



Bharat Sanchar Nigam Limited
(A Govt of India Enterprises)
O/o The Executive Engineer(C), BSNL Civil Division-MMN,
1st floor, BSNL Quarters Compound,Ganga Nagar 3rd Cross Street,
Kodambakkam, Chennai – 600 024.

No. NIQ 03/CD-MMN/CHN/2023-24

Dated 09.05.2024

NOTICE INVITING QUOTATION

Sealed Quotations are invited by the Executive Engineer (Civil) BSNL Civil Division-MMN, 1st floor, BSNL Quarters Compound,Ganga Nagar 3rd Cross Street, Kodambakkam, Chennai – 600024, on behalf of BSNL for the work mentioned below from the BSNL empanelled Cum IBBI (Insolvency and Bankruptcy Board of India) registered consultancy firm for Valuation of properties for “**Fair valuation of the property of BSNL staff quarters at Kodambakkam,Chennai**”.

The details of the work is mentioned as below:

- i) Criteria of eligibility shall be as follows:
The intending empanelled consultant/ consultancy firms shall be required to submit attested / self attested copies of valid registration certificate registered with IBBI and also with BSNL.
- ii) The time allowed for carrying out the work shall be 10 (Ten) 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 **16.05.2024 upto 14:00 Hrs.** (The quotation forms can be downloaded directly from the BSNL website [http:// https://www.chennai.bsnl.co.in/tenders.php](http://https://www.chennai.bsnl.co.in/tenders.php) .
- iv) The quotations which 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-MMN, 1st floor, BSNL Quarters Compound, Ganga Nagar 3rd Cross Street, Kodambakkam, Chennai – 600 024 by person, post/courier **upto 15:00 hrs on 17.05.2024** 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 of 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 registration certificate as consultant/ Consultancy firm by IBBI (Insolvency and Bankruptcy Board of India)and BSNL shall be placed in sealed envelope-1 marked “ Eligibility Credentials”.
 - 2) The quotation including price schedule shall be placed in sealed envelope -2 and will be super scribed as “Quotation”.
 - 3) The sealed envelopeNo.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 ie., 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 in confidence and shall ensure that all who have access to such material shall also treat them in 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 from BSNL from time to time after completion of the related works.

Executive Engineer(Civil)
BSNL Civil Division -MMN,
Chennai 600024.

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 and buildings **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 10 (Ten) 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 COMPARISON 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 COMPARISON 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. The Valuer shall resubmit the calculation if asked to do with assumption of different parameters of assumed values in DCF method within one month from the date of submission of report.

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PRICE SCHEDULE

Fair valuation of the property of BSNL staff quarters at Kodambakkam, 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./ Address of the property :	Approximate area of land and buildings	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	Staff quarters in BSNL TE compound at Kodamabkkam.	No.65, Ganga nagar 3 rd street, Kodambakkam, Chennai 600024	Land :545 sqm Building and sheds Plinth area: 362.05 sqm	
	Total in figure and words			

To
Executive Engineer (Civil)
BSNL Civil Division-MMN
Chennai 600024.

Valuer/Valuation agency
Signature and stamp