

**ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE
CORPORATION LIMITED**

(A Govt. of Andhra Pradesh Undertaking)



**Request for Proposal
for
Empanelment of Registered Valuers for Land Valuation
Assignments under Bharat Audyogik Vikas Yojana (BHAVYA)
Scheme**

June 2026

Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC)

APIIC Towers, Plot No. 1, IT Park, Mangalagiri, Guntur - 522503

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1. NOTICE INVITING BID

1.	Name of the Work	Empanelment of Registered Valuers for undertaking land valuation assignments under BHAVYA Scheme.
2.	NIT/RFP Issue Date	29.06.2026
3.	Bid documents downloadable from date	29.06.2026
4.	Last date & time for submission of Proposal (Proposal Due Date) (PDD)	On or before 06.07.2026 by 5:00 PM on the e-procurement portal of AP www.apecurement.gov.in
5.	Date & time for opening of Technical Proposal	At 5:30 PM on 06.07.2026
6.	Date & time for opening of Financial Proposal	At 7:30 PM on 06.07.2026
7.	Bid Processing Fee (Non-refundable)	Non-Refundable Bid Processing Fee of ₹10,000/- (Indian Rupees Ten thousand only) excluding 18% GST to be paid through online mode. Scanned copy of online payment receipt to be uploaded in the e-procurement portal of AP www.apecurement.gov.in For further details refer clause 7.10.1 of the RFP.
8.	Method of Selection	Quality-Based Empanelment (QBE) with Financial Benchmarking. Technical evaluation shall determine qualification of bidders. Financial proposals shall be used only for determination of benchmark fee structure and finalization of a common fee mechanism.
9.	Procedure for Proposal submission	<ol style="list-style-type: none"> Proposals shall be submitted online on www.apecurement.gov.in Bidders should register themselves free of cost on AP e-Procurement portal i.e., www.apecurement.gov.in Bidders can login to e-Procurement portal in secure mode only by signing with the Digital Certificates. Bidders who are desirous of participating in the Selection Process shall submit their Technical Proposal, Business Proposal & Financial Proposal as

		<p>per the standard formats available at www.apecurement.gov.in</p> <p>5. Bidders should sign, scan and upload the Technical Proposal & Financial Proposal as per Exhibit-4 and Exhibit-5 respectively of the RFP. Bidders shall have the signature of Authorized Representative & affix its stamp on all the statements, documents certificates uploaded by them, owning responsibility for their correctness/ authenticity.</p> <p>6. Financial Proposal should be submitted online only and strictly as per Exhibit-5.</p>
10.	Empanelment Validity:	2 Years (extendable based on performance)

2. DISCLAIMER

The information contained in this Request for Proposal (“RFP”) or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of APIIC or any of its employees or advisers, is provided to Bidder(s) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is not an agreement and is neither an offer nor invitation by APIIC to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their financial offers pursuant to this RFP (the "Bid"). This RFP includes statements, which reflect various assumptions and assessments arrived at by APIIC in relation to the Empanelment. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for APIIC, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources.

Information provided in this RFP to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. APIIC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

APIIC, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this Bid Stage.

APIIC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP. APIIC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that APIIC is bound to select a Bidder or to appoint the Selected Bidder, as the case may be, for the empanelment and APIIC reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by APIIC or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and APIIC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

3. LIST OF ABBREVIATIONS

APIIC	Andhra Pradesh Industrial Infrastructure Corporation Limited
GoAP	Government of Andhra Pradesh
LoA	Letter of Award
MOU	Memorandum of Understanding
RFP	Request for Proposal
SPV	Special Purpose Vehicle
sqm	Square Meter
BHAVYA	Bharat Audyogik Vikas Yojana
IBBI	Insolvency and Bankruptcy Board of India
IVS	International Valuation Standards
RVO	Registered Valuer Organization
FMV	Fair Market Value
QCE	Quality Based Empanelment

4. DEFINITIONS

4.1 BID

The Proposals submitted by the prospective Bidders in response to this Request for Proposal issued by APIIC.

4.2 BIDDER

Bidding Individual / Entity, as defined below.

4.3 BIDDING ENTITY

If the bid for the Empanelment of Registered Valuers for Land Valuation Assignments under BHAVYA Scheme is made by a single entity (Individual/ Proprietorship/ Partnership/ Firm/ Company), it shall be referred to as a Bidding Entity.

4.4 ELIGIBILITY CRITERIA

The eligibility criteria as set out in Section 8.2. of this RFP

4.5 EMPANELLED VALUER

A Registered Valuer selected and empaneled by APIIC under this RFP.

4.6 REQUEST FOR PROPOSAL

The document, issued to the prospective Bidders, asking for their Proposals.

4.7 RUPEES (Rs.)

The official currency of the Republic of India.

4.8 VALUATION ASSIGNMENT

Assignment issued by APIIC for valuation of land assets under BHAVYA.

4.9 VALUATION COMMITTEE

Committee constituted under Clause 8 of BHAVYA Guidelines.

4.10 FAIR MARKET VALUE

Value determined by Valuation Committee in accordance with accepted valuation standards.

4.11 REGISTERED VALUER

Valuer registered under Companies (Registered Valuers and Valuation) Rules, 2017 for Land and Building Assets.

4.12 Letter of Empanelment

Means the letter issued by APIIC confirming empanelment of the Registered Valuer.

4.13 Empanelment Period

Means the validity period of the empanelment.

4.14 Assignment

Means a land valuation task assigned by APIIC under BHAVYA.

4.15 Valuation Report

Means the valuation report submitted by the Empanelled valuer.

5. INTRODUCTION AND BACKGROUND

5.1 INTRODUCTION

Andhra Pradesh is one of the most progressive, forward-looking and advanced states in the country when it comes to infrastructure development & employment generation efforts. Andhra Pradesh Industrial Infrastructure Corporation Limited (the “APIIC” or the “Authority”), fully owned by the GoAP, is a progressive organization responsible for development of Industrial Infrastructure in the state of Andhra Pradesh. APIIC is known for creating landmark infrastructure projects in the state, which are fueling the economic growth in the state.

APIIC envisaged to develop Industrial parks under the Bharat Audyogik Vikas Yojana (BHAVYA) Scheme which defines the development of integrated industrial infrastructure through collaborative participation of Central Government, State Governments, and private sector stakeholders. A key component of this framework involves contribution of land as equity into Special Purpose Vehicles (SPVs), necessitating robust, transparent, and professionally sound valuation mechanisms.

As per Clause 8 of the BHAVYA Operational Guidelines, valuation of land proposed for equity participation shall be undertaken through a duly constituted Valuation Committee comprising Registered Valuers nominated by the stakeholders and an independent valuer jointly appointed.

In order to ensure consistency, transparency, objectivity, and timely execution of valuation assignments, Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) proposes to empanel qualified and experienced Registered Valuers (hereinafter referred to as “Bidders”). The Empanelled valuers shall be engaged for undertaking land valuation assignments under the BHAVYA Scheme in accordance with applicable regulations, standards, and guidelines.

5.2 PROPOSED EMPANELEMENT

With above background, APIIC has planned for the empanelment of Registered Valuers for undertaking land valuation assignments under the BHAVYA Scheme across projects involving industrial infrastructure development, including but not limited to industrial parks, townships, logistics hubs, and other infrastructure-led developments.

For this purpose, APIIC has decided to undertake the Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme to whom the Land valuation Assignments may be awarded as per the terms and conditions laid down in this Request for Proposal (“RFP”). The Bidding Documents can be downloaded from the website www.apecurement.gov.in.

The Empanelled valuers shall be responsible for carrying out independent valuation of land parcels proposed to be contributed as equity into SPVs, as part of project structuring and implementation under BHAVYA. The valuation process shall be undertaken through constitution of Valuation Committees for each assignment, comprising nominated valuers from relevant stakeholders along with an independent valuer, in accordance with prescribed guidelines.

The scope of valuation shall include determination of Fair Market Value based on comprehensive assessment of multiple parameters such as:

- Circle rates / DLC rates;
- Comparable market transactions;

- Development potential and permissible land use;
- Availability of infrastructure and connectivity;
- Industrial land market dynamics;
- Location advantages and socio-economic factors.

The final value shall be determined in accordance with BHAVYA guidelines, considering the higher of the applicable benchmark rates or Fair Market Value determined by the Valuation Committee.

Assignments shall be allocated to Empanelled valuers on a rotation and need basis, ensuring equitable distribution, appropriate expertise mapping, and efficient execution of valuation activities.

Towards this end, APIIC invites proposals from interested parties for empanelment of Registered land valuers as per the terms and conditions of this RFP.

5.3 EMPANELMENT STRUCTURE

APIIC would entrust the empaneled registered valuer to undertake the valuation assignments. The relationship between APIIC and the Selected Bidder would be set forth and described under the terms and conditions of the Agreement to be entered between APIIC with the Empaneled Valuers. The general guidelines for empaneled valuers are:

5.3.1 General:

- a) After finalization of Empanelled Valuers, a meeting of Empanelled valuers will be conducted by the APIIC to explain the procedures & guidelines to be followed for valuation of properties.
- b) All valuers Empanelled with the Corporation shall strictly adhere to the code of conduct.
- c) The Deed of indemnity shall be given by the valuer at the time of empanelment.
- d) Retired Employees of the Corporation are not eligible for Empanelment as valuers.

5.3.2 Responsibilities of the Selected Bidder (Registered Valuer)

The Empanelled Registered Valuer shall undertake valuation assignments with the highest levels of professionalism, independence, and accountability. The key responsibilities shall include:

- a) Conducting valuation of land parcels in accordance with BHAVYA Guidelines, Indian Valuation Standards (IVS), International Valuation Standards and applicable legal provisions and provisions of the Companies Act, 2013 and IBBI Regulations.
- b) Undertaking detailed site inspections, data collection, and verification of land records, ownership details, encumbrances, and physical attributes.
- c) Applying appropriate valuation methodologies supported by market data, financial analysis, and professional judgment.
- d) Participating as a member of the Valuation Committee and coordinating with other valuers and stakeholders.
- e) Preparing and submitting comprehensive valuation reports including methodology, assumptions, analysis, and conclusions within prescribed timelines.

- f) Maintaining independence and declaring absence of conflict of interest prior to each assignment.
- g) Ensuring confidentiality of all project-related information and documents.
- h) Adhering strictly to timelines for acceptance of assignment, site visits, submission of draft and final valuation reports.
- i) Refraining from sub-contracting the assignment without prior approval of APIIC.

The valuer shall be fully responsible for accuracy, integrity, and defensibility of valuation outputs submitted.

5.3.3 Role of APIIC

APIIC, acting as the implementing agency, shall provide overall administrative, institutional, and procedural support for execution of valuation assignments. The responsibilities of APIIC shall include:

- a) Preparation and issuance of assignment briefs detailing scope and timelines.
- b) Constitution of Valuation Committees in accordance with BHAVYA Guidelines.
- c) Allocation of assignments to Empanelled valuers based on rotation, expertise, and availability.
- d) Facilitating access to land records, project documents, and relevant data required for valuation.
- e) Monitoring performance of Empanelled valuers, including quality, timeliness, and compliance with standards.
- f) Reviewing valuation reports for completeness and adherence to guidelines.
- g) Maintaining a centralized database of valuation assignments and reports.

APIIC may also provide necessary coordination support between stakeholders, including Central Government agencies, State Departments, and private developers for effective execution of valuation assignments.

5.3.4 Conditions for Non-Performance

In order to maintain high standards of quality and accountability, the following conditions shall apply in cases of non-performance by Empanelled valuers:

- a) Failure to adhere to timelines without valid justification;
- b) Submission of incomplete, inaccurate, or misleading valuation reports;
- c) Violation of professional standards or regulatory requirements;
- d) Non-disclosure or existence of conflict of interest;
- e) Breach of confidentiality obligations;
- f) Persistent poor performance or non-cooperation with stakeholders;
- g) Suspension, cancellation, or disciplinary action by regulatory authorities such as IBBI.

In such cases, APIIC reserves the right to:

- a) Issue warnings or seek clarifications;
- b) Withhold assignment allocation;
- c) Impose penalties as deemed appropriate;
- d) Remove the valuer from the Empanelled list (de-empanelment).

APIIC's decision in this regard shall be final and binding.

5.4 CONFORMANCE TO STANDARDS

All valuation assignments undertaken under this empanelment shall strictly conform to recognized professional, regulatory, and statutory standards. The Empanelled Valuers shall conform and comply with all relevant laws, rules and regulations including the following:

- a) Compliance with Companies (Registered Valuers and Valuation) Rules, 2017;
- b) Adherence to Indian Valuation Standards (IVS) and International Valuation Standards;
- c) Application of accepted valuation methodologies including market, income, and cost approaches;
- d) Alignment with BHAVYA operational guidelines governing valuation processes;
- e) Incorporation of relevant statutory and regulatory provisions relating to land, zoning, and development.

Further, valuation reports shall be structured, evidence-based, and include detailed documentation such as ownership verification, land records, encumbrance status, maps, geo-coordinates, methodology, assumptions, and calculations to ensure auditability and transparency.

5.5 COMMITMENT TO A FAIR AND TRANSPARENT PROCESS

APIIC is keen to ensure that the process leading to the selection of the Bidder is fair, transparent, efficient, interactive, and protects the confidentiality of the information shared by Bidders with it. The selection process has been designed keeping these objectives in mind, and APIIC shall take all steps to ensure that the above objectives are realized.

5.6 MISCELLANEOUS

5.6.1 The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at [Guntur] shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the Bidding Process.

5.6.2 The Authority, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;

- a) suspend and/or cancel the Bidding Process and/or amend and/or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
- b) accept or reject any Bid and to annul the Bidding Process and reject all bids at any time without any liability or any obligation for such acceptance, rejection, or annulment, and without assigning any reasons thereof;
- c) consult with any Bidder in order to receive clarification or further information;

- d) retain any information and/or evidence submitted to the Authority by, on behalf of, and/or in relation to any Bidder; and/or
- e) independently verify, disqualify, reject and/or accept any and all submissions or other information and/or evidence submitted by or on behalf of any Bidder.

It shall be deemed that by submitting the Bid the Bidder agrees and releases the Authority, its employees, agents and advisers are irrevocably, unconditionally, fully and finally indemnified from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder and the Bidding Documents, pursuant hereto, and/ or in connection with the Bidding Process, to the fullest extent permitted by Applicable Law, and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

6. DESCRIPTION OF THE SELECTION PROCESS

6.1 Objective

The objective of this empanelment is to create a panel of competent and experienced Registered Valuers for undertaking land valuation assignments under the BHAVYA Scheme. Since the requirement involves engagement of multiple valuers across various projects and locations, the selection process is intended to identify technically qualified valuers and establish a uniform and reasonable fee framework for assignment allocation.

6.2 Selection Methodology

The empanelment of Registered Valuers under this RFP shall be undertaken through a Quality-Based Empanelment (QBE) process with Financial Benchmarking.

The selection process shall comprise:

- a) Preliminary scrutiny and responsiveness check;
- b) Technical evaluation of eligible bidders;
- c) Opening of financial proposals of technically qualified bidders;
- d) Determination of benchmark fee structure;
- e) Empanelment of technically qualified bidders agreeing to the finalized fee structure.

6.3 Structure of Proposal Submission

The bidders shall submit their proposals in two parts:

Cover 1: Technical Proposal

The Technical Proposal shall include:

- a) Credentials of the bidder;
- b) Experience in land valuation assignments;
- c) Proof of registration under relevant valuation rules;
- d) Details of manpower, capability, and infrastructure;
- e) Past assignments, particularly in industrial or infrastructure projects with supporting documentation.

Cover 2: Financial Proposal

The Financial Proposal shall contain Fee quote for undertaking valuation assignments (as per prescribed format);

Financial Proposals shall be opened only for those bidders who qualify in the Technical Evaluation stage.

6.4 RESPONSIVENESS OF BID

The Bids submitted by Bidders shall be initially scrutinized to establish "Responsiveness". A Bid may be deemed "Non-responsive" if it does not satisfy any of the following conditions:

- It is not received within the time and date specified.
- It does not include sufficient information for evaluation and/or is not in the formats specified or incomplete in any respect.
- It is not signed and/or sealed in the manner and to the extent indicated in Section 6 of this RFP.
- It is not accompanied by the requisite Bid Processing Fee.

- It is not duly signed or authenticated;

Non-responsive bids shall be rejected and shall not be considered for further evaluation.

6.5 EVALUATION OF TECHNICAL PROPOSAL

Evaluation shall be based on, but not limited to, the following parameters:

- a) Professional qualifications and registration status;
- b) Relevant experience in valuation of land and immovable assets;
- c) Experience in industrial, infrastructure, and large-scale projects;
- d) Empanelment with Government, financial institutions, or regulatory bodies;
- e) Technical capability, manpower, and organizational strength;
- f) Past performance and track record.

Technical evaluation shall be carried out in accordance with the scoring matrix specified in Section 8.

Only bidders securing a minimum Technical Score of 70 marks out of 100 shall be considered technically qualified.

6.6 EVALUATION OF FINANCIAL PROPOSAL

a) Financial Proposals of only those bidders who are declared Technically Qualified in accordance with Clause 6.3 shall be opened and evaluated.

(b) The lowest responsive financial quote (**L1**) shall be used only as a benchmark for determination of a reasonable fee structure for valuation assignments under the BHAVYA Scheme. The Financial Proposal shall not be used for ranking or elimination of technically qualified bidders solely on account of price variation.

(c) The lowest responsive financial quote (**L1**) shall be considered as a benchmark for assessment of market competitiveness and determination of a reasonable fee structure.

(d) APIIC reserves the right to negotiate with one or more technically qualified bidders and finalize a common fee structure for all empanelled valuers. Such fee structure may be based on assignment category, extent of land, complexity of assignment, geographical spread, urgency requirements, or any other factors considered appropriate by APIIC.

(e) APIIC may, at its sole discretion, seek clarifications from bidders regarding any fee quoted by them and may reject abnormally low, unrealistic, conditional, or non-responsive financial proposals.

(f) The decision of APIIC regarding the determination of the benchmark fee and final fee structure shall be final and binding on all bidders.

(g) No bidder shall be entitled to claim empanelment solely on the basis of submission of the lowest financial quote.

The purpose of financial evaluation shall not be to eliminate technically qualified bidders solely on the basis of price differences but to establish a fair, reasonable and uniform fee mechanism for all empanelled valuers

In case a bidder does not agree to the negotiated rate, APIIC reserves the right to exclude such bidder from empanelment.

6.7 Final Empanelment

(a) All bidders who:

- (i) satisfy the eligibility requirements prescribed in the RFP;
- (ii) secure a Technical Score of not less than 70 (Seventy) marks out of 100 in the Technical Evaluation; and
- (iii) agree to the finalized fee structure determined by APIIC,

shall be eligible for empanelment.

(b) APIIC may empanel one or more Registered Valuers depending upon operational requirements, geographical coverage, technical capability, sectoral expertise and administrative considerations.

(c) Empanelment shall not confer any right upon an Empanelled Valuer to receive a minimum number of assignments, guaranteed work, exclusive assignments, or any assured revenue.

(d) The empanelled valuers shall execute assignments in accordance with the terms of the RFP, applicable laws, BHAVYA Guidelines, Companies (Registered Valuers and Valuation) Rules, 2017, and directions issued by APIIC from time to time.

(e) APIIC reserves the right to restrict, suspend, withhold, or discontinue assignment allocation to any empanelled valuer based on performance, conflict of interest, non-compliance, regulatory action, or any other reason considered appropriate by APIIC.

(f) The empanelment shall remain subject to continued validity of registration as a Registered Valuer and compliance with all applicable statutory and regulatory requirements.

(g) APIIC reserves the right to empanel all, some, or none of the technically qualified bidders and its decision in this regard shall be final and binding and shall not be subject to challenge by any bidder.

The final list of Empanelled valuers will be uploaded in the APIIC website.

6.8 Assignment Allocation Mechanism

Assignments shall be allocated amongst empanelled valuers on a transparent rotation basis, considering:

- a) Expertise and experience;
- b) Geographical location of assignment;
- c) Availability and existing workload;
- d) Past performance;
- e) Absence of conflict of interest.

No empanelled valuer shall have any exclusive right over assignments.

6.9 Categorization of Empanelled Valuers

For the purpose of assignment allocation, Empanelled valuers shall be categorized based on their post-registration valuation experience as follows:

i. Category A Valuers

- More than ten (10) years of valuation experience as a Registered Valuer.

- Eligible to undertake valuation assignments without any monetary limit.
- Preference may be given for complex, multi-location, strategic, or high-value valuation assignments.

ii. Category B Valuers

- More than five (5) years and up to ten (10) years of valuation experience as a Registered Valuer.
- Eligible to undertake valuation assignments involving land valuation up to ₹100 Crore.
- May also be considered for larger assignments at the discretion of APIIC where the nature, complexity, and risk profile of the assignment so permit.

6.10 Timelines

- i. Acceptance of assignment – within 3 working days.
- ii. Site inspection – within 7 working days.
- iii. Submission of draft valuation report – within 15 working days.
- iv. Final signed valuation report – within 21 working days from assignment.

6.11 Validity of Empanelment

The empanelment shall remain valid for a period of two (2) years, extendable based on performance and requirements of APIIC.

6.12 TIME TABLE AND MILESTONES

S. No.	Milestones	Schedule
1	Issuance of RFP	29.06.2026
2	Last date for receiving queries/clarifications. Bidders who are interested to participate in Pre-Bid Meeting should confirm the same by sending an email conformation (Refer Section 7.3)	01.07.2026 @11:00 am
3	Pre-bid Meeting with prospective bidders through Video Conference (Refer Section 7.3)	02.07.2026 @11:00 am
4	Publication of APIIC's responses on queries on www.apecurement.gov.in and Official website of APIIC.	02.07.2026
5	Proposal Due Date – Last date for submission of Proposals/Bids on e-procurement portal (Specified in Section 7.4)	On or before 06.07.2026 by 5:00 PM on the e-procurement portal of AP www.apecurement.gov.in
6	Hard Copy of the Original Proposal (Technical Proposal and Business Proposal) shall be submitted as per manner and format specified in Section 7.4.4.	06.07.2026
7	Opening of Technical Proposal	At 5:30 PM on 06.07.2026
8	Opening of Financial Proposal	At 7:30 PM on 06.07.2026

In order to enable APIIC to meet the target dates, Bidders are requested to respond expeditiously to clarifications, if any, requested during the evaluation process. APIIC will adhere to the above schedule to the extent possible. APIIC, however, reserve the right to modify the same. Intimation to this effect will be posted on the Official Website (http://www.apiic.in/downloads_tenders.html) for the benefit of all Bidders.

7. INSTRUCTIONS TO BIDDERS

7.1 REPLIES TO CLARIFICATIONS

APIIC shall prepare a response to all the queries received on or before the date mentioned in Section 6.12. APIIC will post the reply to all such queries on the Official Website (specified in Section 6.12) and on the e-procurement portal without identifying the source of queries. APIIC reserves the right not to respond to any queries or provide any clarifications, in its sole discretion, and nothing in this RFP shall be construed as obliging APIIC to respond to any question or to provide any clarification.

Bidders are advised that their Bids be completely devoid of any conditions, whatsoever. Conditions, if any, may be addressed in writing before Proposal Due Date mentioned in Section 6.12 of this RFP. In respect of conditions received, the following shall apply:

1. APIIC reserves the right not to consider any condition that in the sole discretion of APIIC, is found unacceptable.
2. If in APIIC's opinion, certain conditions are acceptable, in whole or in part, the same shall be finalized by APIIC and the "Common Accepted Conditions" will be made available to all Bidders by posting it on the Official Website (specified in Section 6.12 of this RFP).
3. In respect of suggestions / alterations proposed in any aspects of the Empanelment, APIIC will consider them and the result will be made available to all Bidders by posting it on the Official Website (specified in Section 6.12 of this RFP).
4. In case any conditions accepted by APIIC has material impact on the proposal, the bidding process will be annulled, and fresh proposals will be invited.

At any time prior to the deadline for submission of Bids, APIIC may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the RFP by the issuance of Addendum/ Amendment and posting it on the Official Website of APIIC (specified in Section 6.12 of this RFP) and on the e-procurement portal.

7.2 ENQUIRIES & CLARIFICATIONS

Enquiries, if any, shall be addressed to:

Sri E. Pratap

Executive Director (South)

Andhra Pradesh Industrial Infrastructure Corporation Limited

APIIC Towers, Plot No. 1, IT Park, Mangalagiri, Guntur – 522503

Phone No.: [0863-2381850](tel:0863-2381850) Ext. 228

Email: investments-ap@apiic.in

7.3 PRE-BID MEETING

Pre-Bid meeting of the Bidders shall be convened at the designated date and time. Bidders who are interested to participate in Pre-Bid Meeting should confirm the same by sending an email confirmation to the email ID provided at Section 7.2 of this RFP. The email confirmation shall be sent on or before the date mentioned in Section 6.12 of this RFP. Invitation to the meeting will be sent against the receipt of email confirmation only. Pre-Bid meeting will be conducted in Video Conference Mode.

During the course of pre-bid meeting, the Bidders will be free to seek clarifications and make suggestions for consideration of APIIC. APIIC shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

7.4 SUBMISSION OF THE BID

7.4.1 Procedure for e-tendering

Accessing/ Purchasing of Bid documents

- a. It is mandatory for all the Bidders to have class-III Digital Signature Certificate (DSC) (in the name of Authorized Signatory/ Firm or Organization/ Owner of the Firm or organization) from any of the licensed Certifying Agency (Bidders can see the list of licensed CAs from the link www.cca.gov.in) to participate in e-tendering of the Authority. DSC should be in the name of the authorized signatory. It should be in corporate capacity (that is in Bidder Capacity). The Bidder shall submit document in support of the class III DSC. The Authorized Signatory holding Power of Attorney shall only be the Digital Signatory. In case Authorized Signatory holding Power of Attorney and Digital Signatory are not the same, the BID shall be considered non – responsive.
- b. To participate in the bidding, it is mandatory for the Bidders to get registered their firm with e-procurement portal of AP (www.apecurement.gov.in) to have user ID & password
- c. If the firm is already registered with e-tendering service provider of the APIIC, and validity of registration is not expired the firm is not required a fresh registration
- d. The complete Bid document can be viewed/ downloaded by the Bidder from e-procurement portal of AP (www.apecurement.gov.in)

7.4.2 Technical Proposal

The information to be submitted by the Bidders in the Technical Proposal is described in Section 8 of this RFP.

The Bidder shall submit the Technical Proposal online through e-procurement portal www.apecurement.gov.in as per the prescribed format along with the Annexes, Exhibits and supporting documents. The Bidder shall also submit one (1) hard copy of the Original Technical Proposal in a sealed envelope, which shall be inscribed as under:

“Cover 1 -Technical Proposal

Submitted by: _____ . (Name of Bidder)”

7.4.3 Financial Proposal

The Bidders shall be required to upload their Financial Proposal on www.apecurement.com as per the prescribed format in this RFP. The Financial Proposal should be submitted online only.

7.4.4 Submission of the Bid

The Bid comprising of Technical Proposal & Financial Proposal of the RFP shall be submitted online through e-procurement portal www.apecurement.gov.in on or before as specified

in Section 6.12 of this RFP. The bid submitted online shall be considered as the final and legally binding offer for the purpose of evaluation and award.

Hard Copy of the Original Proposal comprising Technical Proposal and Business Proposal shall be submitted on or before as specified in Section 6.12 and at the address provided in this Section 7.4.4 in the manner and form as detailed in this RFP. The Technical and Business Proposal organized as above, shall be placed in a sealed outer envelope with the following inscription:

“Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme”

Name of the Bidder: _____

The cover should be addressed to:

Sri E. Pratap

Executive Director (South)

Andhra Pradesh Industrial Infrastructure Corporation Limited

APIIC Towers, Plot No. 1, IT Park, Mangalagiri, Guntur – 522503

Phone No.: [0863-2381850](tel:0863-2381850) Ext. 228

Email: investments-ap@apiic.in

The envelope shall bear on top, the following:

“Do not open, except in presence of the Authorised Person of APIIC”

If the envelope is not sealed and marked as instructed above, APIIC assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted and consequent losses, if any, suffered by the Bidder.

The Bidder can submit the Original Proposal (Cover 1) by registered post/ courier or submit the Bid in person, so as to reach the designated address by the time and date stipulated in Section 6.12 of this RFP.

In the event of any discrepancy between the online submission and the hard copy submission, the online submission shall prevail.

7.4.5 Late Bids

E-procurement portal (www.apecurement.gov.in) shall not allow submission of any Bid after the prescribed date and time at Section 6.12. Physical receipt of Original Proposal after the prescribed date and time at Section 6.12 shall not be considered and the bid shall be summarily rejected. APIIC shall not be responsible for any delay in submission of the Bids. Any Bid received by APIIC after the deadline for submission of the Bids stipulated in Section 6.12 of this RFP shall not be opened.

7.5 INITIALLING OF THE BIDS

Each page of the Bid should be initialed by the Authorized Representative and Signatory of the Bidding Person/Entity.

7.6 INSTRUCTIONS TO BIDDERS

All Bidders should note the following:

1. Bids that are incomplete in any respect or those that are not consistent with the requirements as specified in this Request for Proposal or those that do not contain the Covering Letter, Letter of Commitment, or Letters of Acceptance as per the specified formats may be considered non-responsive and may be liable for rejection.
2. Strict adherence to formats, wherever specified, is required. Non-adherence to formats may be a ground for declaring the Bid non-responsive.
3. All communications and information should be provided in writing and in English language only.
4. The metric system shall be followed for all units of measurement.
5. All communication and information provided should be legible, and wherever the information is given in figures, the same should also be mentioned in words. In case of conflict between amounts stated in figures and words, the amount stated in words will be taken as correct.
6. No change in or supplementary information to a Bid shall be accepted once submitted. However, APIIC reserves the right to seek additional information from the Bidders, if found necessary during the course of evaluation of the Bid. In case of non-submission, incomplete submission or delayed submission of such additional information or clarifications sought by APIIC, the Bid would be evaluated solely on the basis of the available information.
7. The Bids shall be evaluated as per the criteria specified in this RFP. However, within the broad framework of the evaluation parameters as stated in the Request for Proposal, APIIC reserves the right to make modifications to the stated evaluation criteria, which would be uniformly applied, to all the Bidders.
8. The Bidder should designate one person (“Authorized Representative and Signatory”) authorized to represent the Bidder in its dealings with APIIC. The “Authorized Representative and Signatory” shall hold the Power of Attorney and be authorized to perform all tasks including but not limited to providing information, responding to enquiries, entering into contractual commitments on behalf of the Bidder etc. The Covering Letter submitted by the Bidder shall be signed by the Authorized Signatory and shall bear the stamp of the entity thereof.
9. The Bid (and any additional information requested subsequently) shall also bear the initials of the Authorized Signatory and stamp of the entity thereof on each page of the Bid.
10. APIIC reserves the right to vet and verify any or all information submitted by the Bidder.
11. If any claim made or information provided by the Bidder in the Bid or any information provided by the Bidder in response to any subsequent query by APIIC, is found to be incorrect or is a material misrepresentation of facts, then the Bid will be liable for rejection. Mere clerical errors or bona-fide mistakes may be treated as an exception at the sole discretion of APIIC and if APIIC is adequately satisfied.
12. The Bidder shall be responsible for all the costs associated with the preparation of the Bid.

APIIC shall not be responsible in any way for such costs, regardless of the conduct or outcome of this process.

13. A Bidder shall not have a conflict of interest (the “Conflict of Interest”) that affects the Selection Process, empanelment, or execution of valuation assignments. Any Bidder found to have a Conflict of Interest shall be liable for disqualification from the Selection Process and, if already Empanelled, may be de-Empanelled by APIIC. Such disqualification or de-empanelment shall be without prejudice to any other rights or remedies available to APIIC under the RFP, empanelment conditions, applicable laws, or contractual arrangements.
14. Without limiting the generality of the foregoing, a Bidder shall be deemed to have a Conflict of Interest affecting the Selection Process if:
 - i. The Bidder and another Bidder have common controlling shareholders, partners, proprietors, management control, or ownership interests that may influence the independence of their respective proposals. However, this disqualification shall not apply where the direct or indirect shareholding of one Bidder in another Bidder is less than five percent (5%) of the paid-up share capital and such shareholding does not result in management control or influence over the bidding process.
 - ii. The Bidder has common key personnel, directors, partners, proprietors, authorized signatories, or managerial representatives with another Bidder, which may compromise fair competition or independence of the bidding process.
 - iii. The Bidder has received or provided any financial assistance, grant, subsidy, concessional funding, loan, guarantee, or other financial support to another Bidder that may influence its proposal or participation in the Selection Process.
 - iv. The Bidder has the same legal representative, attorney, authorized signatory, consultant, or advisor for the purpose of this RFP as another Bidder.
 - v. The Bidder has any arrangement, understanding, association, or relationship with another Bidder, directly or indirectly, which places either party in a position to access the other's confidential information, influence the preparation of proposals, or affect the competitiveness and fairness of the Selection Process.
 - vi. The Bidder has participated, directly or indirectly, as a consultant, advisor, preparer, reviewer, or contributor in the formulation of this RFP, preparation of valuation methodology, eligibility conditions, evaluation framework, assignment documents, or any related document connected with the empanelment process.
 - vii. The Bidder has any direct or indirect interest in the land parcel, project, sponsoring agency, private developer, Special Purpose Vehicle (SPV), or any stakeholder associated with a valuation assignment, which may impair the Bidder's independence, objectivity, or professional judgment.

viii. The Bidder fails to disclose any actual, potential, or perceived conflict of interest at the time of bidding or during the period of empanelment.

The Bidder shall immediately disclose to APIIC any situation that may give rise to an actual, potential, or perceived Conflict of Interest. APIIC shall have the sole discretion to determine the existence and materiality of a Conflict of Interest, and its decision shall be final and binding upon the Bidder.

7.7 FRAUD AND CORRUPT PRACTICES

The Bidder and its partners, directors, employees, representatives, associates, agents, and advisors shall observe the highest standards of integrity, professionalism, transparency, and ethical conduct throughout the Selection Process, during the period of empanelment, and while undertaking valuation assignments under the BHAVYA Scheme.

Notwithstanding anything contained in this RFP or any subsequent empanelment arrangement, APIIC shall have the right to reject any proposal, disqualify any bidder, suspend or de-empanel any Empanelled valuer, terminate any assignment, or take any other action deemed appropriate if it determines that the Bidder has, directly or indirectly or through any person acting on its behalf, engaged in any corrupt, fraudulent, coercive, undesirable, or restrictive practice, furnished false information, made material misrepresentations, concealed material facts, or violated any provision of this RFP.

In such circumstances, APIIC may, without incurring any liability whatsoever towards the Bidder, cancel the bid, withdraw any assignment, suspend allocation of future assignments, de-empanel the valuer, and recover damages or losses suffered by APIIC. The Bidder shall not be entitled to any compensation, reimbursement, claim, or damages arising from such action.

Without prejudice to any other rights or remedies available to APIIC under applicable laws, any bidder or Empanelled valuer found to have indulged in any prohibited practice during the Selection Process or during the period of empanelment may be debarred from participating in any tender, empanelment process, or procurement exercise conducted by APIIC for a period of up to two (2) years or such other period as may be decided by APIIC based on the severity of the violation.

For the purposes of the Section 5.5, the following terms shall have the meaning hereinafter respectively assigned to them:

- (a) **“corrupt practice”** means the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the bidding process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of APIIC who is or has been associated in any manner, directly or indirectly, with the bidding process or the LoA or has dealt with matters concerning the Agreement or arising therefrom, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of APIIC, shall be deemed to constitute influencing the actions of a person connected with the bidding process);
- (b) **“fraudulent practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the bidding process;
- (c) **“coercive practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the bidding process;
- (d) **“undesirable practice”** means (i) establishing contact with any person connected with or

employed or engaged by APIIC with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the bidding process; or (ii) having a Conflict of Interest; and

- (e) “**restrictive practice**” means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the bidding process.

7.8 VALIDITY OF TERMS OF THE BID

Each Bid shall indicate that it is a firm and irrevocable offer and shall remain valid and open for a period of not less than 6 (six) months from the last date for submission of the Bid. Non-adherence to this requirement may be a ground for declaring the Bid as non-responsive. However, APIIC may solicit the Bidder’s consent for extension of the period of validity. Requests for additional Information or for extension of validity are procedural and do not indicate qualification of the Bidder in the process. The Bidder agrees to reasonably consider such a request. The request and response shall be in writing. A Bidder accepting APIIC’s request for extension of validity shall not be permitted to modify his Bid in any other respect.

7.9 De-empanelment

A valuer may be removed from the panel for:

- i. Submission of misleading or incorrect reports;
- ii. Violation of professional standards;
- iii. Conflict of interest;
- iv. Breach of confidentiality;
- v. Delay without valid reasons;
- vi. Suspension or cancellation of registration by IBBI;
- vii. Any act prejudicial to the interests of the Scheme.

7.10 FEES AND DEPOSITS TO BE PAID BY THE BIDDERS AND SELECTED BIDDER

7.10.1 Bid Processing Fee

Bidders are requested to pay a non-refundable Bid Processing Fee for an amount specified in the **Annexure-1** of this RFP. This will be paid through online mode. Scanned copy of online payment receipt to be uploaded in the e-procurement portal of AP (www.apecurement.gov.in). Bids that are not accompanied by the above bid-processing fee shall be rejected by APIIC as non-responsive.

7.11 Deliverables

The valuation report shall contain:

- a. Ownership details;
- b. Land records verification;
- c. Encumbrance status;
- d. Site inspection findings;
- e. Location maps and geo-coordinates;
- f. Market analysis;

- g. Valuation methodology adopted;
- h. Calculation sheets;
- i. Assumptions and limitations;
- j. Recommended Fair Market Value;
- k. Dissent note, if any;
- l. Signatures of all members of the Valuation Committee.

7.12 Valuation Procedure

The valuation shall be undertaken strictly in accordance with Clause 8 of BHAVYA Guidelines and accepted valuation standards.

The Valuer shall consider:

- a. Circle Rate / DLC Rate;
- b. Fair Market Value;
- c. Comparable Market Transactions;
- d. Development Potential;
- e. Infrastructure Availability;
- f. Industrial Land Market Conditions;
- g. Location Advantages and Connectivity;

The value adopted shall be the higher as prescribed under the BHAVYA Guidelines of:

- i. Applicable Circle Rate / DLC Rate; or
- ii. Fair Market Value determined by the Valuation Committee

7.13 Confidentiality

- a) All information provided by APIIC and all information generated during valuation assignments shall be treated as confidential.
- b) The bidder shall not disclose any information relating to an assignment except with prior written approval of APIIC or where required under law.
- c) The confidentiality obligation shall survive completion, expiry, or termination of empanelment.

7.14 Assignment Acceptance

An Empanelled valuer shall acknowledge receipt of an assignment within three (3) working days and communicate acceptance within the prescribed period.

Failure to respond repeatedly may result in temporary suspension of assignment allocation or removal from the panel.

7.15 Performance Review

The performance of Empanelled valuers shall be evaluated based on:

- Timely acceptance of assignments;
- Adherence to timelines;
- Quality of reports;
- Professional conduct;
- Responsiveness;
- Compliance with standards and guidelines.

Unsatisfactory performance may lead to warning, suspension, reduction in assignment allocation, or de-empanelment.

8. COVER 1: TECHNICAL PROPOSAL EVALUATION

8.1 THE OBJECTIVE OF THE TECHNICAL EVALUATION

The objective of the Technical Evaluation is to assess the qualifications, professional competence, experience, technical capability, and suitability of the Bidders for empanelment as Registered Valuers for undertaking land valuation assignments under the Bharat Audyogik Vikas Yojana (BHAVYA) Scheme. The Technical Evaluation shall identify and shortlist bidders who possess the requisite expertise, experience in valuation of land and immovable assets, knowledge of applicable valuation standards, and capability to undertake valuation assignments in a professional, independent, and timely manner.

8.2 ELIGIBILITY CRITERIA

8.2.1 Entities Eligible to bid for the Empanelment of Valuers

The following entities would be eligible to bid for the Empanelment of Registered Valuers for Land Valuation Assignments under BHAVYA Scheme either individually or as entity.

- Individuals
- Proprietorship Firm
- Partnership Firm
- Private Limited Company
- Public Limited Company

However, the conditions prescribed in this RFP apply to the Bidding Individual/Entity.

8.2.2 Eligibility Criteria for Experience/Technical Capability

The bidder shall satisfy all eligibility conditions specified in this RFP, including the following:

- a) The bidder shall possess a valid registration issued by the Insolvency and Bankruptcy Board of India (IBBI) under the Companies (Registered Valuers and Valuation) Rules, 2017 for the asset class "Land and Building".
- b) Membership of a recognized Registered Valuer Organisation (RVO).
- c) Minimum five years post-registration experience in valuation of land and immovable properties.
- d) No debarment, suspension, disciplinary proceedings, conviction, or adverse order by IBBI, any Court, Government Authority, or Regulatory Body.

8.3 TECHNICAL EVALUATION SCORING MATRIX

Only bidders satisfying the minimum eligibility criteria shall be considered for detailed technical evaluation.

Sl. No.	Evaluation Parameter	Maximum Marks
1	Post-registration experience as Registered Valuer.	20
2	Experience in valuation of Industrial Parks, Industrial Corridors, Infrastructure Projects, SEZs, Logistics Parks, Townships and Large Land Parcels of 500 Acres or more.	30

3	Experience/empanelment with Government, PSU, Banks, Financial Institutions, Courts, IBBI and Statutory Bodies.	15
4	Number and value of valuation assignments completed during last five years	15
5	Technical Resources, Professional Team and State-wide Presence. (Dedicated valuation team, GIS capability, market research support and State-wide reach)	10
6	Methodology, Understanding of BHAVYA Requirements and Approach Note.	10
Total		100

8.2 Detailed Marking Scheme

- A. Experience as Registered Valuer – 20 Marks**

Experience	Marks
More than 10 years	20
5–10 years	10

8.3 Minimum Qualifying Score

A bidder shall secure a minimum score of **70 marks out of 100** in the Technical Evaluation to be declared Technically Qualified.

8.4 TECHNICAL PROPOSAL: INFORMATION FORMATS

Bidders are required to submit the following information along with the **Cover 1** of the Bid and the Technical Proposal shall contain:

- Covering Letter.
- Registration Certificate as Registered Valuer.
- Proof of membership of Registered Valuer Organisation.
- Experience credentials.
- Details of valuation assignments completed.
- Details of professional staff and associates.
- Self-declaration regarding absence of conflict of interest.
- Self-declaration regarding non-blacklisting and non-debarment.
- Any other documents specified in the RFP.

9. COVER 2: FINANCIAL PROPOSAL EVALUATION

9.1 OBJECTIVE OF FINANCIAL PROPOSAL EVALUATION

- a) Financial proposals shall be opened only for technically qualified bidders.
- b) Financial proposals shall be based on professional fees quoted by bidders in Exhibit-5 and shall be used only for fee benchmarking and determination of a common fee structure.
- c) Financial evaluation shall not be used for ranking or elimination of technically qualified bidders.

10.EXHIBIT-1: FORMAT OF THE COVERING LETTER

(The covering letter is to be submitted by the Bidding individual / entity, along with the Cover 1 of the Bid)

Date:

Place:

Vice Chairman & Managing Director

Andhra Pradesh Industrial Infrastructure Corporation Limited
APIIC Towers, Plot No. 1, IT Park, Mangalagiri, Guntur – 522503
Andhra Pradesh

Dear Sir,

Sub: Bid for Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme

Please find enclosed, our Bid for Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme, in response to the Request for Proposal (RFP) dated _____ issued by Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC).

We hereby confirm the following:

1. The Bid is being submitted by _____ (*name of the Bidding individual/Company*) who is the Bidding Company in accordance with the conditions stipulated in the RFP.^φ
2. We have examined in detail and have understood its content and the terms and conditions stipulated in the RFP issued by APIIC and in any subsequent communication sent by APIIC. We agree and undertake to abide by all these terms and conditions. Our Bid is consistent with all the requirements of submission as stated in the RFP or in any of the subsequent communications from APIIC.
3. The information submitted in our Bid is complete, is strictly as per the requirements as stipulated in the RFP and is correct to the best of our knowledge and understanding. We would be solely responsible for any errors or omissions in our Bid.
4. The Bidding Individual/Company satisfies the legal requirements and meets all the eligibility criteria laid down in the RFP.
5. We as the Bidding Individual/Company^φ designate Mr./ Ms. _____ (*mention name, designation, contact address, phone no., fax no., etc.*), as our Authorized Representative and Signatory who is authorized to perform all tasks including, but not limited to providing information, responding to enquiries, entering into contractual commitments etc. on behalf of the us in respect of the Empanelment of Registered Valuers for Land Valuation Assignments under BHAVYA Scheme.

^φ Please strike out whichever is not applicable

For and on behalf of :

Signature :

(Authorized Representative and Signatory of the Bidding Entity)

Name of the Person :

Designation :

Company Seal :

Note: Power of Attorney authorizing the Representative is to be attached.

11.Exhibit-2: Format for Power of Attorney for Authorized Representative

(To be executed by the Bidding Individual/Entity)

Know all men by these presents, We, _____ (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms (Name), son/daughter/wife of _____ and presently residing at _____, who is [presently employed with us and holding the position of _____], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Bid for the for Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme, proposed by Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) (the "Authority") including but not limited to signing and submission of all applications, Bids and other documents and writings, participate in Bidders' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts/agreements and undertakings consequent to acceptance of our Bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our Bid for the said Empanelment and/or upon award thereof to us and/or till the entering into the Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, _____, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 20**.

For _____

(Signature)

(Name, Title and Address)

Witnesses:

Accepted

[Notarised]

(Signature)

(Name, Title and Address of the Attorney)

Notes:

The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued.

12.EXHIBIT-3: DESCRIPTION OF THE BIDDING INDIVIDUAL/ENTITY

Name of the Bidding Individual/Entity	
---------------------------------------	--

13.EXHIBIT-4:TECHNICAL PROPOSAL FORMAT FOR INFORMATION SUBMISSION

13.1 TECHNICAL EXPERIENCE

Bidders shall provide details of their experience in undertaking valuation assignments during the last ten (10) years preceding the Proposal Due Date. Only the experience of the Bidding Individual/Entity shall be considered for evaluation.

Particular emphasis shall be given to valuation assignments relating to Industrial Parks, Industrial Corridors, SEZs, Logistics Parks, Infrastructure Projects, Townships, Government Land, Large Land Parcels, and other industrial or infrastructure development projects.

The details shall be furnished in the following format:

Table 3: Format for Submission of Experience/Technical Capability

Particulars	Details
Name of the Valuation Assignment	
Name of Client / Organization	
Name of the Bidder claiming the Experience	
Type of Asset Valued (Industrial Park / SEZ / Industrial Corridor / Infrastructure Project / Township / Logistics Park / Government Land / Large Land Parcel / Others)	
Location of the Property / Assignment	
Extent of Land Valued (in Acres)	
Purpose of Valuation	
Date / Year of Assignment Award	
Date / Year of Completion of Assignment	
Valuation Amount (₹ Crore)	
Brief Description of Assignment and Scope of Work (May be attached separately)	
Valuation Methodology Adopted (Market Approach / Income Approach / Cost Approach / Combination of Methods)	
Name and Contact Details of Client Representative (Telephone & Email) for Verification	

Particulars	Details
Documentary Evidence Attached (Work Order / Completion Certificate / Client Certificate / Valuation Report Extract)	Yes / No

Notes:

- 1. Separate formats shall be submitted for each valuation assignment claimed by the Bidder.**
- 2. Bidders may attach additional sheets wherever necessary.**
- 3. APIIC reserves the right to verify the details furnished by the Bidder from the respective clients or other available sources.**
- 4. Only those assignments supported by documentary evidence such as Work Orders, Completion Certificates, Client Certificates, Appointment Letters, Engagement Letters, or relevant portions of Valuation Reports shall be considered for evaluation.**
- 5. Experience relating to valuation of industrial land, infrastructure projects, large land parcels, Government land assets, industrial estates, SEZs, logistics parks, and township projects shall be given higher weightage during technical evaluation.**
- 6. Any information found to be incorrect, misleading, or unsupported by documentary evidence may result in rejection of the corresponding claim and may lead to disqualification of the Bidder.**

14.EXHIBIT-5:FORMAT FOR INFORMATION SUBMISSION FOR FINANCIAL PROPOSAL

(The Financial Proposal should be provided in the following format)

Date:

Place:

To

Vice Chairman & Managing Director

Andhra Pradesh Industrial Infrastructure Corporation Limited

APIIC Towers, Plot No. 1, IT Park, Mangalagiri, Guntur – 522503

Andhra Pradesh

Dear Sir,

Sub: Bid for Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme

Please find enclosed, our Bid for Empanelment of Registered Valuers for Land Valuation Assignments under Bharat Audyogik Vikas Yojana (BHAVYA) Scheme, in response to the Request for Proposal (RFP) dated _____ issued by Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC).

I/We hereby submit our Financial Proposal for empanelment as a Registered Valuer for undertaking Land Valuation Assignments under the Bharat Audyogik Vikas Yojana (BHAVYA) Scheme in accordance with the terms and conditions of the RFP. Our Financial Quote for undertaking valuation assignments under the BHAVYA Scheme is as follows:

Sl. No.	Assignment Category	Professional Fee (₹)
1	Land parcel up to 100-300 Acres	_____
2	Land parcel above 300 Acres and up to 500 Acres	_____
3	Land parcel above 500 Acres and upto 750 Acres	_____
4	Land parcel above 750 Acres	_____

Declaration and Acceptance:

I/We acknowledge and agree that:

1. The selection process is based on a Quality-Based Empanelment (QBE) methodology and the Financial Proposal is being submitted for fee benchmarking purposes.
2. APIIC may negotiate with technically qualified bidders and finalize a common fee structure applicable to all empanelled valuers.
3. Submission of this Financial Proposal does not confer any right to empanelment, award of work, or allocation of assignments.
4. I/We agree to accept the common fee structure finalized by APIIC as a condition of empanelment.

5. Empanelment shall not guarantee any minimum number of assignments or minimum revenue.
6. The quoted fee shall remain valid for the period specified in the RFP.
7. I/We have carefully examined the RFP and agree to abide by all terms and conditions contained therein.

For and on behalf of :

Signature :

(Authorized Representative and Signatory of the Bidding Individual/Entity)

Name of the Person :

Designation :

Company Seal :

15.ANNEXURE-1: FEES TO BE PAID BY THE BIDDERS

1. Bid Processing Fee

Bidders are required to pay a non-refundable Bid Processing Fee of **Rs.10,000 (Rupees Ten Thousand only)** excluding 18% GST through online mode.