



**Expression of Interest (EOI) for Appointment of
Registered Valuer for Valuation of the various
assets and liabilities of Directorate of Ports and
Inland Water Transport,
Odisha and its sub-ordinate offices**

EOI NO. 3545 / DPIWT, DATE 13-12-2021 /

DIRECTORATE OF PORTS AND INLAND WATER TRANSPORT

Paribahan Bhawan (2nd Floor), A.G. Square, Unit-II, Ashok Nagar, Bhubaneswar-9

Phone-0674-2390355, Fax-0674-2396885, Email: - portsniwt.od@nic.in

EXPRESSION OF INTEREST (EOI) FOR APPOINTMENT OF REGISTERED VALUER FOR VALUATION OF THE ASSETS AND LIABILITIES OF DIRECTORATE OF PORTS AND INLAND WATER TRANSPORT, ODISHA AND ITS SUB-ORDINATE OFFICES



Directorate of Ports and Inland Water Transport
Paribahan Bhawan (2nd Floor), A.G. Square,
Unit-II, Ashok Nagar, Bhubaneswar-9
Phone-0674-2390355, Fax-0674-2396885, Email: - portsniwt.od@nic.in

The Director, on behalf of the Directorate of Ports and Inland Water Transport, Government of Odisha, invites submission of EOI from interested Firms/ Companies for **Expression of Interest (EOI) for Appointment of Registered Valuer for Valuation of the various Assets and Liabilities of Directorate of Ports and Inland Water Transport, Odisha and its subordinate offices.**

Queries Applicants shall post queries by email to portsniwt.od@nic.in
 Note: Please mention the subject of the email as:
 “Query for **EXPRESSION OF INTEREST (EOI) FOR APPOINTMENT OF REGISTERED VALUER FOR VALUATION OF THE VARIOUS AND LIABILITIES OF DIRECTORATE OF PORTS AND INLAND WATER TRANSPORT, ODISHA AND ITS SUB-ORDINATE OFFICES**”

	Activities	Deadline
EOI Schedule	Issue of EOI Document	15.12.2023 from 11:00 hrs onwards
	Last Date for sending queries or clarifications regarding EOI	27.12.2023 on or before 15:00 hrs
	Last date for EOI Submission	27.12.2023 on or before 15:00 hrs

Officers In charge Name 1: **Er. Sarat Chandra Maharana, P.A (Tech) to Director**
 Name 2: **Er. Bijaya Kumar Sahoo, Estimator**

Helpline number **9778261828 (Biswanath Sahoo)** **8093306280 (Mithilesh Mandal)**

Website to download EOI <https://odisha.gov.in/publication/advertisement>

The right to accept/reject any or all EOI(s) received is reserved without assigning any reason thereof. **Director, Directorate of Ports and IWT, Government of Odisha**

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1 Text of Advertisement- Invitation for Expression of Interest



**Directorate of Ports & Inland Water Transport,
Paribahan Bhawan(2nd Floor), A.G. Square,
Unit-II, Ashok Nagar, Bhubaneswar-9**

Phone-0674-2390355, Fax-0674-2396885, Email: - portsniwt.od@nic.in

EXPRESSION OF INTEREST (EOI) FOR ENGAGEMENT OF REGISTERED VALUERS

NO. 3545 / DPIWT, DATE 13-12-2023 /

The Director, Ports and Inland Water Transport, Odisha, Bhubaneswar on behalf of Government of Odisha invites sealed **Expression of Interest (EOI) from Registered Valuers'** to conduct the **Valuation of the various moveable and immoveable property of Directorate of Ports and Inland Water Transport, Odisha and its sub-ordinate offices.**

The EOI Document containing the details of qualification criteria, submission requirement, brief objective & scope of work and evaluation criteria, etc. can be downloaded from the Govt. website <https://tendersodisha.gov.in/> under the link “**Advertisement**” or can be collected from the Establishment Officer, Directorate of Ports and Inland Water Transport, Odisha, Bhubaneswar from **15.12.2023 to 22.12.2023**. The last date for receipt of EOI is **27.12.2023 upto 03.00 P.M.** and will be opened on the same day at **03.30 P.M.** in the office of the undersigned. If the office happens to be closed on the date of opening of Bids as specified, the bids will be opened on the next working day at the same venue.

The Registered Valuers who wish to participate shall deposit an amount of **Rs.2,000/- (Rupees Two Thousand) only in shape of Demand Draft** from any Scheduled/ Nationalized Bank drawn in favour of Establishment Officer, Directorate of Ports and Inland Water Transport, Odisha payable at Bhubaneswar towards cost of documents. Application will be submitted in two different envelopes (sealed) – Technical Bid & Financial bid. These envelopes need to be put in another envelop super scribing “**EOI for Valuation of the various moveable and immoveable property of Directorate of Ports and Inland Water Transport, Odisha and its sub-ordinate offices.**” on the top cover, through Courier/ Speed Post/ Registered Post/ By Hand, addressed to the **Director, Directorate of Ports and Inland Water Transport, Paribahan Bhawan (2nd Floor), A.G. Square, Unit-II, Ashok Nagar, Bhubaneswar-751009**. Authority in no way will be responsible for any postal delay

Applicants meeting the qualification criteria may be invited for presentation/ proposal before the selection committee formed by the Directorate. Bid Document will be subsequently issued to the short-listed applicants only.

Note: The Directorate of Ports & IWT reserves the right to cancel this request for EOI and / or invite afresh with or without amendments, without liability or any obligation for such request for EOI and without assigning any reason. Information provided at this stage is indicative and DoP&IWT reserves the right to amend/add further details in the EOI.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3546 /Dated 13-12-2023 /

Copy forwarded to the Deputy Director (Advertisement), I&PR Department, Odisha, Bhubaneswar for kind information with a request to publish the notice in 2(Two) leading Odia Daily and 1(One) English National Daily News Paper on or before **15.12.2023** for wide circulation.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3547 /Dated 13-12-2023 /

Copy forwarded to the Head State Portal Group, IT Centre, Department of Information and Technology, Odisha, Bhubaneswar with a request to display the EoI in the Website of Government of Odisha (<https://tendersodisha.gov.in/> under the link “Advertisement”) from **15.12.2023 to 27.12.2023** for wide circulation.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3548 /Dated 13-12-2023 /

Copy forwarded to the Director, Printing Stationary and Publication, Government of Odisha, Madhupatana, Cuttack-10 for information and necessary action. He is requested to arrange for publication in next issue of Odisha Gazette.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3549 /Dated 13-12-2023 /

Copy submitted to the Special Secretary, Commerce & Transport (Com.) Department, Government of Odisha, Bhubaneswar for information.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3550(4) /Dated 13-12-2023 /

Copy forwarded to the Executive Engineer (Civil), Ports & IWT, South Division, Berhampur/ Executive Engineer (Mech), Ports & IWT, North Division, Cuttack/ Executive Engineer, Fishery Engineering Division, Bhubaneswar/ Principal, Crew Training Institute, Chandabali for information and wide circulation.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3551 /Dated 13-12-2023 /

Copy forwarded to the Estimator of this Directorate for information and necessary action.

**Sd://-
Director
Ports & IWT, Odisha**

Memo No. 3552(2) /Dated 13-12-2023 /

Copy to Office Notice Board for wide circulation/ Guard File for record and reference.

**Sd://-
Director
Ports & IWT, Odisha**

2 Introduction and Background

The Odisha Maritime Board has been established on 23.08.2022 under the Odisha Maritime Board Act 2021. The Board has been vested with administrative, control and management of non-major ports and non-nationalised inland waterways and the development of port and non-port land and infrastructure in the state of Odisha.

As per clause (a) of sub-section (1) of section 20 of the Odisha Maritime Board Act 2021, all property and contracts vested in the State Government for the purposes of the port, shall vest in the board. Also, as per Chapter VII of the Odisha Maritime Board Act 2021, the Board shall create and maintain a General Fund of the Board and the Board shall act as the Conservator of the Ports. The Board shall also, maintain proper account and other relevant records and prepare the annual statement of account including the balance-sheet.

Currently, in Odisha, the Directorate of Ports and Inland Water Transport, looks after the development of the non-major ports and non-nationalised inland waterways. Therefore, since the Board has been established, the powers, duties, assets, liabilities of the Directorate shall be subsumed into the Board. Thus, a Valuer is required for conducting the Valuation of the assets and liabilities of this Directorate of Ports and Inland Water Transport, Odisha and its various offices, properties, assets, liabilities, etc.

All the non-major Ports have been developed/ under development in the State of Odisha by private participation through **Public-Private-Partnership (PPP) Mode on Build, Own, Operate, Share & Transfer (BOOST) Basis.**

2.1 Office Locations

The location of the Directorate of Ports and IWT along with its subordinate offices to be valued are as follows:

Sl. No.	Name of the Office	Head Quarter
(1)	(2)	(3)
1	Directorate of Ports & IWT	Bhubaneswar
2	Executive Engineer (Civil), Ports & IWT, South Division.	Berhampur
3	Executive Engineer (Mech), Ports & IWT, North Division.	Cuttack
4	Principal, Crew Training Institute	Chandabali
5	Special Land Acquisition Officer, Dhamara Port Project	Bhadrak
6	Special Land Acquisition Officer, Astaranga Port	Puri
7	Special Land Acquisition Officer, Subarnarekha Port	Bhubaneswar

3 Scope of Work

The scope of the Applicant consists of the following components

- i. Verification and valuation of the various assets and liabilities under Directorate of Ports and Inland Water Transport, Government of Odisha and its subordinate offices at Cuttack, Berhampur, Dhamara, Satapada, Balugaon & Chandabali, as per the Odisha Maritime Board Act 2021 and Odisha Maritime Board Rules 2022.
- ii. Site photographs along with GPS Coordinates.
- iii. Submission of valuation report in both hard and soft copy.

4 Instructions to applicants

Directorate of Ports and Inland Water Transport on behalf of Government of Odisha invites submission of Expression of Interest from interested eligible Firms/ Companies (The “Applicants”) for Appointment of Registered Valuer for Valuation of the various Assets and Liabilities of Directorate of Ports and Inland Water Transport, Odisha and its sub-ordinate offices, in accordance with conditions and manner prescribed in this Expression of Interest (EOI) document.

S.No	Item	Details
1	Project Name	Valuation of the various assets and liabilities of Directorate of Ports and Inland Water Transport, Odisha and its subordinate offices
2	Issue of EOI Document	15.12.2023 from 11:00 hrs onwards
3	Website to download EOI	https://odisha.gov.in/publication/advertisement
4	Queries by email	Applicants shall post queries by email to portsniwt.od@nic.in Note: Please mention the subject of the email as: “Query for EOI - Valuation of the various assets and liabilities of Directorate of Ports and Inland Water Transport, Odisha and its sub-ordinate offices ”
5	Last date for sending queries or clarifications regarding EOI	27.12.2023 on or before 15:00 hrs

S.No	Item	Details
7	Last date of EOI Submission	Complete EOI with relevant details must be submitted on or before 27.12.2023 on or before 15:00 hrs through Courier/ Registered Post/ Speed Post to “Directorate of Ports & IWT, Paribahan Bhawan (2nd Floor), A.G. Square, Unit-II, Ashok Nagar, Bhubaneswar-9 Phone-0674-2390355, Fax-0674-2396885, Email: - portsniwt.od@nic.in ”
8	Opening of EOIs received	The Authority will open all the EOIs in the presence of Applicant’s representatives, who choose to attend at Directorate of Ports & IWT, Paribahan Bhawan (2nd Floor), A.G. Square, Unit-II, Ashok Nagar, Bhubaneswar-9 Phone-0674-2390355 on 27.12.2023 at 3.30 P.M. IST.
9	Helpline of Directorate of Ports & IWT	9778261828 (Biswanath Sahoo) 8093306280 (Mithilesh Mandal, PMU)
10	Contact Person for EOI	Name 1: Er. Sarat Chandra Maharana, P.A (Tech) to Director Name 2: Er. Bijaya Kumar Sahoo, Estimator

4.1 Documents to be submitted as part of the Application

S.No	Category of Applicants	Documents to be submitted as a part of the Application
1	Company	<ul style="list-style-type: none"> Self-Attested Copy of Registration Certificate, by law society/organization/Company Registration certificate as per Companies Act 1956/2013 Audited financial statements (turn over) of last 3 years (FY21, FY22, FY23) certified by Chartered Accountant having UDIN Number Positive Net Worth as on March 2023

4.2 Qualification Criteria

- The Applicant must be a Registered Valuer and incorporated under laws and policies of the country and such entity should be in operation for the last 3 years as on March 31, 2023.
- The Applicant should NOT have been blacklisted/debarred by any of the Central or State Governments /other government agencies.

4.3 Availing EOI Documents

The EOI document can be downloaded from the website link <https://odisha.gov.in/publication/advertisement> up to the date and time mentioned in the EOI.

4.4 Completeness of the EOI Response

Applicants are advised to study all instructions, forms, terms, requirements and other information in the EOI documents carefully. Submission of EOI shall be deemed to have been done after careful study and examination of the EOI document with full understanding of its implications. The response to this EOI should be full and complete in all respects.

4.5 EOI Preparation Cost

The Applicant is responsible for all costs incurred in connection with participation in this process, including, but not limited to, costs incurred in conduct of informative and other diligence activities, participation in meetings/discussions/presentations, preparation of EOI response, in providing any additional information required by DoP&IWT. DoP&IWT will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process. All materials submitted by the Applicant shall become the property of the DoP&IWT and may be returned at its sole discretion.

4.6 Submission of EOI Queries

Any query can be raised through this Directorate e-mail portsniwt.od@nic.in. The format for seeking queries is as follows:

Subject: Query for EXPRESSION OF INTEREST (EOI) FOR SELECTION OF REGISTERED VALUER FOR VALUATION OF THE ASSETS AND LIABILITIES OF DIRECTORATE OF PORTS AND INLAND WATER TRANSPORT, GOVERNMENT OF ODISHA AND ITS SUBORDINATE OFFICES		
Details of the query seeker	Name and Address of the Organisation	
	Name and Position of the Person submitting the query	
	Contact details	Mobile: Email id:
S.No	EOI Reference (Page/ Section)	Points of Clarification required

4.7 Amendment of EOI Document

At any time before the deadline for submission of EOI, DoP&IWT, may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective Applicant, modify the EOI Document by an amendment.

In order to afford prospective Applicants reasonable time in which to take the amendment into account in preparing their EOIs, DoP&IWT may, at its discretion, extend the last date for the receipt of EOIs. The Applicants are advised to visit the website <https://odisha.gov.in/publication/advertisement> on regular basis for checking necessary updates. DoP&IWT also reserves the right to amend the dates mentioned in this EOI.

4.8 DOP&IWT's Right to Terminate the Process

DoP&IWT reserves the right to terminate the EOI process at any time and without assigning any reason thereof. DoP&IWT makes no commitments, express or implied, that this process will result in a business transaction with anyone. This EOI does not constitute an offer by DoP&IWT.

4.9 Documents Establishing Applicants Qualification

The Applicant shall furnish, as part of its EOI documents establishing the Applicant's qualification in the formats provided in this EOI as per Annexure I to VI. The documentary evidence should be submitted by the Applicant as part of the response to the EOI. The documentary evidence of the Applicant's qualification shall be as per Qualification Requirements specified in this EOI document.

4.10 Format and Signing of EOI

- a) The applicant may download the copy of EOI document from the website <https://odisha.gov.in/publication/advertisement> or collect the same from this Directorate.
- b) The EOI document shall be signed, at the time of submission, by the Applicant or a person or persons duly authorized to bind the Applicant to the provisions of the EOI. The latter's authorization shall be indicated by a copy of written power-of- attorney accompanying the EOI. All the pages/ documents of the EOI that are to be submitted shall be duly signed by the person authorized to sign the EOI.
- c) **Submission of EOI:** Proposals not conforming submission of required documents as per checklist in Annexure-I may lead to rejection of the Proposal. Submission of forged documents will also result in rejection of the Proposal. The Applicant should submit the Proposal as per the requirement of EOI which should be received in this Directorate on or before due date and time as mentioned in the EOI, highlighting the Project Name: **“Expression of Interest (EOI) for Selection of Registered Valuer for Valuation of the assets and liabilities of Directorate of Ports and Inland Water Transport, Government of Odisha and its subordinate offices”**

4.11 Late Submission of EOI

The Proposal received after due date and time will not be entertained. The department is not liable/responsible for any delay in receipt of documents for the reason whatsoever. The DoP&IWT will not consider any proposal received after the deadline as prescribed in the EOI.

4.12 Language of EOI

The responses prepared by the Applicant and all correspondence and documents relating to the documents exchanged by the Applicant and DoP&IWT, shall be written in English language. Any printed literature furnished by the Applicant in another language shall be accompanied by an English translation, in which case, for purposes of interpretation of the EOI, the English translation shall govern. If any supporting documents submitted are in any language other than English, translation of the same in English language is to be duly attested by the Applicant.

4.13 Evaluation of EOI Submitted

- DoP&IWT shall establish an Evaluation Committee to evaluate the Applications submitted by the Applicants.
- The DoP&IWT will scrutinize the Applications received to determine whether they are complete in all respects as per the requirement of EOI and whether the documents have been properly signed as per EOI requirements.
- During the process of evaluation, the DoP&IWT may, at its discretion, seek clarifications from all or any of the Applicants in connection with their application. The request for such clarification and the Applicants response should necessarily be in English and in writing. Such responses should be submitted within the time stipulated by the DoP&IWT.

5 Formats for EOI Submission

5.1 Annexure I: Checklist for the Documents to be Submitted in EOI response

S.No	Documents to be Submitted	Suggested Format	Submitted (Y/N)	Documentary Proof (Page No.)
1	Power of Attorney	Annexure II		
2	Organisational Details	Annexure III		
3	Financial Strength of Organisation	Annexure IV		
4	Declaration	Annexure V		
5	Project Implementation Structure	Annexure VI		

5.2 Annexure II: Power of Attorney

FORMAT FOR POWER OF ATTORNEY

(On Non — judicial stamp paper of Rs 100 duly attested by notary public)

POWER OF ATTORNEY

Know all men by these presents, we _____ (name and address of the registered office of the Sole Applicant / Lead Member) do hereby constitute, appoint and authorize Mr. / Ms. _____ R/o (name and address of residence) who is presently employed with us and holding the position of _____, as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to the bid of the consortium consisting of _____, _____ and _____ (please state the name and address of the members of the consortium) / Sole Applicant, for Independent Engineer services for **Expression of Interest (EOI) for Appointment of Registered Valuer for Valuation of the various Assets and Liabilities of Directorate of Ports and Inland Water Transport, Odisha and its sub-ordinate offices**, including signing and submission of all documents and providing information / responses to Directorate of Ports and Inland Waterway Transport, Odisha, representing us in all matters in connection with our expression of interest for the said Project.

We hereby agree to ratify all acts, deeds and things done by our said attorney pursuant to this Power of Attorney and agree that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For

(Signature)

(Name, Title and Address)

Accepted

Name: _____

Designation: _____

5.3 Annexure III: Organisational Details

S.No	Item	Details (to be filled by the Applicant in response to EOI)
1	Name of the Individual/ Society/ Organisation/ Company	
2	Registered Address for Communication	
3	Mobile no and Email id	
4	Website address if any	
5	Attested copy of AADHAR (as applicable)	
6	Details of Registration by Law of Society/Organisation/Company (Please enclose a copy of the registration document)	
7	Registration Number and Year of Registration	
8	States where the Society/Organisation/Company operates	
9	Company's Turnover of the previous three financial years certified by Chartered Accountant	

Contact Details of officials for future correspondence regarding the bid process

Description	Details
Name	
Designation	
Address	
Mobile	
Fax	
E-mail	

5.4 Annexure IV: Financial Strength of Organisation

Previous three years Turnover and net-worth certificates certified by the Chartered Accountant having UDIN Number

To be annexed by the applicant

5.5 Annexure V: Declaration

On the letterhead of the Applicant

Date:

To

The Director,
Directorate of Ports & IWT,
Paribahan Bhawan (2nd Floor),
A.G. Square, Unit-II,
Ashok Nagar, Bhubaneswar-9

Sub: Submission of Expression of Interest (EOI) for Selection of Registered Valuer for Valuation of the assets and liabilities of Directorate of Ports and Inland Water Transport, Government of Odisha and its subordinate offices

Sir,

I/We, the undersigned, herewith declare that myself/our society/our organization/company _____ has not been debarred / black-listed by Central / any State Government department in India as on the date of submission of the EOI.

Yours faithfully,

Authorised Signatory
(Name, Title and Address)

5.6 Annexure VI: Project Implementation Structure

To be annexed by the applicant