



BHARAT SANCHAR NIGAM LIMITED

(A Government of India Enterprise)

1st Floor, LM Cell, Bharat Sanchar Bhawan, HC Mathur Lane,
Janpath, New Delhi- 110001

NIT No. : BSNLCO-LM/AGM(LM-1)/2022-23/07

Name of Work: Valuation of various Land Parcels of BSNL located in West & South Zones (Lot 8 of 2022-23)

SN	Event	Date
1	Date of issue of notice	21.11.2022
2	Date of availability of bid documents on e-tender portal for download	21.11.2022
3	Last date and time for submission of online bids	28.11.2022 11:30 Hrs.
4	Date and time of opening of Technical bids	29.11.2022 11:30 Hrs.
5	Date and time of opening of Financial bids	To be intimated separately

**Regd. & Corporate Office: Bharat Sanchar Bhawan, H.C.Mathur Lane, Janpath,
New Delhi-110001.**

Corporate Identity Number (CIN) : U74899DL2000GOI107739

SECTION-1

NOTICE INVITING TENDER (NIT)

NIT No. : BSNLCO-LM/AGM(LM-1)/2022-23/07

Date: 21.11.2022

Name of Work: - Valuation of various Land Parcels of BSNL located in West & South Zones (Lot 8 of 2022-23)

For and on behalf of CMD, digitally sealed online Bids are invited from valuers empanelled by BSNL in valuation class 'Land and Building', for valuation of land parcel(s) of BSNL listed below. The Bids shall be invited through single stage Bidding and two-stage opening process, using two Electronic Envelopes (Technical Bid and Financial Bid) from the eligible bidders.

Details of Land Parcels-

Cluster no.	Address(s) of Land parcel(s) to be valued	Approximate area of full plot and the portion of plot which are to be valued		Geographical Co-ordinates	
		Total Area of Land in SQMT	Spare-able Area in SQMT	Latitude	Longitude
1	a) MICROWAVE STATION, OLD BENGALURU ROAD, CHITRADURGA, KARNATAKA - 577501	4,032.00	2,400.00	14.216270	76.419769
1	b) TE AND STAFF QTRS COMPOUND, NEAR AYAPPA TEMPLE, MAHALINGESHWAR NAGAR, GOKAK, DISTRICT-BELGAVI, KARNATAKA - 591307	1,158.00	1,158.00	16.164130	74.813879
2	a) TOWER COMPOUND, PLOT NO. 4, BHARATPURI ADMINISTRATIVE ZONE, UJJAIN, MP - 456010	2,000.00	2,000.00	23.162590	75.801594
2	b) TELEPHONE EXCHANGE, SECTOR-A, BLOCK-II, PLOT NO.2, MAHAKAL VANIJYA KENDRA, NANAKHEDA, UJJAIN - 456010	3,010.00	3,010.00	23.159640	75.790578
2	c) PLOT NO. A-31, A-32, A-33, VINAY NAGAR, SECTOR-4, GWALIOR, M.P. - 474012	945.16	945.16	26.225210	78.160320
2	d) TELECOM COMPOUND, KHASRA NO. 3/3, 3/8, KUMHARA KHEDA, GOTEGAON, MP - 487118	4,046.00	2,000.00	23.034110	79.472008

2	e) PLOT NO. 25 & 32, BHARATPURI ADMINISTRATIVE ZONE, UJJAIN, MP - 456010	7,287.50	2,000.00	23.162480	75.797711
3	a) TE COMPOUND TE COMPOUND, NARKETPALLY, NALGONDA DISTRICT 508254	7,284.28	7,059.00	17.206570	79.186775
3	b) TELEPHONE EXCHANGE, GADWAL, TELANGANA- 509125	16,193.00	6,000.00	16.232570	77.807594
3	c) TE COMPOUND, S.NO.73, NANDI MUSALAI GUDA, HYDERABAD, TELANGANA	2,790.00	2,387.00	17.360000	78.441358
3	d) D.NO. 4-1-685/A/2 & 4-1-685/A/3, M/W STAFF QUARTERS COMPOUND, VIKARABAD, TELANGANA. 501101	14,370.00	8,646.00	17.344430	77.900619
3	e) TE COMPOUND-1, KALWAKURTHY, NAGARKURNOOL DISTT, TELANGANA- 509324	16,192.00	13,100.00	16.678550	78.483634
3	f) TE COMPOUND O/O GMTD, PANAGAL ROAD, NALGONDA 508050	6,070.23	1,589.79	17.070710	79.283200
4	DINROSE TELEPHONE EXCHANGE, THAYIR SAHIB STREET, NO.87/93, ANNA SALAI, CHENNAI – 600002 (Second Valuation, to be done by a valuer other than Shri R. Mohanraj*)	8,018.00	4,047.00	13.064390	80.268447
5	STAFF QUARTERS COMPOUND, RS 81/6B, JAYA NAGAR, REDDIYARPALAYAM, PUDUCHERRY - 605010	10,820.00	9,510.00	11.933600	79.791933

***- Shri R. Mohanraj (Regn no. IBBI/RV/02/2020/13180) has already done the valuation for the land at Cluster no. 4. Hence, he shall not be eligible to bid for this cluster. In case the bid is submitted by Shri R. Mohanraj for Cluster no. 4, the same shall be ignored and L-1 bidder shall be decided by evaluating the remaining bids.**

2. The bidder can quote for one or more clusters as desired by him. The quoted amount (based on net cost to BSNL, excluding GST) for each individual cluster of land shall be

evaluated separately and L1 bidder for each individual cluster will be considered for appointment as valuer for that cluster.

3. The complete details regarding Scope of work, Eligibility conditions, terms and conditions etc. are mentioned in this bid-document.

4. Submission of Bids:

4.1. The bids have to be submitted online, on or before 11:30 Hrs. of 28.11.2022

4.2. For online bid submission etc. bidders have to mandatorily register (if not already registered) on tender portal NICs e-tender system- (<https://etenders.gov.in/e procure/app>) and follow all steps as per functionality of e-tender portal. The detailed guidelines for Bid submission, FAQ and Bidders Manual Kit are available on the said website.

5. The queries in respect of the bid document, if any, can be sent to following officers at their Email IDs –

BSNL Contact officers	
Name & Desgn.	Sandeep Gupta, Deputy Manager (LM)
Mobile no.	9416036044 [between 9:30 hrs to 18:00 hrs on working days]
E-mail ID	lmbsnlco@bsnl.co.in
Name & Desgn.	Amit Mathur, Deputy Manager (LM)
Mobile no.	9413395552 [between 9:30 hrs to 18:00 hrs on working days]
E-mail ID	lmbsnlco@bsnl.co.in

-Sd/-

AGM (LM-2)
Mobile: 9319409708
E-Mail: lmbsnlco@bsnl.co.in

SECTION-2

BID INFORMATION

1. Type of Bid-

- 1.1. **No. of Bid Submission Stages:** Single stage Bidding and two-stage opening process, using two Electronic Envelope (Technical Bid and Financial Bid).
- 1.2. The bidder can quote for one or more clusters as desired by him. The quoted amount (based on net cost to BSNL) for each individual cluster of land shall be evaluated separately and L1 bidder for each individual cluster will be considered for appointment as valuer for that cluster.

2. **Bid Validity Period:** The bid/Bid submitted in response to this notice shall be valid for a period of 90 days.

3. **Eligibility Criteria:** - The following eligibility criteria shall be met by the bidder who intends to participate in this Bid:-

- 3.1. The Bidder must be in the panel of BSNL for valuation of its Land and building assets.
- 3.2. The Bidder must be registered with IBBI for valuation in asset class 'Land and Building' in Individual Valuer/Entity category, as applicable, and the registration must be valid as on date of submission of bid.
- 3.3. The bidder should not have any of his/ her near relative, working in Corporate Office of BSNL at Delhi as per provisions contained in Clause 12 of Section-4

4. Availability of Bid Document:

- 4.1. The Bid document can be obtained by downloading it from the e-tender portal <https://etenders.gov.in/eprocure/app> w.e.f. 21.11.2022 onwards.
- 4.2. Bidders are advised to visit the above website regularly till closing date for submission of bids to keep themselves updated about any Corrigendum / Addendum issued regarding this bid.

5. No tender fee or EMD is required to be submitted for this bid.

6. CMD, BSNL reserves the right to accept or reject any or all bids without assigning any reason.

SECTION-3

SCOPE OF WORK

- 1) The asset Valuer shall carry out detailed valuation of the property, taking into consideration the following aspects-
 - a) **Realizable value based on covenants:** The realizable market value of the property may be determined, assuming a non-distress sale scenario. The value may be assessed after taking into account any defects/ restrictions/ encumbrances on the use/ lease/ sublease/ sales etc. of the properties or in the title deeds, etc.
 - b) **Nature of ownership rights:** Conditions of lease including conditions for its transfer, lease rent and provisions for revision, total period of lease, remaining period of lease, conditions for renewals etc may be considered while valuing the property apart from encumbrances, if any and land usage restrictions.
 - c) **Capital works-in-progress:** Capital works-in-progress shall be taken into consideration for valuation of assets.
- 2) The Valuer is expected to carry out the valuation based on various appropriate methodologies such as Comparable sales method, Cost approach method, Income approach/Discounted Cash Flow method etc. However, valuation by DCF method is a must unless omission of the same is specifically allowed by BSNL.

Detailed calculations, with supporting documents for the assumptions made shall be given in the report. For e.g., if the Sales Comparison Approach is used, then the report should preferably mention the actual instances of sales along with sale prices and month of sale in the report. Further, due adjustment to account for any difference in size, shape, location, land use and other features may be done.

For valuation done by Discounted Cash Flow method, the detailed calculations shall be provided along with the soft/digital copy. If, in the opinion of BSNL, the assumptions made by the valuer for various parameters such as Debt-Equity ratio, WACC, Discounting rate etc. are not appropriate, then the valuer shall also have to provide the valuation as per the parameters specified by BSNL.*

If the nature of asset is such that the Discounted Cash Flow method is deemed unsuitable or is expected to result in unreliable valuation, the valuer shall bring the same to the notice of BSNL with reasons. BSNL may, at its sole discretion, allow valuation by DCF method to be omitted.

- 3) In some land parcels, there may be a proposal for future division of plot. For such cases, the area of entire plot and the area of the portion to be alienated later has been indicated in this document. The selected valuer shall have to do valuation for the entire land parcel and also for the portion proposed to be alienated.
- 4) Valuation shall be done both for the existing land use as well as for the permissible land use as per master plan.
- 5) In addition to the above, the report shall invariably mention the following-
 - b) Permissible land use at the location of property as per master plan.
 - c) Prevailing Guideline rates for the existing land use of the property along with relevant

circular/ print of relevant website.

- d) The depreciated value of buildings/structures, calculated on the basis of CPWD guidelines.
- 6) If the Valuer is of the opinion that the depreciated value of buildings/structures, calculated on the basis of CPWD guidelines do not indicate the realistic market value of buildings/structures, the same may be specifically stated in the report and value of buildings/structures in the opinion of Valuer may also be provided with justification. If value of buildings is recommended as NIL, then the report shall specifically mention so along with reasons.
- 7) It shall be a term of engagement that BSNL may seek additional details, clarifications, comments or advice from the Independent Valuer regarding the valuation of the said property upto a period of 1½ (one and a half) year from the date of submission of valuation report and the Valuer shall provide the same to BSNL without any extra fees.
- 8) Sub-contracting of the assignment will not be allowed. The appointed Valuer shall be solely responsible for all the required final deliverables.
- 9) The provisions regarding valuation, contained in the Companies (Registered Valuers and Valuation) Rules, 2017, notified by the Ministry of Corporate Affairs, Government of India, with up-to-date amendments shall also be complied with by the Valuer.

Note:

* - The values of various parameters used in Discounted Cash Flow method of valuation as under are considered appropriate by BSNL:

SN	Parameter	Standard Value
1	Cost of Construction	As per State Govt. Schedule of Rates or CPWD Plinth area rates.
2	Total Overhead costs (including Marketing/ Brokerage costs, Architect & consultants fees, Administrative fee and consultancy etc)	+10% of the cost of construction
3	Annual Escalation	5%
4	Discount Rate/ WACC	16%

Hence, as per point 2 of the above Scope of Work, the valuer shall have to provide the valuation as per these standard values also in addition to the valuation done by taking values of various parameters as considered appropriate by the valuer.

SECTION-4

INSTRUCTIONS TO BIDDERS

1. SUBMISSION OF BIDS:

- 1.1. The bids have to be submitted online, on or before 11:30 Hrs. of 28.11.2022
- 1.2. For online bid submission etc. bidders have to mandatorily register (if not already registered) on tender portal NICs e-tender system- (<https://etenders.gov.in/eprocure/app>) and follow all steps as per functionality of e-tender portal. The detailed guidelines for Bid submission, FAQ and Bidders Manual Kit are available on the said website.
- 1.3. In case the date of submission (opening) of bid is declared to be a holiday, the date of submission (opening) of bid will get shifted automatically to next working day at the same scheduled time. Any change in bid opening date due to any other unavoidable reason will be intimated to all the bidders separately.
- 1.4. The bidder shall not tamper with or modify the downloaded Bid document being submitted in any manner other than that specifically allowed in this bid-document. In case any tampering or modification is found, action may be taken to reject the bid and/or debar the bidder from future bidding.
- 1.5. All documents submitted in the bid offer should be preferably in English. In case the certificate viz. experience, registration etc. is issued in any other language other than English, the bidder shall attach an English translation of the same duly attested by the bidder & the translator to be true copy in addition to the relevant certificate.
- 1.6. All computer generated documents should be duly signed/ attested by the bidder/ vendor organization.
- 1.7. Incomplete, ambiguous/ illegible or conditional Bids are liable to be rejected.

2. ENVELOPES FOR SUBMISSION OF BID: The Bid offer shall contain one set of the following documents-

2.1. E-envelope called 'Technical envelope' on e-tender portal shall contain :-

- 2.1.1. **Undertaking & declaration as per section 6A duly filled & signed**
- 2.1.2. **Near-Relationship Certificate (as per section 6B) duly filled & signed.**
- 2.1.3. Letter of authorization and Power of Attorney in accordance with clause 3 of this Section, **if applicable.**

2.2. E-envelope called 'Financial bid envelope' on e-tender portal shall contain the quoted fee for the work, in the format enclosed in Section-7 of this bid-document.

3. FORMAT AND SIGNING OF BID

- 3.1. The bidder shall submit his bid, online, complying all eligibility conditions, other terms and conditions of Bid document to be read along with the clarifications and amendments issued in this respect. All the documents must be authenticated, using Digital Signature by the authorized person. The letter of authorization shall be indicated by written power of attorney accompanying the bid.

3.2. The bid shall contain no interlineations, erasures or overwriting except as necessary to correct errors made by the bidder in which case such corrections shall be signed by the person or persons signing the bid. All pages of the original bid, except for un-amended printed literatures, shall be digitally signed by the person or persons signing the bid.

3.3. Power of Attorney:

- a) The power of Attorney should be submitted and executed on non-judicial stamp paper of appropriate value as prevailing in the concerned states(s) and the same be attested by a Notary public or registered before Sub-register of the state(s) concerned.
- b) The power of Attorney should be executed by a person who has been authorized by the Board of Directors of the bidder in this regard, on behalf of the Company /institution /Body corporate. A copy of resolution authorizing the concerned person by the Board of Director to execute power of attorney shall be attached.
- c) In case of the bidder being a firm, the said Power of Attorney should be executed by all the partner(s) in favour of the said Attorney. A copy of the partnership deed (first, last and relevant pages) duly attested by all partners shall be attached.
- d) Attestation of the specimen signatures of authorized signatory by the Company`s/ firms bankers shall be furnished .Name, designation, Phone number, mobile number , email address and postal address of the authorized signatory shall be provided.
- e) Any individual authorized in writing to execute Contracts or other agreements or commitments or physically sign or digitally sign the bid documents etc. on behalf of the bidder company shall be one of the power of attorney holders of the bidder company. The letter of authorization shall be indicated by written power of attorney accompanying the bid.

4. LATE BIDS

4.1. No bid shall be accepted by E-Bid Portal after the specified deadline for submission

4.2. The BSNL may, at its discretion, extend this deadline for the submission of bids by amending the Bid Documents in accordance with clause 6 in which case all rights and obligations of BSNL and bidders previously subject to the deadline will thereafter be subjected to the extended deadline.

5. MODIFICATION AND WITHDRAWAL OF BIDS

5.1. The bidder may modify, revise or withdraw his bid after submission prior to deadline prescribed for submission of bid. If a bid is withdrawn, the same shall be archived un-opened in e-tendering portal.

5.2. The bidder's modification, revision or withdrawal shall have to be online and digitally authenticated.

6. OPENING OF BIDS

6.1. The Technical Bids shall be opened at 11:30 hrs on 29.11.2022. The date and time for opening of financial bids shall be intimated separately to qualified bidders.

6.2. BSNL has adopted e-tendering process which offers a unique facility for 'Public Online Bid Opening Event (TOE)'. BSNL's Bid Opening Officers as well as authorized representatives of bidders can attend the Public Online Bid Opening Event (TOE) from the comfort of their offices.

6.3. However, if required, authorized representatives of bidders can attend the TOE at the Room no. 102, 1st Floor, Bharat Sanchar Bhawan, Janpath, New Delhi, where BSNL's Bid Opening Officers would be conducting Public Online Bid Opening Event (TOE). Only one representative of any bidder shall be authorized and permitted to attend the bid opening.

7. AMENDMENT OF BID DOCUMENTS

7.1. The BSNL may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective bidder, modify bid documents by amendments prior to the date of submission of Bids with due notification to prospective bidders.

7.2. The amendments shall be notified in writing through e-tendering portal and these amendments will be binding on the bidders.

7.3. In order to afford prospective bidders a reasonable time (min 7 days) to take the amendment into account in preparing their bids, BSNL may, at its discretion, extend the deadline for the submission of bids suitably.

8. CLARIFICATION OF BIDS

8.1. To assist in the examination, evaluation and comparison of bids, BSNL may, at its discretion ask the bidder for the clarification of its bid. The request for the clarification and the response shall be in writing. However, no post bid clarification at the initiative of the bidder shall be entertained.

8.2. If any of the documents, required to be submitted along with the technical bid is found wanting, the offer is liable to be rejected at that stage. However BSNL at its discretion may call for any clarification regarding the bid document within a stipulated time period. In case of non compliance to such queries, the bid may be out-rightly rejected without entertaining further correspondence in this regard.

9. EVALUATION OF BIDS:

9.1. BSNL shall evaluate the bids to determine whether they are complete, whether any computational errors have been made, whether required sureties have been furnished, whether the documents have been properly signed and whether the bids are generally in order.

9.2. BSNL may waive any minor infirmity or non-conformity or irregularity in a bid which doesn't constitute a material deviation, provided such waiver doesn't prejudice or affect the relative ranking of any bidder.

9.3. The bid in which lowest fee is quoted (based on net cost to BSNL, excluding GST) shall be considered for acceptance.

10. CONTACTING THE PURCHASER

10.1. No bidder shall try to influence the BSNL on any matter relating to its bid, from the time of the bid opening till the time the contract is awarded. Any effort by a bidder to

modify its bid or influence BSNL in BSNL's bid evaluation, bid comparison or contract award decision shall result in the rejection of the bid.

10.2. BSNL will either accept the lowest eligible bid or call the lowest eligible bidder for negotiations. The representative authorized by the Valuer shall only be permitted to negotiate the financial offer and other terms to conclude a binding agreement. In case the negotiation fails, the rate quoted initially by the bidder shall be taken into account for evaluation.

10.3. The Lowest bidder in terms of contract agreement and upon successful completion of negotiations, if required, shall be considered for issue of Letter of Acceptance (LOA).

10.4. The selected Valuer shall be required to sign a Contract Agreement within 7 days of issue of LOA or within the time as extended by BSNL.

10.5. If the Valuer fails to accept the LOA or fails to sign the contract agreement within the specified period (unless any period/condition is relaxed by BSNL for compelling and genuine reasons; and the decision of BSNL in such case would be absolute & final), the LOA can be withdrawn and other actions as per the terms and conditions of empanelment can be taken.

11. PURCHASER'S RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS

11.1. The BSNL reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to award of contract without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder or bidders on the grounds of purchaser's action.

12. NEAR-RELATIONSHIP CERTIFICATE

12.1. The bidder should give a certificate that none of his/ her near relative, as defined below, is working in Corporate Office of BSNL at Delhi. In case of proprietorship firm, certificate will be given by the proprietor. For partnership firm certificate will be given by all the partners and in case of limited company by all the Directors of the company excluding Government of India/ Financial institution nominees and independent non-Official part time Directors appointed by Govt. of India or the Governor of the state and full time Directors of PSUs both state and central.

12.2. Due to any false information given by the bidder in this regard, the Bid will be cancelled and Bid Security, if any, will be forfeited at any stage whenever it is noticed and BSNL will not pay any damage to the company or firm or the concerned person.

12.3. The near relatives for this purpose are defined as:-

a) Members of a Hindu undivided family.

b) They are husband and wife.

c) The one is related to the other in the manner as father, mother, son(s) & Son's wife (daughter in law), Daughter(s) and daughter's husband (son in law), brother(s) and brother's wife, sister(s) and sister's husband (brother in law).

12.4. **The format of the certificate is given in Section 6(B).**

SECTION-5
GENERAL TERMS AND CONDITIONS

1. The valuer shall be bound by the terms and conditions of this bid and also terms and conditions of his empanelment with BSNL as a valuer under asset class 'Land and Building'.
2. **DELIVERY SCHEDULE / TIMELINES:**
 - a) The Details of the person who shall represent BSNL and coordinate in the work from BSNL side shall be intimated to successful valuer in the Letter of Acceptance (LOA).
 - b) The appointed valuer shall be required to contact such authorized person of BSNL, sign the contract and commence the work within 7 (Seven) days of issue of LOA.
 - c) The draft valuation report shall be submitted within 15 days from the date of issue of acceptance letter. The final valuation report shall be submitted within 7 days after discussions with BSNL are concluded on the draft report.
3. **VALUATION FEE / PAYMENT TERMS:**
 - a) The quoted fee shall be inclusive of all expenditure like conveyance, incidentals, out-of-pocket expenses, payment to sub-Valuers etc. and all taxes and duties (except GST). It shall also be inclusive of all costs related to visits to the site, attending meetings, conferences and making suitable presentations etc. The Valuer shall not claim any additional fee or cost in any form from BSNL. No such further claims shall be entertained by BSNL in respect of any additional fee or costs incurred by the Valuer.
 - b) Payment shall be made only after submission of final report and acceptance of the same by BSNL.
 - c) For payment of fees, the Valuer shall submit all the required documents such as GST compliant Invoice and other details as required by BSNL. Also, the valuer has to ensure compliance with all requirements of GST laws as may be applicable.
 - d) TDS/ TCS shall be deducted at the prescribed rate, if any (as the case may be).
 - e) If any land parcel in a cluster is not required to be got valued by BSNL due to any reason what-so-ever, then proportionate payment for balance valued land parcels in that cluster shall be made to the valuer, considering that the quoted fee for that cluster is equally distributed among the total number of land parcels in that cluster.
 - f) It shall be a term of engagement that BSNL may seek additional details, clarifications, comments or advice from the Independent Valuer regarding the valuation of the said property upto a period of 1½ (one and a half) year from the date of submission of valuation report and the Valuer shall provide the same to BSNL without any extra fees.
4. **SUBCONTRACTS**
 - a) Sub-contracting of the assignment will not be allowed. The appointed valuer shall be solely responsible for all the required final deliverables.
5. **ACTION BY BSNL AGAINST VALUER IN CASE OF DEFAULT:**

- a) The Valuer shall abide by the terms and conditions of Empanelment, as mentioned in the empanelment orders vide File no. BSNLCO-LM/12(13)/2/2020-O/o GM(LM) List No.1 dated 01.07.2021 & List No. 2 dated 01.06.2022, and also by the terms & conditions of this Financial bid document. In case of any conflict/variation between terms and condition of the empanelment order with the terms and conditions of this document, the latter shall prevail.
- b) The name of valuer may be removed from the approved list of valuers, if the valuer :-
 - i) fails to carry out his obligations under the contract or fails to abide by the terms and conditions of this contract, or
 - ii) fails to accept the LOA or fails to sign the contract agreement within the specified period, or
 - iii) fails to provide additional details, clarifications, comments or advice regarding the valuation done by him upto a period of 1½ (one and a half) year from the date of submission of valuation report without any extra fees, or
 - iv) is found to have given false particulars/information with the bid documents, or
 - v) has indulged in any type of forgery or falsification of records, or,
 - vi) has quoted for a tender under two or more firms where he is a Partner/ Director/ Owner.
- c) In case of any default as above, BSNL, shall issue a notice to the valuer seeking explanation on why action should not be taken under para 5(b) above and take necessary action thereafter as deemed fit. The decision of BSNL in the matter shall be final and binding on the valuer.

6. COURT JURISDICTION

- a) Any dispute arising out of the bid document/ evaluation of bids/ issue of LOA/ providing services shall be subject to the jurisdiction of the competent court at New Delhi only irrespective of the location of land parcel which is being valued.

SECTION-6

6(A) - UNDERTAKING AND DECLARATION

To

The AGM (Land Mgmt-2)
BSNL Corporate Office
New Delhi

Sub: Valuation of various Land Parcels of BSNL located in West & South Zones (Lot 8 of 2022-23)

Ref: Your NIT No. BSNLCO-LM/AGM(LM-1)/2022-23/07 dated 21.11.2022

Dear Sir,

1. I/We are Empanelled in BSNL for valuation of Lands and Buildings. My/ Our name appears in the Empanelment of Valuers- issued vide file no. BSNL CO-LM/12(13)/2/2020- O/o GM(LM) List No.1 dated 01.07.2021 and List No. 2 dated 01.06.2022 at Serial no. _____
2. I/We are registered with IBBI for valuation in asset class 'Land and Building' in Individual Valuer/Entity category, as applicable, and our registration is valid as on date. My/Our IBBI registration number is _____
3. With reference to your above referred Bid-Documents including amendment/clarifications/addenda, I/We, having examined all relevant documents and understood their contents, hereby submit our Bid. The Bid is unconditional and unqualified.
4. I/We shall make available to the BSNL any additional information it may deem necessary or require for supplementing or authenticating the Bid.
5. I/We agree to keep this offer valid for 90 (Ninety) days from the Bid submission date specified in the bid documents or for subsequently extended period, if any, agreed to by us. This bid shall remain binding upon us up to the aforesaid period.
6. I/We acknowledge the right of the BSNL to reject our Bid without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
7. I/We agree and undertake to abide by all the terms and conditions of the bid Document. In witness thereof, I/We submit this Bid under and in the accordance with the terms of the bid Document.

8. All the information, Documents, Photo copies of the Documents/ Certificates enclosed along with the Bid offer are correct.
9. If anything is found false and/or incorrect and/or reveals any suppression of fact at any time, BSNL reserves the right to debar our Bid offer/ cancel the Enlistment/LOA/ Purchase/ work order if issued and forfeit the EMD/ SD/ Performance Security/ Bill amount, if any, pending with BSNL. In addition, BSNL may debar the Bidder from participation in its future Bids.
10. In case any correction/ addition/ alteration/ omission is made by us in the Bid document, our Bid may be treated as non responsive and shall be liable to be rejected by BSNL.

Yours faithfully,
(Signature of the Authorized Signatory)

(Name and designation of the Authorized Signatory)
Present Correspondence Address
.....
Telephone/ Mobile No.

NOTE: Fill all blanks properly.

6 (B) – NEAR-RELATIONSHIP CERTIFICATE:

(Format of the Certificate to be given as per the clause 12 of Section-4 by the bidder in respect of status of employment of his/ her near relation in BSNL)

Sub: Valuation of various Land Parcels of BSNL located in West & South Zones (Lot 8 of 2022-23)

Ref: Your NIT No. BSNLCO-LM/AGM(LM-1)/2022-23/07 dated 21.11.2022

The format of the certificate to be given is:

"I..... s/o.....
r/o.....hereby certify that none of my relative(s) as defined in the Bid document is/are employed in BSNL Corporate Office at New Delhi as per details given in Bid document. In case at any stage, it is found that the information given by me is false/ incorrect, BSNL shall have the absolute right to take any action as deemed fit/without any prior intimation to me."

Signature of the Bidder

With date and seal

NOTE: Fill all blanks properly.

6(C) FOR LETTER OF AUTHORIZATION FOR ATTENDING BID OPENING EVENT.

(To be typed preferably on letter head of the company)

Subject: Authorization for attending Bid opening

I/ We Mr. /Ms. have submitted our bid for the **NIT no.** BSNLCO-LM/AGM(LM-1)/2022-23/07 dated 21.11.2022 in respect of Valuation of various Land Parcels of BSNL located in West & South Zones (Lot 8 of 2022-23) which is due to open **on 29.11.2022 (date)** in room no. 102, Bharat Sanchar Bhawan, Janpath, New Delhi.

We hereby authorize Mr. / Ms. whose signatures are attested below, to attend the bid opening for the NIT mentioned above on our behalf.

.....

Signature of the Representative

Name of the Representative

Above Signatures Attested

.....

Signature of Bidder/ Officer authorized to sign on behalf of the Bidder

Note

1. Only one representatives of any bidder shall be authorized and permitted to attend the bid opening.
2. Permission for entry to the hall where bids are opened may be refused in case authorization as prescribed above is not received.

SECTION-7
FINANCIAL BID

(This is the sample format for quoting of fee. The bidder has to quote the fee in the BOQ available as separate spreadsheet on the eTender portal.)

Sub: Valuation of various Land Parcels of BSNL located in West & South Zones (Lot 8 of 2022-23)

Ref: Your NIT No. BSNLCO-LM/AGM(LM-1)/2022-23/07 dated 21.11.2022

FORMAT FOR QUOTING OF VALUATION FEE

Cluster no.	Address(s) of Land parcel(s) to be valued	Fee quoted in Rupees (excluding GST)	GST (in Percentage)
1	a) MICROWAVE STATION, OLD BENGALURU ROAD, CHITRADURGA, KARNATAKA - 577501		
	b) TE AND STAFF QTRS COMPOUND, NEAR AYAPPA TEMPLE, MAHALINGESHWAR NAGAR, GOKAK, DISTRICT- BELGAVI, KARNATAKA - 591307		
2	a) TOWER COMPOUND, PLOT NO. 4, BHARATPURI ADMINISTRATIVE ZONE, UJJAIN, MP - 456010		
	b) TELEPHONE EXCHANGE, SECTOR-A, BLOCK-II, PLOT NO.2, MAHAKAL VANIJYA KENDRA, NANAKHEDA, UJJAIN - 456010		
	c) PLOT NO. A-31, A-32, A-33, VINAY NAGAR, SECTOR-4, GWALIOR, M.P. - 474012		
	d) TELECOM COMPOUND, KHASRA NO. 3/3, 3/8, KUMHARA KHEDA, GOTEGAON, MP - 487118		
	e) PLOT NO. 25 & 32, BHARATPURI ADMINISTRATIVE ZONE, UJJAIN, MP - 456010		
3	a) TE COMPOUND TE COMPOUND, NARKETPALLY, NALGONDA DISTRICT 508254		
	b) TELEPHONE EXCHANGE, GADWAL, TELANGANA- 509125		
	c) TE COMPOUND, S.NO.73, NANDI MUSALAI GUDA, HYDERABAD, TELANGANA		

	d) D.NO. 4-1-685/A/2 & 4-1-685/A/3, M/W STAFF QUARTERS COMPOUND, VIKARABAD, TELANGANA. 501101		
	e) TE COMPOUND-1, KALWAKURTHY, NAGARKURNOOL DISTT, TELANGANA- 509324		
	f) TE COMPOUND O/O GMTD, PANAGAL ROAD, NALGONDA 508050		
4	DINROSE TELEPHONE EXCHANGE, THAYIR SAHIB STREET, NO.87/93, ANNA SALAI, CHENNAI – 600002 (Second Valuation, to be done by a valuer other than Shri R. Mohanraj*)		
5	STAFF QUARTERS COMPOUND, RS 81/6B, JAYA NAGAR, REDDIYARPALAYAM, PUDUCHERRY - 605010		

***- Shri R. Mohanraj (Regn no. IBB/RV/02/2020/13180) has already done the valuation for the land at Cluster no. 4. Hence, he shall not be eligible to bid for this cluster. In case the bid is submitted by Shri R. Mohanraj for Cluster no. 4, the same shall be ignored and L-1 bidder shall be decided by evaluating the remaining bids.**

Note:

- a) The bidder can quote for one or more clusters as desired by him. The quoted amount (based on net cost to BSNL, excluding GST) for each individual cluster of land shall be evaluated separately and the lowest bidder for each individual cluster will be considered for appointment as valuer for that cluster.
- b) If a bidder quotes zero rate in any item, it will be assumed that he has not quoted for that item.
- c) The quoted fee shall be inclusive of all expenditure like conveyance, incidentals, out-of-pocket expenses, payment to sub-Valuers etc. and all taxes and duties (except GST). It shall also be inclusive of all costs related to visits to the site, attending meetings, conferences and making suitable presentations etc. The Valuer shall not claim any additional fee or cost in any form from BSNL. No such further claims shall be entertained by BSNL in respect of any additional fee or costs incurred by the Valuer.
- d) BSNL may seek additional details, clarifications, comments or advice from the Independent Valuer regarding the valuation of the said property upto a period of 1½ (one and a half) year from the date of submission of valuation report and the Valuer shall provide the same to BSNL without any extra fees.
- e) The quoted fee should be unconditional. Bids with conditions shall be summarily rejected.
- f) In accordance with Clause 3 (e) of Section 5 of this NIT, the fee quoted for a cluster shall be deemed to be equally divided among all the land parcels in that cluster. For eg,

if the bidder quotes **Rs.X** for a cluster, and the cluster has total **N** number of land parcels, then the fee to be paid for valuation of each land parcel in that cluster will be **Rs. $X \div N$** .