



# Mahanagar Telephone Nigam Limited

(A Government of India Enterprise)  
16<sup>th</sup>Flr, Telephone House,V S Marg,Prabhadevi,  
Dadar,Mumbai-400028

**NIT No. : MTNL/DGM(MM)/DM(MM-III)/EOI/23 Properties/24-25**

**Date: 22/04/2024**

**Name of Work: Valuation of 23 - various Land Parcels and Bldgs of MTNL Mumbai**

<b>SN</b>	<b>Event</b>	<b>Date</b>
1	Date of issue of notice and availability on website <a href="https://eprocure.gov.in/eprocure/app">https://eprocure.gov.in/eprocure/app</a>	22/04/2024
2	Date of availability of bid documents on e-tender portal for download	22/04/2024
3	Last date and time for submission of online bids	29/04/2024
4	Date and time of opening of Financial bids	30/04/2024

---

**Regional Office Mumbai: 16<sup>th</sup>Flr, Telephone House,V S Marg,Prabhadevi,  
Dadar,Mumbai-400028  
CIN number- L32101DL1986GOI023501**



# Mahanagar Telephone Nigam Limited

(A Government of India Enterprise)  
16<sup>th</sup> Flr, Telephone House, V S Marg, Prabhadevi,  
Dadar, Mumbai-400028

**NIT No. : MTNL/DGM(MM)/DM(MM-III)/EOI/23 Properties/24-25**

**Date: 22/04/2024**

**Name of Work: Valuation of 23 - various Land Parcels and Bldgs of MTNL Mumbai**

**Annexure-I**

**(Checklist)**

[Bidders are requested to check that the following documents are submitted with the Financial Bid.] [This check List should also be submitted (with Yes/ Not applicable) with the Financial bid.]

Sl no	Documents	Yes/No
1	Section 6,6(A)-Undertaking and Declaration	
2	Section 6,6(B)-Near Relationship Certificate	
3	Section 6,6(C)-For letter of authorization for attending Bid opening event- To be submitted online through mail on mail-id dmmm3mbi@gmail.com before the scheduled date and time of tender opening.	
4	General Power of Attorney in favor of the signatory in case of Partnership firm / Registered company / Proprietorship firms duly notarised (except sole proprietor). Please refer 3.3 of Section-4	

## SECTION-1

### NOTICE INVITING TENDER (NIT)

**NIT No. : MTNL/DGM(MM)/DM(MM-III)/EOI/23 Properties/24-25** **Date: 22/04/2024**

**Name of Work: - Valuation of various Land Parcels of MTNL located in MTNL Mumbai**

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

**1. Details of Land Parcels/Buildings- As per Annexure - A**

- The bidder can quote for one or more properties as desired by him. The quoted amount (based on net cost to MTNL, excluding GST) for each individual property of land shall be evaluated separately and L1 bidder for each individual property will be considered for appointment as valuer for that property.
- The complete details regarding Scope of work, Eligibility conditions, terms and conditions etc. are mentioned in this bid-document.

**4. Submission of Bids:**

- The bids have to be submitted online, on or before **15:00 Hrs.** of **29/04/2024**
- For online bid submission etc. bidders have to mandatorily register (if not already registered) on tender portal NICs e-tender system- (<https://eprocure.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.
- The queries in respect of the bid document, if any, can be sent to following officers at their Email IDs -

MTNL Contact officers	
<b>Name &amp; Desgn.</b>	<b>Shri D N Singh, Deputy Manager (Land &amp; Building-3)</b>
Mobile no.	9869063373 [between 10.00hrs to 17:30 hrs on working days]
E-mail ID	<a href="mailto:dmlandbldg1@gmail.com">dmlandbldg1@gmail.com</a>
<b>Name &amp; Desgn.</b>	<b>Shri Kamlesh Bagde, Deputy Manager(MM-III)</b>
Mobile no.	9869485917 [between 10.00hrs to 17:30 hrs on working days]
E-mail ID	<a href="mailto:dmmm3mbi@gmail.com">dmmm3mbi@gmail.com</a>

sd/-

**DGM (AM-1)**  
**Ph: 9969001112**  
**E-Mail: [dgmam1.mbi@gmail.com](mailto:dgmam1.mbi@gmail.com)**

**SECTION-2**  
**BID INFORMATION**

**1. Type of Bid-**

- 1.1. **No. of Bid Submission Stages:** Single stage Bidding and single-stage opening process, using one Electronic Envelope (Financial Bid).
- 1.2. The bidder can quote for one or more property as desired by him. The quoted amount (based on net cost to MTNL) for each individual property of land shall be evaluated separately and L1 bidder for each individual property will be considered for appointment as valuer for that property.
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 MTNL 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 MTNL as per provisions contained in Clause 10 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://eprocure.gov.in/eprocure/app> w.e.f. 22/04/2024 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, MTNL 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.
  - d) **Valuation of Properties:** Valuation of all properties should be done using three approaches : i) Cost Approach based on Ready Reckoner rates ii) Market Approach and iii) DCF Method
  - e) Valuations should not be a template based model valuation but should be done on case to case basis and reported accordingly.
- 2) The Valuer may carry out the valuation based on various appropriate methodologies. Detailed calculations, with supporting documentation 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. In case valuation is done by Discounted Cash Flow (DCF) for a Hypothetical Developmental Scheme, then the detailed calculations along with reasons for assumptions made towards Debt-Equity ratio, WACC, Discounting rate etc. may be provided in the report.
- 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. Master Plan /DP remarks /Development Plan will be arranged by the valuer at their own cost.
- 5) In addition to the above, the report shall invariably mention the following-
  - a) Permissible land use at the location of property as per master plan.
  - b) Prevailing Guideline rates for the existing land use of the property along with relevant circular/ print of relevant website.
  - c) 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 MTNL may seek additional details, clarifications, comments or advice from the Valuer regarding the valuation of the said property up to 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 MTNL 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.

## SECTION-4

### INSTRUCTIONS TO BIDDERS

#### 1. SUBMISSION OF BIDS:

- a) The bids have to be submitted online, on or before **15:00 Hrs. of 29/04/2024**
- b) For online bid submission etc. bidders have to mandatorily register (if not already registered) on tender portal NICs e-tender system- (<https://eprocure.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.
- c) 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.
- d) 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.
- e) 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.
- f) All computer generated documents should be duly signed/ attested by the bidder/ vendor organization.
- g) 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-

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.

In addition to quoted fee for the work into BoQ(format for quoting Bid) bidder has to upload following documents into ' Financial bid envelope; on e-tender portal :-

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

#### 3. FORMAT AND SIGNING OF BID

- a) 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.
- b) 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.

**c) Power of Attorney**

- i) 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.
- ii) 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.
- iii) 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.
- iv) 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.
- v) 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**

- a) No bid shall be accepted by E-Bid Portal after the specified deadline for submission
- b) The MTNL 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 MTNL and bidders previously subject to the deadline will thereafter be subjected to the extended deadline.

**5 MODIFICATION AND WITHDRAWAL OF BIDS**

- a) 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.
- b) The bidder`s modification, revision or withdrawal shall have to be online and digitally authenticated.

**6 OPENING OF BIDS**

- a) The Bids shall be opened at **15:00 hrs on 30/04/2024.**
- b) However, if required, authorized representatives of bidders can attend the TOE at the **4<sup>th</sup> Floor Prabhadevi Telecom Building, MTNL Marg, Dadar(W) – 400028,** where MTNL`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.
- c) If the date fixed for opening of bids, if declared holiday by the MTNL, the revised date of opening will be notified. However, in the absence of such notification, the bids will be opened on next working day, time and venue remaining unaltered.

**7 AMENDMENT OF BID DOCUMENTS**

- a) The MTNL 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.
- b) The amendments shall be notified in writing through e-tendering portal and these amendments will be binding on the bidders.
- c) In order to afford prospective bidders a reasonable time (**min 7 days**) to take the amendment into account in preparing their bids, MTNL may, at its discretion, extend the deadline for the submission of bids suitably.

## **8 CLARIFICATION OF BIDS**

- a) To assist in the examination, evaluation and comparison of bids, MTNL 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.
- b) 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 MTNL 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:**

- a) MTNL 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.
- b) MTNL 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.
- c) The bid in which lowest fee is quoted (based on net cost to MTNL, excluding GST) shall be considered for acceptance. The bidder can quote for one or more property's as desired by him. The quoted amount (based on net cost to MTNL, excluding GST) for each individual property of land shall be evaluated separately and L1 bidder for each individual property will be considered for appointment as valuer for that property

## **10 CONTACTING THE PURCHASER**

- a) No bidder shall try to influence the MTNL 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 MTNL in MTNL's bid evaluation, bid comparison or contract award decision shall result in the rejection of the bid.
- b) MTNL 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.
- c) 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).
- d) The selected Valuer shall be required to sign a Contract Agreement within 3 days of issue of LOA or within the time as extended by MTNL.
- e) 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 MTNL for compelling and genuine reasons; and the decision of MTNL 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**

- a) The MTNL 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.
- b) MTNL at its own discretion may withdraw valuation of any of the properties listed above or condense the area of valuation as mentioned in Section I of NIT.

## **12 NEAR-RELATIONSHIP CERTIFICATE**

- a) The bidder should give a certificate that none of his/ her near relative, as defined below, is working in Corporate Office of MTNL 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



- b) 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.
- c) 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 MTNL will not pay any damage to the company or firm or the concerned person.
- d) The near relatives for this purpose are defined as:-
  - i) Members of a Hindu undivided family.
  - ii) They are husband and wife.
  - iii) 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).
- e) 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 MTNL as a valuer under asset class 'Land and Building'.
2. The Valuations done by the earlier valuer for the properties mentioned in the list at Annexure-A is not eligible for bidding it again.
3. **DELIVERY SCHEDULE / TIMELINES:**
  - a) The Details of the person who shall represent MTNL and coordinate in the work from MTNL 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 MTNL, sign the contract and commence the work within 3 (Three) days of issue of LOA.
  - c) The draft valuation report shall be submitted within 7 days from the date of issue of acceptance letter. The final valuation report shall be submitted within 3 days after discussions with MTNL are concluded on the draft report.
  - d) **Compensation for Delay:** If the contractor fails to submit the final valuation reports within the time frame mentioned in clause 3. c) of Section 5 , he/she shall, without prejudice to any other right or remedy available under the law to the Government on account of such breach, pay as compensation, the amount calculated as below :
    - (i) Compensation for delay of work @ 0.75% of accepted tendered amount per month of delay (to be computed on per day basis)  
Provided further that the total amount of compensation for delay to be paid under this condition shall not exceed 5 % (five percent) of the accepted Tendered Value of work or of the accepted Tendered Value.
4. **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 MTNL. No such further claims shall be entertained by MTNL 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 MTNL.
  - c) For payment of fees, the Valuer shall submit all the required documents such as GST compliant Invoice and other details as required by MTNL. 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 property is not required to be got valued by MTNL due to any reason what-so-ever, then proportionate payment for balance valued land parcels in that property shall be made to the valuer ,considering that the quoted fee for that property is equally distributed among the total number of land parcels in that property.
  - f) MTNL at its own discretion may withdraw valuation of any of the properties listed above or reduce the area of valuation as mentioned in Section I of NIT.
  - g) It shall be a term of engagement that MTNL may seek additional details, clarifications, comments or advice from the 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 MTNL without any extra fees.

**5. SUBCONTRACTS**

- a) Sub-contracting of the assignment will not be allowed. The appointed valuer shall be solely responsible for all the required final deliverables.

**6. ACTION BY MTNL AGAINST VALUER IN CASE OF DEFAULT:**

- a) The Valuer shall abide by the terms and conditions of Empanelment, as mentioned in the empanelment order vide Letter no. MTNL/CO/AM/Empanelment of valuers/2021-22 dated 14-09-2021 and Letter no. MTNL/CO/AM/Empanelment of valuers/2021-22(146) dated 09-11-2021 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, MTNL, 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 MTNL in the matter shall be final and binding on the valuer.

**7. 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 Mumbai only irrespective of the location of land parcel which is being valued.

**SECTION-6**

**6(A) – UNDERTAKING AND DECLARATION**

To

The DGM (Asset Management-1)  
MTNLMumbai  
Prabhadevi, Dadar  
Mumbai-400028

**Sub: Valuation of various Land Parcels/Buildings of MTNL located in MTNL Mumbai)**

**Ref: NIT No. : MTNL/DGM(MM)/DM(MM-III)/EOI/23 Properties/24-25 Date: 22/04/2024**

Dear Sir,

1. I/We are empanelled in MTNL for valuation of Lands and Buildings. My/ Our name appears in the Empanelment of Valuers vide letter no. MTNL/CO/AM/Empanelment of valuers/2021-22 dated 14-09-2021 and letter no. MTNL/CO/AM/Empanelment of valuers/2021-22(146) dated 09-11-2021 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 \_\_\_\_\_
2. 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.
3. I/We shall make available to the MTNL any additional information it may deem necessary or require for supplementing or authenticating the Bid.
4. 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.
5. I/We acknowledge the right of the MTNL to reject our Bid without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
6. 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.
7. All the information, Documents, Photo copies of the Documents/ Certificates enclosed along with the Bid offer are correct.
8. If anything is found false and/or incorrect and/or reveals any suppression of fact at any time, MTNL 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 MTNL. In addition, MTNL may debar the Bidder from participation in its future Bids.
9. 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 MTNL.

Yours faithfully,

(Signature of the Authorized Signatory)

(Name and designation of the Authorized Signatory)

Present Correspondence Address .....

Telephone/ Mobile No. ....

**6 (B) – NEAR-RELATIONSHIP CERTIFICATE:**

(Format of the Certificate to be given as per the clause 10 of Section-4 by the bidder in respect of status of employment of his/ her near relation in MTNL)

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 MTNL 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, MTNL 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

.....

**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. : MTNL/DGM(MM)/DM(MM-III)/EOI/23 Properties/24-25 Date: 22/04/2024** in respect of **Valuation of various Land Parcels of MTNL located in MTNL Mumbai** which is due open on 29/04/2024 in 4<sup>th</sup> Floor Prabdhadevi Telecom Building, MTNL Marg, Dadar(W) – 400028

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 e-Tender portal.)

**Name of Work: Valuation of various Land Parcels of MTNL located in MTNL Mumbai**

**FORMAT FOR QUOTING OF VALUATION FEE As per Annexure-B**

**Note:**

- a) The bidder can quote for one or more properties as desired by him. The quoted amount (based on net cost to MTNL, excluding GST) for each individual property of land shall be evaluated separately and the lowest bidder for each individual property will be considered for appointment as valuer for that property.
- b) 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 MTNL. No such further claims shall be entertained by MTNL in respect of any additional fee or costs incurred by the Valuer.
- c) MTNL 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 MTNL without any extra fees.
- d) The quoted fee should be unconditional. Bids with conditions shall be summarily rejected.

**Annexure-B**

**Format For Quoting Of Valuation Fee –**

S No	Address of Land Parcel	Fee Quoted in Rupees (Excluding GST)	GST Type (SGST, CGST, I GST, UGST)	GS T (%)	GST Amount in Rupees	Total Price in Rupees including GST	GST Credit-Eligible Amount (Rs)	Net Cost to MTNL excluding GST Credit Eligible Amount (Rs.)
1	Malabar Hill TE , A.G. Bell Marg							
2	Cumbala Hill Pedder Road, Mumbai-400 026							
3	Telephone House , Prabhadevi Telecom Complex , MTNL Marg, Dadar(W), Mumbai-400 028							
4	Airoli Qtrs (53-Flats) , Sector-10, 14, 15, Airoli ,Navi Mumbai-400708							
5	CBD Belapur TE, Plot-22, CBDBelapur, Sector-11, Navi Mumbai-400 614							
6	Dronagiri Plot , Sector-29 , Plot-42, Navi Mumbai, Dist-Raigad-400 707							
7	Koparkhairane Plot No 10, Sector-13, Koparkhairane, Navi Mumbai-709							
8	Koparkhairane( 64 Qtrs), Koparkhairane, Sector-22, Navi Mumbai-400 709							

9	<b>Mahape Shed MIDC Electronic Zone Mahape, Navi Mumbai-400 710</b>							
10	<b>Nerul TE , Plot-1A, Sector 21, Nerul, Navi Mumbai-400 706</b>							
11	<b>Parel Tel Complex , ChamarBaug,Post office lane,Parel (E),Mumbai-12</b>							
12	<b>Vasari Hill, Malad Plot 1209 , Village Malad, Vasari Hill No.2, Goregaon(W), Mumbai-62.</b>							
13	<b>Raheja Classique Bldg No.1(20-Quarters ), Village Oshiwara, Link Road, Andheri(W),Mumbai</b>							
14	<b>Mulund Cable Depot</b>							
15	<b>Sanpada TE , Plot-33, Sec-10, Navi Mumbai-705</b>							
16	<b>Magathane Qtrs (20-Flats) , HIG Colony, Magathane, Borivali(E), Mumbai-400 066</b>							
17	<b>Paradise CHS (7-Flats) Sanpada</b>							
18	<b>Shimpoli Plot 374</b>							
19	<b>Nestle -III (02-Flats), PandurangBudhkarMarg,Worli, Mumbai-400 025</b>							
20	<b>Vashi Plot No 2-3, Sector-14, Vashi, Navi Mumbai-703.</b>							
21	<b>Kalamboli Qtrs (80-Flats) ,Sector-6, Kalamboli, Navi Mumbai-400218</b>							
22	<b>New Panvel Qtrs (31 flats) , Sec-8, New Panvel, Navi Mumbai-410 206</b>							
23	<b>Tilak Nagar Qtrs (8 Flats) , Tribhuvan CHS, Sahakar Nagar, Chembur,Mumbai-400 071</b>							



**Annexure-A**  
**Details of Land Parcels/Buildings for valuation (Tentative List)**

SI No	Address of Land Parcel	Approximate area of full plot and the portion of plot which are to be valued		Built up area		Present Use	Approximate Geographical Co-ordinates	
		Total Area of plot to be valued (in sqm)	Portion to be separately valued (in sqm), if any	Building detail	Built up Area in sqm		Latitude	Longitude
1	Malabar Hill TE , A.G. Bell Marg	6,351.00	NA	TE+Qtrs	16,056.00	TE+Qtrs	18.95139	72.79982
2	Cumbala Hill Pedder Road, Mumbai-400 026	4,270.85	NA	TE+Qtrs	19,942.00	TE+Qtrs	18.96856	72.80913
3	Telephone House , Prabhadevi Telecom Complex , MTNL Marg, Dadar(W), Mumbai-400 028	12501.47	NA	Admin Bldg	15,590.00	Admin Bldg	19.02119*	72.83395
4	Airoli Qtrs (53-Flats) , Sector-10, 14, 15, Airoli ,Navi Mumbai-400708	NA	NA	In Different bldgs with G+3	2750.52	Quarters	19.150161	72.991443
5	CBD Belapur TE, Plot-22, CBDBelapur, Sector-11, Navi Mumbai-400 614	9999	7500	G+4	7474	Telephone Exchange	19.018886	73.042947
6	Dronagiri Plot , Sector-29 , Plot-42, Navi Mumbai, Dist-Raigad-400 707	6000	NA	NA	0	Open Plot	18.88355	72.959503
7	Koparkhairane Plot No 10, Sector-13, Koparkhairane, Navi Mumbai-709	4932.83	NA	NA	0	Open Plot	19.096328	73.008017
8	Koparkhairane( 64 Qtrs), Koparkhairane, Sector-22, Navi Mumbai-400 709	NA	NA	In Different bldgs with G+3	2719.32	Quarters	19.100625	72.996621
9	Mahape Shed MIDC Electronic Zone Mahape, Navi Mumbai-400 710	8000	NA	G	1228	shed	19.1071667	73.025938
10	Nerul TE , Plot-1A, Sector 21, Nerul, Navi Mumbai-400 706	5146.42	3400	G+2	4297	Telephone Exchange	19.0327555	73.020330
11	Parel Tel Complex , ChamarBaug, Post office lane, Parel (E), Mumbai-12	16,884.93	NA	G	5622	Store	19.0043333	72.836986
SI No	Address of Land Parcel	Approximate area of full plot and the portion of plot which are to be valued		Builtup area		Present Use	Approximate Geographical Co-ordinates	

		Total Area of plot to be valued (in sqm)	Portion to be separately valued (in sqm), if any	Building detail	Built up Area in sqm		Latitude	Longitude
12	Vasari Hill, Malad Plot 1209 , Village Malad, Vasari Hill No.2, Goregaon(W), Mumbai-62.	5,525.00	NA	NA	0	Open Plot	19.1731778	72.840575
13	Raheja Classique Bldg No.1(20-Quarters ), Village Oshiwara, Link Road, Andheri(W),Mumbai	NA	NA	G+18	817.6	Quarters	19.14145	72.830091
14	Mulund Cable Depot	8,153.50	NA	NA	0	Open Plot	19.17063889	72.94538611
15	Sanpada TE , Plot-33, Sec-10, Navi Mumbai-705	5000	4000	G+2	3848	Telephone Exchange	19.04297	73.03162
16	Magathane Qtrs (20-Flats) , HIG Colony, Magathane, Borivali(E), Mumbai-400 066	792	NA	G+4	792	Quarters	19.2195889	72.8679972
17	Paradise CHS (7-Flats) Sanpada	NA	NA	In Different bldgs with G+3	700.035	Quarters	19.06237	73.01302
18	Shimpoli Plot 374	29713.74	NA	NA	NA	Open Plot	19.2240454	72.8410144
19	Nestle -III (02-Flats), PandurangBudhkarMarg ,Worli, Mumbai-400 025	NA	NA	G+6	153.28	2-Quarters on 5th and 6th	19.0064528	72.8196528
20	Vashi Plot No 2-3, Sector-14, Vashi, Navi Mumbai-703.	741.61	NA	G+2	741.61	Office	19.08342778	73.00150556
21	Kalamboli Qtrs (80-Flats) ,Sector-6, Kalamboli, Navi Mumbai-400218	3,413.81	NA	In Different bldgs with G+3	3413.81	Quarters	19.0335	73.099
22	New Panvel Qtrs (31 flats) , Sec-8, New Panvel, Navi Mumbai-410 206	1,593.30	NA	In Different bldgs with G+3	1,593.30	Quarters	19.005327	73.120821
23	Tilak Nagar Qtrs (8 Flats) , Tribhuvan CHS, Sahakar Nagar, Chembur,Mumbai-400 071	500.23	NA	Stilt+7	500.23	Quarters	19.067099	72.889934

Note : The bidder has to verify the provided information and MTNL takes no responsibility regarding the correctness of the said information.