

Patiala Urban Planning and Development Authority

Bid Document

INVITATION OF BIDS FROM EMPANELLED INDEPENDENT VALUERS FOR DETERMINATION OF RESERVE PRICE OF UNSOLD SITES

Patiala Urban Planning And Development Authority (PDA) invites sealed bids from independent valuers empaneled with Nationalized Banks/Income Tax Department for valuation of reserve prices of various sites (residential/commercial plots, institutional/industrial sites, etc.) that have remained unsold in the last two or more auctions.

Eligibility Criteria for Bidders/Valuers:

- The valuer must be empaneled with Nationalized Banks or the Income Tax Department.
- Bidders shall provide documentary evidence confirming that they have not been barred / blacklisted by the concerned Banks/Income Tax Department for any valuation work.
- Bid should be in format of price to be charged by valuer per site.

Scope of Work:

- To conduct independent valuation of the identified unsold sites as per the list prepared by the Estate Officer, PDA
- Three (3) independent valuers shall be appointed for each such site to determine the reserve price in accordance with the amended E-Auction Policy.

Selection Criteria

- The bidder shall submit the bid 2 envelopes in which one envelope shall contain Technical Bid informing about the experience of the bidder, valuations made by the bidder in the last 3 years and average turnover for the last 3 years (2023-24, 2024-25, 2025-26 provisional as per CA Certified.)
- The second envelope shall contain financial bid quoting per site fees to be charged for the work of valuation of the sites. The bidders shall be given 70 marks for technical bid and 30 marks for financial bids. The criteria for giving numbers shall be as under-

For Technical Bid Experience-

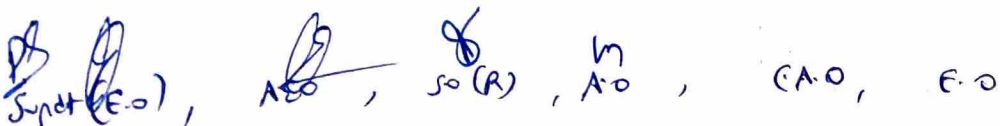
- For experience of 10 years up to 15 years - 15 marks.
- For experience of 15 years up to 20 years - 20 marks.
- For experience of 20 years up to 25 years - 25 marks.

No of Valuations of Land and Buildings done in the last 3 years-

- For up to 5 Valuations in the last 3 years - 15 marks.
- For more than 5 but up to 10 Valuations in the last 3 years - 20 marks
- For more than 10 Valuations in the last 3 years - 25 marks.

Average Turnover in the last 3 years up to the FY 31.03.2026

- For average turnover up to 15 lacs - 10 marks.
- For average turnover more than 15 lacs but up to 20 lacs - 15 marks.
- For average turnover more than 20 lacs-20 marks.

 The bottom of the page contains several handwritten signatures and initials in blue ink. From left to right, they appear to be: a signature that looks like 'S. P. Singh (E.O.)', another signature, 'S.O. (R)', 'A.O.', 'CA.O.', and 'E.O.'.


For Financial Bid -

- For Lowest 1 bidder - 30 marks
- For Lowest 2 bidder - 25 marks
- For Lowest 3 bidder - 20 marks
- For Lowest 4 bidder- 15 marks
- For Lowest 5 bidder- 10 marks

Procedure for Submission of Bids:

1. Interested empaneled valuers may obtain the detailed bid document, including the list of unsold properties requiring valuation, terms & conditions, and prescribed format from the office of the Estate Officer, Patiala Urban Planning and Development Authority, PUDA Complex, Urban Estate, Phase II, Patiala, on any Working day during office hours or download from the official website <http://www.pdapatiala.in/>
2. Sealed Bids (Technical Bid & Financial) in Separate Envelopes Complete in all respects along with CV, must reach the office of the Estate Officer, PDA, Patiala, Urban Estate, Phase-2, Patiala-147002 latest by 15.06.2026 by 1:00 P.M.
3. Technical Bids shall be opened on 16.06.2026 at 10.00 A.M. and Financial bids shall be opened at 10.30 A.M. on the same date in the presence of bidders or their authorized representatives.

PDA reserves the right to accept or reject any or all bids without assigning any reason thereof. For any queries, contact the Estate Office, PDA at Patiala or email at pdaoffice@puda.gov.in.


Estate Officer
PDA, Patiala
Date:
Place: Patiala

 Superintendent
 AEO
 SO(R)
 AO
CAO EO