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Sub: **Tender No. MEED.06/2024-** Engagement of Valuer for Undertaking Valuation of assets for Tank farm with allied structures & equipment of M/s VVF Pvt. Ltd. at Sewri on replacement basis.

Clarification to Pre - Bid Queries

With reference to subject Tender, proposed clarification to the queries raised in the Pre-bid meeting held on 02-05-2024 are as below:

Sr.No.	Query	Reply, if any
01	Please suggested the scope of work is to value assets owned by which party? is it MBPA as Lessor or M/s.VVF Pvt. Ltd. As Lessee?	The assets owned by M/s.VVF Pvt. Ltd.
02	Please suggest valuation is to be done for which type of assets? is it immovable property or movable property or both ?	Valuation is to be done for both Immovable property as well as movable property.
03	Please provide & mentioned exact and detail list of assets under valuation with line items of inventory.	Pl refer Annexure-I to Annexure-IX of bid document.
04	Please provide estimate life of assets age and residual life in the above mentioned list of assets under valuation.	The data about estimate life of assets age and residual life shall be shared with the successful bidder.

05	Please confirm that subject items is not having any residual useful life and it is a scrap kept for disposal.	<p><u>Clarification from point no.5 to 38</u></p> <p>MbPA invited the tender from the Valuer/Firm registered with Insurance Regulatory and Development Authority of India (IRDAI). All the qualified bidders are requested to submit the bid. However, Tender Conditions prevails.</p>
06	Please provide list of scrap items metal wise along with weight.	
07	Please confirm that scrap sold in open auction cannot be reused by the buyer to built Tank Farm.	
08	Please provide definition of Leasehold improvements	
09	Are the assets under valuation inexhaustible in nature?	
10	What is the estimated useful lives?	
11	Under which section of which act valuation is proposed to be carried out.	
12	is subject valuation happening under Income Tax Act,1961 ? if Yes under which section ?	
13	is subject valuation happening under Company Act,2013 ?if Yes under which section ?	
14	is subject valuation happening under Custom Act,1962 ?	
15	is subject valuation happening under Insurance Act,1938 ?	
16	is subject valuation happening under IBC Code,2016 ?	
17	What is the definition and meaning of approved valuer & IRDA approved valuer / surveyor. ?	
18	What is the purpose of valuation and date of valuation ?	
19	Who is the intended user of the valuation report ?	
20	Kindly suggest list of documents to be provided for under taking valuation.	
21	Kindly suggest which valuation standards needs to be applied for undertaking valuation? As per the tender documents It is mentioned that valuation needs to be under taken under IND AS 113. Please confirm the same. As IND AS 113 is applicable to companies who are following INDAS u/s 133 of Companies Act.	
22	Kindly confirms that MbPA subsidiary is a company registered with ROC under Company Act, 2013 owned scrap under valuation. If that is not the case how IND AS 113 came in picture?	

23	Which methods of valuation proposed to be used by the valuer ? As tender documents suggest Replacement Cost Method. How a replacement cost method is applied on scrap? Scrap is sold based on recycling value of metal available in the scrap items. There is no chance of replacement however it is to be recycled. Why this conflicting conditions are kept in the tender.	
24	Who has advice to keep such conflicting conditions in the subject tender and it is based on which documents / law / tender /order / rule / circular / any other notification ?	
25	Please suggest depreciation % needs to be used as per Income Tax Act or Company Act or Actual Depreciation ?	
26	Please suggest why income approach and market approach of valuation cannot be used for independent valuation as assets under valuation is a Income Generating Infrastructure attached to earth / land becomes Immovable Property and Plant & Machinery as per many case laws ?	
27	Why the Tank Farm which has remaining useful life are scrapped and proposed to be demolished and detached and removed and proposed to be sold as scrap ?	
28	Why the Tank Farms are not proposed for renewal of lease or not offered for fresh lease in the open market ?	
29	What is the terms and conditions mentioned in the lease with VVF Pvt. Ltd. After expiry of lease ? As generally in Port Trust Lease it is one of the conditions any improvements made on the land needs to be handed over free of cost to lessor, what is the exact conditions agreed between Mumbai Port Trust and VVF Pvt. Ltd lease ?	
30	How to detach the tank farms structures from land to arrive Replacement Cost of Structure? is it possible to really detach tanks from the land and install it some other places ? Or is it possible to construct new tanks with the various licences on the lessees name i.e. VVF name?	

31	is this valuation i.e. loss assessment for the purpose of getting claim from Insurance Company as the GEM bid suggest that IRDA approved valuer needs to be appointed ? what type of accident and loss happened in the MbPA area ? what was the date of accident ?	
32	As far as we know IRDA does not register any person/firm as valuer for Immovable Property & Plant Machinery. Kindly suggest procedure to get a registration from IRDA to undertake valuation. Kindly suggest how to find list of IRDA registered valuer based in M M Region.	
33	What is the format for the valuation report to be submitted to MbPA ?	
34	Who will be accepting valuation report and in how many days after submission of the report ?	
35	How the estimated fees budget is arrived?	
36	Under which rule of General Finance Rules performance security deposit is demanded for this professional valuation services?	
37	GEM has separate category for valuation tender i.e. Custom Bid Services – Government Approved Valuer Services. However the subject tender is indicated on GEM portal as some Quantitative & Qualitative survey work. Why the scope is not clearly defined with proper categorisation?	
38	As per para no.-13 (C) Policy Guidelines Land Management, 2015 directs port authority to do periodic valuation for renewal of lease by appointing approved valuer. As defined in the transfer of property act and other acts and case laws all the structures constructed on the land become immovable property i.e. land hence needs to be valued by approved valuer i.e. Government Approved Valuer i.e. Private Government Approved Valuer i.e. An Individual Registered Valuer registered in Immovable Property and Plant & Machinery Assets class under section -34AB of Wealth Tax Act,1957 Read with Rule 8A,8B,8C & 8D of Wealth Tax Rules,1957. My query is what is the benefits of MbPA by not doing assets monetisation of existing land on which tank farms is constructed along with tank farms on “As is where is Basis” condition by offering for allocating a fresh lease of definite duration based on the reserve price value offered by the appointed Private Govt. Approved Valuer through CPP Portal tendering on QCBC System?	