified date and time as given in the Tender.
2. All entries in the tender should be entered in online Technical & Commercial Formats without any ambiguity.
3. Special Note towards Event wise registration charge:  
The vendors shall pay Event wise registration charge online after logged in using its Credit/Debit Card/ Net Banking. Event wise registration charge is non-refundable. A vendor will not have the access to online e-tender without making the payment towards Event wise registration charge.
4. Information about tenders /corrigendum uploaded shall be sent by email only during the process till finalization of tender. Hence the vendors are required to ensure that their corporate email I.D. provided is valid and updated at the time of registration of vendor with e-Procurement Technologies Ltd. Vendors are also requested to ensure validity of their DSC (Digital Signature Certificate).
5. E- tender cannot be accessed after the due date and time mentioned in NIT.
6. Bidding in e-tender:
  - a) The process involves Electronic Bidding for submission of Technical and Commercial Bid.
  - b) The vendor(s) who have submitted Event wise registration charge can only submit their Technical Bid and Commercial Bid through internet in e-Procurement Technologies Ltd website <https://hil.abcprocure.com>.
  - c) The vendor should allow running JAVA application. This exercise has to be done immediately after opening of Bid floor. Then they have to fill up Common terms/Commercial specification and save the same. After that click on the Technical bid. If this application is not run, then the vendor will not be able to save/submit his Technical bid.
  - d) After filling the Technical Bid, vendor should click \_save\_ for recording their Technical bid. Once the same is done, the Commercial Bid link becomes active and the same has to be filled up and then vendor should click on -save\_ to record their Commercial bid. Then once both the Technical bid & Commercial bid has been saved, the vendor can click on the -Final submission\_ button to

- register their bid
- e) Vendors are instructed to use Attach Doc button to upload documents. Multiple documents can be uploaded.
  - f) In all cases, vendor should use their own ID and Password along with Digital Signature at the time of submission of their bid.
  - g) During the entire e-tender process, the vendors will remain completely anonymous to one another and also to everybody else.
  - h) The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above.
  - i) All electronic bids submitted during the e-tender process shall be legally binding on the vendor. Any bid will be considered as the valid bid offered by that vendor and acceptance of the same by the Buyer will form a binding contract between Buyer and the Vendor for execution of supply.
  - j) It is mandatory that all the bids are submitted with digital signature certificate otherwise the same will not be accepted by the system.
  - k) Buyer reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part as the case may be without assigning any reason thereof.
7. Any order resulting from this tender shall be governed by the terms and conditions mentioned therein.
8. No deviation to the technical and commercial terms conditions are allowed &
9. The tender inviting authority has the right to cancel this e-tender or extend the due date of receipt of bid(s) without assigning any reason thereof.
10. Vendors are requested to read the Bidder Manual available on <https://hil.abcprocure.com>
11. HIL reserves the right to vary the quantity of the item (covered in this e-tender) before the date and time of starting of e-tender for submission of online Techno-Commercial Bid & price bid.
12. The online tender should be submitted strictly as per the terms and conditions and procedures laid down in the website <https://hil.abcprocure.com> of e-Procurement Technologies Ltd.
13. The bidders must upload all the documents required as per terms of NIT. Any other document uploaded which is not required as per the terms of the NIT shall not be considered.
14. The bid will be evaluated based on the filled-in technical & commercial formats.
15. The documents uploaded by bidder(s) will be scrutinized. In case any of the information furnished by the bidder is found to be false during scrutiny, EMD of defaulting bidder(s) will be forfeited. Punitive action including suspension and banning of business can also be taken against defaulting bidders.

**SIGN OF AUTHORISED SIGNATORY** \_\_\_\_\_  
**NAME OF SIGNATORY** \_\_\_\_\_  
**FIRM'S NAME** \_\_\_\_\_  
**SEAL** \_\_\_\_\_

**Date** \_\_\_\_\_



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Annexure-2

### 1. INSTRUCTION TO TENDERER:

Before submitting the tender, the bidder may visit the site and location for making assessments of the site at their own cost, and in any case shall be deemed to have done so in order to acquaint himself with the nature of the site and the conditions in which the works are to be executed, the quantities and nature of work and materials necessary for the completion of the works and the means of access to the site, etc. and in general, shall himself obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect his tender.

1. The bidder should not have been blacklisted or debarred from participating in tendering by the Central Government/State Government/other Govt. bodies or under a declaration of ineligibility for corrupt or fraudulent practices. (Undertaking to be given on company's letter head bearing company seal and duly signed by authorized representative)
2. HIL reserves the right to verify all statements, information and documents submitted by the Bidder in response to the or the Bidding Documents and the Bidder shall, when so required by HIL, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification, by HIL shall not relieve the Bidder of its obligations or liabilities hereunder nor shall it affect any rights of HIL there under.
3. Late tenders received after due date and time of submission of bid shall be out rightly rejected. The completed Bids shall be accepted only up to the date and time as specified in NIT. The Bidders shall furnish the information strictly as per the formats given in the tender documents without any ambiguity. The HIL shall not be held responsible if the failure of any Bidder to provide the information in the prescribed formats results in a lack of clarity in the interpretation and consequent disqualification of its Bid.
4. No tender may be withdrawn, substituted, or modified in the interval between the deadline for submission of tenders and the expiration of the period of tender validity specified by the tenderer on the Letter of tender or any extension thereof. Withdrawal of tender during the specified period shall result in forfeiture of tender security/EMD.
5. Bids will not be considered if they make any false or misleading representations in statements/ attachments. If any submission is found false or misleading even at later stage (i.e. after the award of tender) then also, HIL may invalid the award. Further, the Bidder may be blacklisted for participation in any future Tender of HIL. In such a case HIL shall forfeit the EMD (if any) and Security Deposit (if any) held with HIL.
6. No alternations shall be made in any of the tender documents supplied/ downloaded from the website. Tenderer by submission of this tender shall be deemed to have accepted the terms and conditions contained in the tender document.
7. No Bidder shall submit more than one bid for this tender.
8. The documents including this and all attached documents, provided by HIL shall remain or become the properties of HIL and are transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid. The provisions of this Clause shall also apply mutatis mutandis to Bids and all other documents submitted by the Bidders, and HIL shall not return to

the Bidders any Bid, document or any information provided along therewith.

## **2. SUBMISSION OF BIDS: -**

- 1.** The bid document, including the documents/certificates/ undertakings etc. (all pages) must be signed and paged by the authorized signatory of the bidder.
- 2.** The Bidder is expected to carefully examine all the instructions, guidelines, terms and conditions and formats of the tender in his own interest. Failure to furnish all the necessary information as required or submission of a bid not substantially responsive to all the requirements of the tender shall be at Bidder's own risk and may be liable for rejection.
- 3.** The bids shall be unconditional, firm and valid for at least 180 calendar days from the date of submission of the bid **Note: Any tenderer withdrawing or amending his tender within this period shall have to forfeit his earnest money to HIL.**
- 4.** The bidders shall submit their bids through online mode only. i.e. part-I "Technical bid" and Part-II "Financial bid".

## **Scope of Work**

1. Purpose for which valuation is made.
2. Date as on which valuation is made.
3. Name of the owner/owners.
4. Brief description of the property.
5. Location, Street, Ward No.
6. Type of property.
7. Area of land supported by documentary: proof shape, dimensions and physical features.
8. Status of property.
9. Particulars of Town Planning Plan.
10. Location plan with Map.
11. Detail pictures of land and buildings.
12. Any other point to be considered as relevant for valuation propose.

### **Value of the land**

1. Sales in vicinity to be preferred as compared to sale in the locality and in the neighbourhood.
2. Use of the plot.
3. Minimum number of comparables considered.
4. Time factor and date of transaction.
5. Physical characteristics.
6. Situation and location.
7. Shape of plot.
8. Size and area of plot
9. Ratio of frontage to depth.
10. Return frontages and double frontages.

11. Extent of construction work permissible (floor space index) and restriction on developments.

12. Encumbrances.

13. Circle rate

14. Mode of payments.

15. Any other point to be considered as relevant for valuation propose.

**Characteristics of comparable sales:**

1. Similar in character as far as it can be.

2. Reasonable proximus to the land under value.

3. They should have similar amenities and advantages.

4. The sale should be of true reasonable proximus to the date of valuation.

5. Fair Market value.

6. FAR ratio.

7. Any other point to be considered as relevant for valuation propose.

**SIGN OF AUTHORISED SIGNATORY**\_\_\_\_\_

**NAME OF SIGNATORY**\_\_\_\_\_

**FIRM'S NAME**\_\_\_\_\_

**SEAL**\_\_\_\_\_

**Date**\_\_\_\_\_



**DOCUMENTS TO BE SUBMITTED WITH TENDER FORM: PART-I, TECHNICAL BID:**

**1. Part-I (Technical BID):** -The bidder shall have to submit following certificates/ undertakings and documents in the technical bid: -

- A Complete tender document, each page duly signed by the authorized signatory.
- B Important Instructions for E-tendering (Annexure-1)
- C Instruction to Tenderer (Annexure-2)
- D Scope of Work (Annexure-3)
- D Pre-Qualification Criteria (Annexure-4)
- E General Terms and Conditions of Tender (Annexure-5)
- F Price Bid Application format ((Annexure-6)

C **Part-II (Financial BID):** - The bidder shall have to submit following certificates/ undertakings and documents in the technical bid: -



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**Annexure-4**

### **Pre-qualification Criteria**

- 1. Work Experience:** The bidder must have a 3 (Three) years of experience in land Valuation work in a Govt. department/PSU (attached relevant documents in technical bid)
- 2. Valuers:** The bidder must be a registered Govt. approved Valuers (attached relevant document in technical bid)
- 3. Earnest Money Deposit:** Bidders must submit Earnest Money deposit of Rs. 30,000/- (Rupees Thirty Thousand Only).
- 4. Validity of offer:** - 180 days.
- 5. Payment terms:** within 30 days of acceptance of Valuation report by HIL.
- 6. Submission of report within 15 days form the receipt of work order.**
- 7. Copy of PAN & GST Certificate**



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**Annexure-5**

### **GENERAL TERMS AND CONDITIONS**

- 1. Parties are advised to visit the site before submitting their bids.**
2. Effective date of work starting will be from the date of issue of work order/ LOI.
3. HIL reserves the right to withdraw tender and or vary any part thereof at any stage.
- 4. LD clause**

The period of completion of the work, stipulated in the contract, is the essence of the contract. If the bidder fails to complete the work within the time period(s), then HIL shall, without prejudice to its other remedies under the Contract, deduct from the Contract price, as liquidated damages, a sum equivalent to 0.5 % of the contract value per week or part thereof, up to a maximum of 5 %. Once the maximum is reached, then HIL may consider termination of the contract. HIL may withhold any payment due to the consultant until the whole of the work is completed. This clause is without prejudice to the right of HIL to make risk purchase mentioned under clause 5 and the liability under that clause shall be in addition to liquidated damages.

**5. Risk & Purchase:**

In the event of failure or delay on the part of the consultant to fulfill his obligation in the execution of the order/contract to HIL's satisfaction, HIL shall have the right to terminate the order/contract and make necessary alternate arrangements for completion of the order/contract through other means at delinquent consultant's risk and cost. In such an event the earnest money deposit will be forfeited without prejudice to HIL's right to claim compensation from consultant for the loss incurred by HIL as a result of consultant's failure to fulfill his obligation under the contract/order conditions. The damages so claimed by HIL will be in addition to the liquidated damages recoverable by HIL as mentioned in the liquidated damage clause. The consultant shall have no claim for compensation for any loss that may accrue from any material he might have collected or engagements; he may have entered into on account of the order/contract.

**6. Force Majeure:**

If the execution of the work by the successful tenderer is delayed beyond the stipulated period given in the work order as a result of outbreak of war, acts of God, fire, flood and earth quakes, strikes, riots or



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acts of nature the consultant shall not be held responsible for such delay and HIL and the consultant shall immediately discuss with each other to determine the measures to be taken. The consultant shall have to provide proof of existence of such condition of force majeure as stipulated above to the entire satisfaction of HIL, duly certified by an appropriate authority as required by HIL, in the event of enforcement of the force majeure clause to justify the delay in execution of the work.

### **7. Arbitration /Conciliation:**

All disputes and differences arising between the parties in respect of the order/contract or the breach thereof will be decided by the Panel of IEMs, initially, by holding meetings etc, and on a reference from the Buyer. If the IEMs cannot resolve the disputes, HIL can proceed with some other proceedings as per government instructions including the appointment of an Arbitrator by the C&MD, HIL. The Arbitration is to be proceeded under the Indian Arbitration Act and the rules framed there under. The decision of the arbitration will be binding to all parties to proceedings and the laws applicable will be Law of India. The venue for arbitration shall be New Delhi.

### **8. Earnest Money Deposit:**

Bidders must submit Earnest Money deposit of Rs. 30,000/- (Rupees Thirty Thousand Only). EMD should be given in the form of a Bank Draft/Pay Order/ RTGs in of M/s HIL(India) Ltd, New Delhi payable on any scheduled Bank at New Delhi (The along with their offer account no. 344901010070509, IFSC Code UBIN0549789, Union Bank of India, Branch Middle Circle Connaught Circle New Delhi-110001. The EMD will be refunded only after satisfactory completion of the work and on expiry of contract without any interest. The EMD of the un-successful parties will be refunded within 15 working days.

**Small scale units registered with NSIC& Start-Up (As per terms and condition of start-up by the GOI) only are exempted from submitting/EMD provided they produce authenticated copy of the valid NSIC certificate/Start- up certificate along with Techno Commercial bid of the tender to qualify for such exemption.**



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Annexure-6

**Subject: - Valuation of HIL Plot at sector-20, Udyog Vihar Gurugram**  
**(Having in area of 52.2 acre)**

### **Price Bid Format**

**FILL THE FORMAT ONLINE MODE ONLY**

Sr. No	Description of Item	UNIT	Rate in Rs.	GST in Rs.	Total Amount in (Rs.)
1.	As per Scope of work	1 Job			