

O/o Executive Engineer (Civil)
BSNL Civil Division –II
VI floor, TNT Complex
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भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

NIQ No. 03/BSNL/CD2/CHN/2021-22/ 135

Date: 29.09.2021

NOTICE INVITING QUOTATION

Sealed Quotations/Financial bids are invited by the Executive Engineer (Civil) BSNL Civil Division-II, VI floor, TNT Complex building, No. 60, Ethiraj Salai, Egmore, Chennai-600008, on behalf of BSNL for the work of “**Fair valuation of the BSNL property at CGM (O), CHTD building, Purasawakkam, Chennai**” from the BSNL empanelled Valuers for Valuation of properties approved by BSNL Corporate Office New Delhi Vide Lr. No. BSNLCO-LM /12/(13)/2/2020- O/o GM(LM) dated 01.07.2021.

(i) Criteria of eligibility shall be as follows:

The intending BSNL empanelled valuers /firms shall be required to submit attested / self attested copies of BSNL empanelment and valid IBBI registration certificate.

(ii) The time allowed for carrying out the work shall be 15 (Fifteen) days from the date of issue of letter of award of work.

(iii) The last date of receipt of request for issue of the quotation form is **07.10.2021 upto 15:00 Hrs.** (The quotation forms can be downloaded directly from the BSNL website [http:// www.tamilnadu.bsnl.co.in](http://www.tamilnadu.bsnl.co.in) & CPP portal <http://etenders.gov.in/e procure/app>).

(iv) The quotations should always be placed in sealed envelope, in the manner detailed at para V below, will be received by the Executive Engineer(Civil), BSNL Civil Division-II, Chennai-08 by person, post/courier **upto 15:00 hrs on 07.10.2021** and will be opened by him or his authorised representative in his office on the same day at **15:30 Hrs.** The quotations can be submitted through post/ courier. But BSNL will not be responsible for any delay on account of late submission of bid. After opening the main envelope-3, the envelope-1 containing the “eligibility credentials” shall be opened first. The envelope-2, containing the quotation (Price bid) shall be opened only of those agencies whose eligibility is found in order.

(v) **Submission of quotation:** The quotations shall be submitted in following manner:

1. Eligibility credentials i.e. attested copy of IBBI registration certificate as consultant/ Consultancy firm by IBBI (Insolvency and Bankruptcy Board of India) shall be placed in sealed envelope-1 marked “Eligibility Credentials”.

2. The quotation including price schedule etc shall be placed in sealed envelope and will be super scribed as “Quotation”.

3. The sealed envelope No.1 & 2 as above containing the “Eligibility Credentials” and the “Quotation” shall be placed in another sealed envelope -3.

4. All the three envelopes No:1 to3 shall be super scribed with the following data on it.

i) Name of work.

ii) Name of Agency.

iii) Last date of receipt of quotation.

Note: 1. In case the eligibility credentials are not found in order at any stage i.e., before award of work or during execution of the work or after completion of the work, the action

under the existing law for cancellation of the registration / empanelment of the consultant / Consultancy firm with whom the agency has been registered / empanelled will be taken by the concerned authority and no payment shall be made for the work of fair valuation.

2. The bidder shall produce all original documents viz. registration certificate etc for verification, if required by the BSNL.

(vi) The quotations which propose any alteration in the scope of fair valuation process specified in the said form of invitation to quotation or in the time allowed for carrying out and submission of fair valuation report or which contain any other conditions of any sort including conditional rebate will be summarily rejected. However quotations with unconditional rebates shall be accepted.

vii) The rates quoted by the consultant/ Consultancy firm in figures and words shall be accurately filled in so that there is no discrepancy in the rates written in figures and words. However if a discrepancy is found, the rates quoted by the consultant/Consultancy firm in words shall be taken as correct.

viii) The rates quoted by the Consultant/ Consultancy firm shall be inclusive of all types of taxes / levies / duty by the Government including cess etc. excluding GST. The GST shall be paid extra by BSNL at applicable rate. Nothing extra shall be paid over the quoted rates.

ix) All pages of the quotation document should be signed with stamp by the authorised signatory before submitting.

x) The acceptance of the quotation will rest with the competent authority on behalf of BSNL which does not bind itself to accept the lowest bidder and reserves to itself the authority to reject any or all of the quotations received, without the assignment of a reason. All quotations in which any prescribed conditions are not fulfilled are liable for rejection.

xi) The Consultant / Consultancy firm shall treat all the documents and information received from BSNL/ submitted to BSNL and all other related documents/ communications as confidence and shall ensure that all who have access to such material shall also treat them as confidence. The consultant / Consultancy firm shall not divulge any such information without the prior written permission of BSNL authorities. The Consultant/ Consultancy firm shall return the documents received form BSNL from time to time after completion of the related works

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**SPECIAL CONDITIONS FOR CARRYING OUT FAIR VALUATION OF BSNL
PROPERTIES**

1. The fair valuation of BSNL property is being carried assessing **fair** market value of land parcel **for monetization**.
2. The fair valuation of BSNL property is to be done **by two methods**
3. The consultant/ consultancy firm is advised to visit and inspect the site and its surroundings and obtain all the information that may be necessary for preparing the valuation report. It will be the responsibility of the consultant / consultancy firm to collect all the information necessary for preparing the valuation report. The cost of visiting the site shall be borne by the consultant/ consultancy firm. The tools and plant etc. if required for the work shall be arranged by the consultant/ consultancy firm. Nothing extra shall be paid on this account.
4. The rates quoted by the consultant/consultancy firm shall be inclusive of all types of taxes/ levies/cess except GST. Nothing extra shall be payable on such account.
5. The fair valuation report shall be submitted by the consultant/ consultancy firm in the standard format in his/her / their printed letter pad duly signed by the authorized signatory with stamp showing registration number etc. and other particulars of the consultant/ consultancy firm. In case any additional information is required by BSNL, the same shall also submitted by the bidder.
6. The consultant /consultancy firm shall submit the valuation report in duplicate within 15 (Fifteen) days of issue of letter of award of work.
7. No advance/ interim payment shall be made. The full payment of the work will be made only on completion of the job and after submission of the report.
8. The payment shall be made through ECS/NEFT. The successful bidders shall submit bank account details, PAN card etc.

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VALUATION PROCEDURE

The Valuation report shall be based on detailed valuation of the property, taking into consideration the following aspects:

1. Realizable value based on covenants: The realizable market value of the property to be determined, assuming a non-distress sale scenario.
2. The valuer shall carry out the valuation based on both **1. MARKET COMPARISION METHOD** and **2. DISCOUNTED CASH FLOW METHOD**. Detailed calculations, with supporting documents for the assumptions made shall be given in the report. For eg., if the MARKET COMPARISION APPROACH is used, then the report shall 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 and other features shall be done. In the DISCOUNTED CASH FLOW METHOD if the valuation done for a hypothetical developmental scheme, then the detailed calculations along with reasons for assumptions made towards Debt-equity ratio, WACC, Discounting rate etc. shall be provided in the report.
3. Valuation shall be done both for the existing land use as well as for the permissible land use as per master plan.
4. In addition to the above the report shall invariably mention the following:
 - a) Guide line/ Circle rates for the existing land use of the property.
 - b) Permissible land use at the location of property as per master plan.
5. 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 1 1/2 (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.
6. Sub-contracting of the assignment will not be allowed. The appointed valuer shall be solely responsible for all the required final deliverables.
7. An area of land measuring 23 Sqm is going to be acquired by CMRL for their Phase-II Chennai Metro Construction work. The valuer has to comment upon the effect on the value of the remaining portion of land/plot after alienation to CMRL in unambiguous terms.
8. The valuation shall be done in accordance with the provisions contained in the Companies (Registered Valuers and Valuation) Rules, 2017. notified by Ministry of Corporate Affairs, Government of India, with up-to-date amendments

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PRICE SCHEDULE

**Fair valuation of the BSNL property at CGM (O), CHTD building, Purasawakkam,
Chennai**

Sir,

I/We quote our rate for fair valuation of property as under:

Sl. No.	Name and address of the compound	Revenue Survey No.:	Approximate area of land	Valuation charges quoted for the property excluding GST in Rs. (Both in figure and words). GST shall be paid by BSNL extra on approved charges at applicable rates.
1	BSNL Property pertaining to CGM (O), BSNL Chennai Telephones District at Purasawalkam High Road, Purasawakkam, Chennai	T.S. No. 3101/24 Purasawalkam, Chennai	1115.00 Sqm	
	Total in figure and words			

Valuer/Firm

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