



Mahanagar Telephone Nigam Limited

(A Government of India Enterprise)
16thFlr, Telephone House,V S Marg,Prabhadevi,
Dadar,Mumbai-400028

NIT No. : MTNL/DGM(MM)/DM(MM-III)/EOI/40 Properties/24-25

Date: 02/07/2024

Name of Work: Valuation of 40 - various Land Parcels and Bldgs of MTNL Mumbai

SN	Event	Date
1	Date of issue of notice and availability on website https://eprocure.gov.in/eprocure/app	02/07/2024
2	Date of availability of bid documents on e-tender portal for download	02/07/2024
3	Last date and time for submission of online bids	10/07/2024
4	Date and time of opening of Financial bids	11/07/2024

**Regional Office Mumbai: 16thFlr, Telephone House,V S Marg,Prabhadevi,
Dadar,Mumbai-400028
CIN number- L32101DL1986GOI023501**



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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	

NOTICE INVITING TENDER (NIT)

NIT No. : MTNL/DGM(MM)/DM(MM-III)/EOI/40 Properties/24-25 Date: 02/07/2024

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

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

2. 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.
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 15:00 Hrs. of 10-07-2024
- 4.2. 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.
5. The queries in respect of the bid document, if any, can be sent to following officers at their Email IDs -

MTNL Contact officers	
Name &Desgn.	Shri P.N Khadse, Deputy Manager (Land & Building-2)
Mobile no.	9869055333 [between 10.00hrs to 17:30 hrs on working days]
E-mail ID	smlandbldg1@gmail.com
Name &Desgn.	Shri Kamlesh Bagde, Deputy Manager(MM-III)
Mobile no.	9869485917 [between 10.00hrs to 17:30 hrs on working days]
E-mail ID	dmmm3mbi@gmail.com

sd/-

DGM (AM-1)
Ph: 9969001112
E-Mail: 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. 02/07/2024 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 10-07-2024**
- 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 11/07/2024.
- b) However, if required, authorized representatives of bidders can attend the TOE at the 4th 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 in Annexure-A 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 22-03-2024 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.

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/40 Properties/24-25** **Date: 02/07/2024** in respect of **Valuation of various Land Parcels of MTNL located in MTNLMumbai** which is due open on **11/07/2024** in 4th 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.

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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 MTNLMumbai
FORMAT FOR QUOTING OF VALUATION FEES 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-A

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

SI No	Address of Land Parcel	Approximate area which is to be valued		Present Use	Approximate Geographical Co-ordinates	
		Plot area(in sqm)	Built up Area in sqm		Latitude	Longitude
1	Cuffe Parade TE , GD Somani Marg Mumbai-05	4,492.20	18,937	TE	18.915954	72.820345
2	Cooperage TE MK Road Mumbai -21	1,968.25	13,590	TE	18.925227	72.827713
3	Fountain -II Tel Exch Hutatma Chouk, Mumbai-24	11,913	16,097	TE	18.933439	72.830721
	Fountain -I Tel Exch Hutatma Chouk, Mumbai-23		9,705	Office Building	18.933131	72.830779
4	City Tel .Exch. Waudby Road, Mumbai-1	2,642.81	9,626	TE	18.936564	72.831791
5	Mandvi TE, Mohd Ali Road	1,212.01	5,242	TE	18.953351	72.833535
6	Byculla TE,Agri Pada,Jail Street	3,921.43	7,833	TE	18.975934	72.826106
7	Mazgaon Tel Exch Love Lane,Mumbai-400 010	2,783.33	10,636	TE	18.971287	72.837982
8	Gamdevi Tel Exch Pandit Ramabai Road, Mumbai-400 007	2,146	5,069	TE	18.960604	72.813112
9	Powai Tel.Exch .Adi Shankaracharya Marg,Powai, Mumbai-400 083	3,008	957	TE	19.124927	72.924457
10	Wadala TE,GD Ambekar Marg	5,124	9,815	TE	19.011249	72.849091
11	Sion Tel Exch Champaklal Industrial Estate ,Sion Koliwada Road, Mumbai-400 022.	2,832.80	5,159	TE	19.0416	72.866677
12	Ghatkopar Tel Exch L.B.S. Marg, Ghatkopar (W), Mumbai-400 086	4,620	6,521	TE	19.088062	72.903948
13	Chembur Tel Exch Chembur Naka, Mumbai-400 071	2,500	2,237	TE	19.053374	72.894796
14	Worli Tel Exch , Dr Ambedkar Road,	7,528	7,455	TE	19.005802	72.819275
	Mumbai-400 014					
15	Taloja TE ,Plot -1, MIDC, Taloja, Navi Mumbai-400 218	4360	358	TE	19.061045	73.116761
16	Turbhe TE and Quarters, Plot -D-27, Sec-30A, Turbhe, Navi Mumbai-400 705	12014	14681.88	TE	19.063184	73.021823
17	Rabale TE, Plot Plot No. R-1,Tetvali Village, MIDC,Rabale, Navi Mumbai- 400708	8111	5289	TE	19.138116	73.004478
18	Kalamboli TE,Plot No.-615 A,Kalamboli Village,Navi Mumbai-400 218	5410.66	1638	TE	19.0299	73.106752
19	Panvel Old TE, Plot No.229B, Panvel, Navi Mumbai, Dist-Raigad-410206	4709	10739	TE	18.985635	73.112249
20	Uran TE,S No 75A,Village Change,Talluka-Uran,Dist-Raigarh	3000	676	TE	18.875044	72.938713

SI No	Address of Land Parcel	Approximate area which is to be valued		Present Use	Approximate Geographical Co-ordinates	
		Plot area(in sqm)	Built up Area in sqm		Latitude	Longitude
21	Kalamboli Qtrs (96) Sector-10, Kalamboli, Navi Mumbai-400218	5340	6725.57	Quarters	19.031474	73.106685
22	Chintamani CHS (26 Qtrs) Sector-18 , Nerul, Navi Mumbai-400708	NA	885.4	Flats	19.033882	73.009146
	New Palm Beach CHS (11 Qtrs) Sector-4 , Nerul, Navi Mumbai-400706	NA	1117.18	Flats	19.044305	73.011224
	New Saptarshi CHS (5 Qtrs) Sector-4 , Nerul, Navi Mumbai-400709	NA	261.25	Flats	19.045594	73.01263
	Sagar Sangam CHS (25 Qtrs) Sector-4 , Nerul, Navi Mumbai-400707	NA	2145.7	Flats	19.046569	73.010515
	Deepsagar CHS (1 Qtr) Sector-18 , Nerul, Navi Mumbai-400710	NA	34.054	Flats	19.032692	73.008702
23	Samata CHS (4 Qtrs) , Sector-4 , Sanpada, Navi Mumbai-400 707	NA	270.26	Flats	19.063357	73.011132
	Dream Land CHS (12 Qtrs) , Sector-4 , Sanpada, Navi Mumbai-400 705	NA	820.44	Flats	19.064895	73.011984
	Vrindavan CHS (34 Qtrs) , Sector-4 , Sanpada, Navi Mumbai-400 706	NA	2316.35	Flats	19.065846	73.011665
	Shree Gajanan Darshan CHS (4 Qtrs) , Sector-7 , Sanpada, Navi Mumbai-400 708	NA	200	Flats	19.061419	73.013751
24	Khar TE and Quarters Linking Road,Khar (W),Mumbai-400 052	4348	6651	TE	19.067288	72.833912
25	Vile Parle Tel Exch N. Patkar Road, Vile Parle (E), Mumbai-400 057	6518.8	7604	TE	19.093674	72.847755
26	Jogeshwari Tel Exch ,Near Ram Sham Talkies,Mumbai- 400 102	4948.9	10364	TE	19.142309	72.843542
27	Sakinaka Tel Exch Plot-1, Andheri kurla Rd, Nr Orkay Mills,Mumbai-72	1446	1446	TE	19.100162	72.883567
28	BKC TE ,G-Block , CST Road Kurla	10000	19704.7	TE	19.070293	72.871869
29	Bhayander Tel Exch Bhayander (W), Mumbai-400 101	6900	8205	TE	19.299413	72.853192
30	Dahisar Tel Exch Off W. E. highway, Dahisar Check Naka,Mumbai-68	9248.5	4436	TE	19.257842	72.873105
31	Borivali Tel Exch , S.V. Road, Borivali, Mumbai-92	4148	2079.62	TE	19.232061	72.856626
32	Kandivali Tel Exch, S.V. road,Kandivali (W), Mumbai-400 067	7570.4	7570	TE	19.211345	72.851159
33	EKSAR-li SHIMPOLI (CTS 390)	16500.3	NA	OPEN PLOT	19.224236	72.841522
	EKSAR-li SHIMPOLI (CTS 392)	7548.2	NA	OPEN PLOT	19.224236	72.841522

SI No	Address of Land Parcel	Approximate area which is to be valued		Present Use	Approximate Geographical Co-ordinates	
		Plot area(in sqm)	Built up Area in sqm		Latitude	Longitude
	EKSAR-li SHIMPOLI (CTS 468)	29107.4	NA	OPEN PLOT	19.224236	72.841522
	EKSAR-li SHIMPOLI (CTS 389)	3001.20	NA	OPEN PLOT	19.224236	72.841522
34	Magathane TE, HAKOBA Plot ,Fancy Corp., Borivali (E), Magathane, Mumbai-66	5005.14	4944	TE	19.214845	72.863735
35	Samata Nagar TE, WE Highway,Kandivali E	1007.79	1326	TE	19.208164	72.868996
36	Malad Tel Exch S. V. Road, Malad (W), Mumbai-400 064	2254.4	2183	TE	19.188475	72.846916
37	Goregaon TE and Quarters,S.V. Road,Goregaon (W), Mumbai-400 062	20801.7	18630	TE	19.173117	72.844653
38	Vasari Hill, Malad Plot 1207, Village Malad, Vasari Hill No.2, Goregaon(W), Mumbai-62.	9004	NA	Open plot	19.1731778	72.840575
39	Mulund Goshala ,Nahur Village .S.L Road,Mulund west,Mumbai-80	235	279.84	TE	19.168345	72.949659
40	Darpan Cinema Tel Exch Gundavali Village, Darpan talkies, Andheri (E) Mumbai-400 093	5234	4980	TE	19.117337	72.857274

****Note :

1. The bidder has to verify the provided information and MTNL takes no responsibility regarding the correctness of the said information.
2. For,
 - a) Sr.No. 3,single valuation report with separate valuation of each of two buildings
 - b) Sr.No. 22,single valuation report with separate valuation of 5 society wise and flat wise
 - c) Sr.No 23, single valuation report with separate valuation of 4 society wise and flat wise
 - d) Sr.No 33,single valuation report with separate valuation of 4 plots

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, U GST)	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	Cuffe Parade TE , GD Somani Marg Mumbai-05							
2	Cooperage TE MK Road Mumbai -21							
3	Fountain -II Tel Exch Hutatma Chouk, Mumbai-24							
	Fountain -I Tel Exch Hutatma Chouk, Mumbai-23							
4	City Tel .Exch. Waudby Road, Mumbai-1							
5	Mandvi TE, Mohd Ali Road							
6	Byculla TE, Agri Pada, Jail Street							
7	Mazgaon Tel Exch Love Lane, Mumbai-400 010							
8	Gamdevi Tel Exch Pandit Ramabai Road, Mumbai-400 007							
9	Powai Tel.Exch .Adi Shankaracharya Marg, Powai, Mumbai-400 083							
10	Wadala TE, GD Ambekar Marg							
11	Sion Tel Exch Champaklal Industrial Estate , Sion Koliwada Road, Mumbai-400 022.							
12	Ghatkopar Tel Exch L.B.S. Marg, Ghatkopar (W), Mumbai-400 086							
13	Chembur Tel Exch Chembur Naka, Mumbai-400 071							
14	Worli Tel Exch , Dr Ambedkar Road, Mumbai-400 014							
15	Taloja TE ,Plot -1, MIDC, Taloja, Navi Mumbai-400 218							
16	Turbhe TE and Quarters, Plot -D-27, Sec-30A, Turbhe, Navi Mumbai-400 705							
17	Rabale TE, Plot Plot No. R-1, Tetvali Village, MIDC, Rabale, Navi Mumbai-400708							
18	Kalamboli TE, Plot No.-615 A, Kalamboli Village, Navi Mumbai-400 218							

S No	Address of Land Parcel	Fee Quoted in Rupees (Excluding GST)	GST Type (SGST, CGST, I GST, U GST)	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.)
19	Panvel Old TE, Plot No.229B, Panvel, Navi Mumbai, Dist-Raigad-410206							
20	Uran TE,S No 75A,Village Change,Talluka-Uran,Dist-Raigarh							
21	Kalamboli Qtrs (96) Sector-10, Kalamboli, Navi Mumbai-400218							
22	Chintamani CHS (26 Qtrs) Sector-18 , Nerul, Navi Mumbai-400708							
	New Palm Beach CHS (11 Qtrs) Sector-4 , Nerul, Navi Mumbai-400706							
	New Saptarshi CHS (5 Qtrs) Sector-4 , Nerul, Navi Mumbai-400709							
	Sagar Sangam CHS (25 Qtrs) Sector-4 , Nerul, Navi Mumbai-400707							
	Deepsagar CHS (1 Qtr) Sector-18 , Nerul, Navi Mumbai-400710							
23	Samata CHS (4 Qtrs) , Sector-4 , Sanpada, Navi Mumbai-400 707							
	Dream Land CHS (12 Qtrs) , Sector-4 , Sanpada, Navi Mumbai-400 705							
	Vrindavan CHS (34 Qtrs) , Sector-4 , Sanpada, Navi Mumbai-400 706							
	Shree Gajanan Darshan CHS (4 Qtrs) , Sector-7 , Sanpada, Navi Mumbai-400 708							
24	Khar TE and Quarters Linking Road,Khar (W),Mumbai-400 052							
25	Vile Parle Tel Exch N. Patkar Road, Vile Parle (E), Mumbai-400 057							
26	Jogeshwari Tel Exch ,Near Ram Sham Talkies,Mumbai- 400 102							
27	Sakinaka Tel Exch Plot-1, Andheri kurla Rd, Nr Orkay Mills,Mumbai-72							
28	BKC TE ,G-Block , CST Road Kurla							
29	Bhayander Tel Exch Bhayander (W), Mumbai-400 101							
30	Dahisar Tel Exch Off W. E. highway, Dahisar Check Naka,Mumbai-68							
31	Borivali Tel Exch , S.V. Road, Borivali, Mumbai-92							
32	Kandivali Tel Exch, S.V. road,Kandivali							

S No	Address of Land Parcel	Fee Quoted in Rupees (Excluding GST)	GST Type (SGST, CGST, I GST, U GST)	GST (%)	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.)
	(W), Mumbai-400 067							
33	EKSAR-Ii SHIMPOLI (CTS 390)							
	EKSAR-Ii SHIMPOLI (CTS 392)							
	EKSAR-Ii SHIMPOLI (CTS 468)							
	EKSAR-Ii SHIMPOLI (CTS 389)							
34	Magathane TE, HAKOBA Plot ,Fancy Corp., Borivali (E), Magathane, Mumbai-66							
35	Samata Nagar TE, WE Highway,Kandivali E							
36	Malad Tel Exch S. V. Road, Malad (W), Mumbai-400 064							
37	Goregaon TE and Quarters,S.V. Road,Goregaon (W), Mumbai-400 062							
38	Vasari Hill, Malad Plot 1207, Village Malad, Vasari Hill No.2, Goregaon(W), Mumbai-62.							
39	Mulund Goshala ,Nahur Village .S.L Road,Mulund west,Mumbai-80							
40	Darpan Cinema Tel Exch Gundavali Village, Darpan talkies, Andheri (E) Mumbai-400 093							