



BHARAT SANCHAR NIGAM LIMITED

(A Government of India Enterprise)

O/o the Executive Engineer (Civil), BSNL Civil Division-Kolkata
3rd Floor, 148 C.R. Avenue, Burrabazar, Kolkata-700007

Name of Work: Valuation of Land Parcel of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle

Sl. No.	Event	Date
1	Date of issue of tender notice	01.07.2024
2	Last date of issue of tender form offline	13.07.2024 upto 16:00hrs.
3	Last Date of availability of bid documents on e-tender portal for download	13.07.2024 16:00hrs.
4	Last date and time for submission of offline	15.07.2024 15:00 Hrs.
5	Date and time of opening of Technical bids offline	16.07.2024 15.30 Hrs.
6	Date and time of opening of Financial bids offline	16.07.2024 16.30 Hrs

Note: Only the IBBI registered valuers and whose address as per the IBBI registration lies in West Bengal.

For detailed eligibility conditions, see Clause 3 of Section-2

SECTION-1

NOTICE INVITING TENDER (NIT)

NIT No. : 18/NIQ/BSNL/CD-KOL/24-25

Date: 29.06.2024

Name of Work: - Valuation of Land Parcel of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle

For and on behalf of BSNL, sealed Bids are invited from eligible valuers for valuation of land parcel of BSNL, listed as **Only the IBBI registered valuers and whose address as per the IBBI registration lies in West Bengal**. The Bids shall be invited online through www.etenders.gov.in/www.wb.bsnl.co.in and two-stage opening process, using two sealed Envelopes (Technical Bid and Financial Bid) from the eligible bidders.

Details of Land Parcels-

Cluster no.	Address of Land Parcel	Approximate area of full plot and the portion of plot which are to be valued		Geographical Co-ordinates	
		Total Area of Land in SQMT	Spare able Area in SQMT	Latitude	Longitude
1.01	Land Parcel at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.: RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia.	2671	2181	23.2419° N,	88.4344° E

2. TIME PERIOD: The time allowed for carrying out the entire work, including submission of required reports, shall be 30 (Thirty) days from the date of issue of letter of acceptance (LOA) of work by BSNL.
 3. The last date of receipt of application for issue of the tender form is **13.07.2024 up to 16:00** Hrs. The tender forms can be obtained from the office of Executive Engineer (Civil), BSNL Civil Division-Kolkata, Burrabazar Telephone Exchange, 3rd floor, 148 C.R.Avenue, Kolkata-700007 during working hours or the same can also be down loaded directly from the BSNL website: www.etenders.gov.in and also available at website www.wb.bsnl.co.in.
 4. The Tenders, which should always be placed in sealed envelope, in the manner detailed at **clause 5** below, will be received by the Executive Engineer (Civil), BSNL Civil Division-Kolkata, up to 15:00 Hrs. on **15.07.2024** and will be opened by him or his authorized representative in his office on **16.07.2024** at 15:30 Hrs. in the presence of the intending bidders. The intending bidders are advised to be present at the time of opening of the tenders along with the originals of their eligibility credentials
 5. Submission of Bid: The Tenders shall be submitted in following manner
 - (i) The first envelop as "Technical Bid." shall be placed in a sealed envelope and the envelope will be superscripted as "Technical Bid" as per clause 2 of Annexure 4.
 - (ii) The "Tender i/c Financial Bid" as in **Section 7** shall be placed in a sealed envelope and the envelope will be superscripted as "Financial Bid".
- (ii) **Both The envelopes** shall be superscripted with following data on it.
- (a) Name of Work.
 - (b) Name of Bidder
 - (c) Last date of submission of Tender offline:
 - (6) The amount quoted by the intending bidder in figures and words shall be accurately filled in so that there is no discrepancy in the amount written in

figures and words. However, if a discrepancy is found, the amount quoted by the bidder in words shall be taken as correct.

- (7) The amount/fee quoted by the intending bidder shall be as per **Note of Section 7**
- (8) The amount/fee quoted will hold good till completion of work
- (9) All pages of the Tender document should be signed with stamp by the authorized signatory before submitting
- (10) The Tender shall neither be issued by post nor shall the same be received by post
- (11) The right of acceptance / rejection of the Tender 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 tenders received, without assigning any reason. All tenders in which any prescribed conditions are not fulfilled are liable for rejection
- (12) Copies of land records, layouts and documents, if any, pertaining to the assets will be shown to the bidders at the office of the Executive Engineer (Civil), BSNL Civil Division-Kolkata.
- (13) Any form of canvassing /lobbying / exercise of influence/cartelization etc. by the Bidder(s) will result in disqualification of such Bidder (s).
- (14) Accountability: The successful bidder shall be accountable for all the responsibilities indicated in Scope of work and any other activities that the Bidder may perform in connection with the proposed sale of properties by BSNL
- (15) No advance payment shall be made. The payment for the work will be made only on completion of the job, submission of the reports and after acceptance of the reports by BSNL.
- (16) The payment shall be made only after submission of final report and acceptance of the same by BSNL
- (17) The payment shall be made through ECS or NEFT within 45 days after submission of Bill Invoices and acceptance of the final reports by BSNL. The successful bidder shall submit Bank account details, cancelled cheque, PAN Card, etc. for creating of Vendor Code in BSNL for crediting the payment after making statutory deductions

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

22. Submission of Bids:

22.1. The bids have to be submitted offline, on or before 15:00 Hrs. of 15.07.2024

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

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

BSNL Contact officers	
Name & Designation	PC Datta, Executive Engineer (Civil), BSNL Civil Division-Kolkata
Mobile no.	9431706567

E-mail ID	eecivild4@gmail.com
Name & Designation	Sri Sujay Biswas, SDE(Civil), BSNL Civil Sub-Division-Berhampur.
Mobile no.	9434096067
E-mail ID	

Sd/-
Executive Engineer (Civil)
BSNL Civil Division-Kolkata

SECTION-2

BID INFORMATION

1. Type of Bid-

1.1. **No. of Bid Submission Stages:** Single stage Bidding and two-stage opening process, using two sealed Envelope (Technical Bid and Financial Bid).

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 registered with IBBI for valuation in asset class 'Land and Building' in Individual Valuer/Entity category, as applicable in 3.4, and the registration must be valid as on date of submission of bid.

3.2. The bidder should not have any of his/ her near relative, working in CTD / WB Telecom Circle of BSNL as per provisions contained in Clause 12 of Section-4

3.3. The registration and address of the Bidder in the IBBI registration must be in of West Bengal.

4. Availability of Bid Document:

4.1. The Bid document can be obtained by downloading it from the e-tender portal <https://etenders.gov.in> and www.wb.bsnl.co.in w.e.f. 02.07.2024 to 13.07.2024.

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

SECTION-3

SCOPE OF WORK

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

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

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

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

- 3) In some land parcels, there may be a proposal for future division of plot. For such cases, the area of entire plot and the area of the portion to be alienated later has been indicated in this document. The selected valuer shall have to do valuation for the entire land parcel and also for the portion proposed to be alienated.
- 4) Valuation shall be done both for the existing land use as well as for the permissible land use as per master plan.
- 5) In addition to the above, the report shall invariably mention the following-
 - b) Permissible land use at the location of property as per master plan.
 - c) Prevailing Guideline rates for the existing land use of the property along with relevant circular/ print of relevant website.
 - d) The depreciated value of buildings/structures, calculated on the basis of CPWD guidelines.
- 6) If the Valuer is of the opinion that the depreciated value of buildings/structures, calculated on the basis of CPWD guidelines do not indicate the realistic market value of buildings/structures, the same may be specifically stated in the report and value of buildings/structures in the opinion of Valuer may also be provided with justification. If value of buildings is recommended as NIL, then the report shall specifically mention so along with reasons.

- 7) It shall be a term of engagement that BSNL may seek additional details, clarifications, comments or advice from the Independent Valuer regarding the valuation of the said property upto a period of 1½ (one and a half) year from the date of submission of valuation report and the Valuer shall provide the same to BSNL without any extra fees.
- 8) Sub-contracting of the assignment will not be allowed. The appointed Valuer shall be solely responsible for all the required final deliverables.
- 9) The provisions regarding valuation, contained in the Companies (Registered Valuers and Valuation) Rules, 2017, notified by the Ministry of Corporate Affairs, Government of India, with up-to-date amendments shall also be complied with by the Valuer.

Note:

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

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

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

SECTION-4

INSTRUCTIONS TO BIDDERS

1. SUBMISSION OF BIDS:

- 1.1. The bids have to be submitted offline, on or before 15:00 Hrs. of 15.07.2024
- 1.2. For online bid visualization etc. bidders have to mandatorily register (if not already registered) on tender portal NICs e-tender system- (<https://etenders.gov.in/www.wb.bsnl.co.in>) and follow all steps as per functionality of e-tender portal. The detailed guidelines for Bid submission, FAQ and Bidders Manual Kit are available on the said website.
- 1.3. In case the date of submission (opening) of bid is declared to be a holiday, the date of submission (opening) of bid will get shifted automatically to next working day at the same scheduled time. Any change in bid opening date due to any other unavoidable reason will be intimated to all the bidders separately.
- 1.4. The bidder shall not tamper with or modify the downloaded Bid document being submitted in any manner other than that specifically allowed in this bid-document. In case any tampering or modification is found, action may be taken to reject the bid and/or debar the bidder from future bidding.
- 1.5. All documents submitted in the bid offer should be preferably in English. In case the certificate viz. experience, registration etc. is issued in any other language other than English, the bidder shall attach an English translation of the same duly attested by the bidder & the translator to be true copy in addition to the relevant certificate.
- 1.6. All computer generated documents should be duly signed/ attested by the bidder/ vendor organization.
- 1.7. Incomplete, ambiguous/ illegible or conditional Bids are liable to be rejected.

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

2.1. First Sealed envelope called 'Technical Bid' and shall contain :-

- 2.1.1. Undertaking & declaration as per section 6A duly filled & signed
- 2.1.2. Near-Relationship Certificate (as per section 6B) duly filled & signed.
- 2.1.3. Letter of authorization and Power of Attorney in accordance with clause 3 of this Section, if applicable.
- 2.1.4. Section 1 to section 4, all documents (except 6A and 6B, Letter of authorization and Power of Attorney which has already enclosed as above) and GST registration certificate duly filled in and signed by the Bidder as required

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

3. FORMAT AND SIGNING OF BID

- 3.1. The bidder shall submit his bid, offline, 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 seal and Signature by the authorized person. The letter of authorization shall be indicated by written power of attorney accompanying the bid.
- 3.2. The bid shall contain no interlineations, erasures or overwriting except as necessary to correct errors made by the bidder in which case such corrections shall be signed by the person or persons signing the bid. All pages of the original bid, except for un-amended printed literatures, shall be digitally signed by the person or persons signing the bid.

3.3. Power of Attorney:

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

4. LATE BIDS

4.1. No bid shall be accepted by offline after the specified deadline for submission

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

5. MODIFICATION AND WITHDRAWAL OF BIDS

5.1. The bidder may modify, revise or withdraw his bid after submission prior to deadline prescribed for submission of bid. If a bid is withdrawn, the same shall not be opened offline.

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

6. OPENING OF BIDS

6.1. The Technical Bids shall be opened offline at 15:30 hrs. on **16.07.2024** at the Office of the Executive Engineer (Civil), BSNL Civil Division-Kolkata-700007 .The date and time for opening of financial bids for the bidders who will qualify technical bid at 16.30 hrs on **16.07.2024**.Only one representative of any bidder shall be authorized and permitted to attend the Technical and Financial Bid Opening.

7. AMENDMENT OF BID DOCUMENTS

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

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

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

8. CLARIFICATION OF BIDS

- 8.1. To assist in the examination, evaluation and comparison of bids, BSNL may, at its discretion ask the bidder for the clarification of its bid. The request for the clarification and the response shall be in writing/online. However, no post bid clarification at the initiative of the bidder shall be entertained.
- 8.2. If any of the documents, required to be submitted along with the technical bid is found wanting, the offer is liable to be rejected at that stage. However BSNL at its discretion may call for any clarification regarding the bid document within a stipulated time period. In case of non compliance to such queries, the bid may be out-rightly rejected without entertaining further correspondence in this regard.

9. EVALUATION OF BIDS:

- 9.1. BSNL shall evaluate the bids to determine whether they are complete, whether any computational errors have been made, whether required sureties have been furnished, whether the documents have been properly signed and whether the bids are generally in order.
- 9.2. BSNL may waive any minor infirmity or non-conformity or irregularity in a bid which doesn't constitute a material deviation, provided such waiver doesn't prejudice or affect the relative ranking of any bidder.
- 9.3. The bid in which lowest fee is quoted (based on net cost to BSNL, excluding GST) shall be considered for acceptance.

10. CONTACTING THE PURCHASER

- 10.1. No bidder shall try to influence the BSNL on any matter relating to its bid, from the time of the bid opening till the time the contract is awarded. Any effort by a bidder to modify its bid or influence BSNL in BSNL's bid evaluation, bid comparison or contract award decision shall result in the rejection of the bid.
- 10.2. BSNL will either accept the lowest eligible bid or call the lowest eligible bidder for negotiations. The representative authorized by the Valuer shall only be permitted to negotiate the financial offer and other terms to conclude a binding agreement. In case the negotiation fails, the rate quoted initially by the bidder shall be taken into account for evaluation.
- 10.3. The Lowest bidder in terms of contract agreement and upon successful completion of negotiations, if required, shall be considered for issue of Letter of Acceptance (LOA).
- 10.4. The selected Valuer shall be required to sign a Contract Agreement within 7 days of issue of LOA or within the time as extended by BSNL.
- 10.5. If the Valuer fails to accept the LOA or fails to sign the contract agreement within the specified period (unless any period/condition is relaxed by BSNL for compelling and genuine reasons; and the decision of BSNL in such case would be absolute & final), the LOA can be withdrawn and other actions as per the terms and conditions of empanelment can be taken.

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

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

12. NEAR-RELATIONSHIP CERTIFICATE

- 12.1. The bidder should give a certificate that none of his/ her near relative, as defined below, is working in **CTD/ WB Telecom Circle of BSNL**. In case of proprietorship firm, certificate will be given by the proprietor. For partnership firm certificate will be given by all the partners and in case of limited company by all the Directors of the company

excluding Government of India/ Financial institution nominees and independent non-Official part time Directors appointed by Govt. of India or the Governor of the state and full time Directors of PSUs both state and central.

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

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

a) Members of a Hindu undivided family.

b) They are husband and wife.

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

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

SECTION-5
GENERAL TERMS AND CONDITIONS

1. The valuer shall be bound by the terms and conditions of this bid.
2. **DELIVERY SCHEDULE / TIMELINES:**
 - a) The Details of the person who shall represent BSNL and coordinate in the work from BSNL side shall be intimated to successful valuer in the Letter of Acceptance (LOA).
 - b) The appointed valuer shall be required to contact such authorized person of BSNL, sign the contract and commence the work within 7 (Seven) days of issue of LOA.
 - c) The draft valuation report shall be submitted within 15 days from the date of issue of acceptance letter. The final valuation report shall be submitted within 7 days after discussions with BSNL are concluded on the draft report.
3. **VALUATION FEE / PAYMENT TERMS:**
 - a) The quoted fee shall be inclusive of all expenditure like conveyance, incidentals, out-of-pocket expenses, payment to sub-Valuers etc. and all taxes and duties (**except GST**). It shall also be inclusive of all costs related to visits to the site, attending meetings, conferences and making suitable presentations etc. The Valuer shall not claim any additional fee or cost in any form from BSNL. No such further claims shall be entertained by BSNL in respect of any additional fee or costs incurred by the Valuer.
 - b) Payment shall be made only after submission of final report and acceptance of the same by BSNL.
 - c) For payment of fees, the Valuer shall submit all the required documents such as GST compliant Invoice and other details as required by BSNL. Also, the valuer has to ensure compliance with all requirements of GST laws as may be applicable.
 - d) TDS/ TCS shall be deducted at the prescribed rate, if any (as the case may be).
 - e) It shall be a term of engagement that BSNL may seek additional details, clarifications, comments or advice from the Independent Valuer regarding the valuation of the said property upto a period of 1½ (one and a half) year from the date of submission of valuation report and the Valuer shall provide the same to BSNL without any extra fees.
4. **SUBCONTRACTS**
 - a) Sub-contracting of the assignment will not be allowed. The appointed valuer shall be solely responsible for all the required final deliverables.
5. **ACTION BY BSNL AGAINST VALUER IN CASE OF DEFAULT :**
 - a) The Valuer shall abide by the terms and conditions of Empanelment, as mentioned in the empanelment order vide **File no. BSNLCO-LM/12(13)/2/2020-O/o GM(LM) dated 01.07.2021**, 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, BSNL, shall issue a notice to the valuer seeking explanation on why action should not be taken under para 5(b) above and take necessary action thereafter as deemed fit. The decision of BSNL in the matter shall be final and binding on the valuer.

6. COURT JURISDICTION

- a) Any dispute arising out of the bid document/ evaluation of bids/ issue of LOA/ providing services shall be subject to the jurisdiction of the **High court at Kolkata**.

SECTION-6

6(A) - UNDERTAKING AND DECLARATION

To

The Executive Engineer (Civil)
BSNL Civil Division-Kolkata
3rd Floor 148 C.R Avenue, Burrabazar
Kolkata-700007.

Sub: Valuation of Land Parcel of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle

Ref: Your NIT No. _____ dated _____

Dear Sir,

1. 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 BSNL 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 BSNL 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, BSNL reserves the right to debar our Bid offer/ cancel the Enlistment/LOA/ Purchase/ work order if issued and forfeit the EMD/ SD/ Performance Security/ Bill amount, if any, pending with BSNL. In addition, BSNL may debar the Bidder from participation in its future Bids.
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 BSNL.

Yours faithfully,

(Signature of the Authorized Signatory)

(Name and designation of the Authorized Signatory)

Present Correspondence Address

.....

Mobile No.

NOTE: Fill all blanks properly.

6 (B) – NEAR-RELATIONSHIP CERTIFICATE:

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

Sub: Valuation of Land Parcel of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle

Ref: Your NIT No. _____ dated _____

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 territorial jurisdiction of **BSNL CTD/WB Telecom Circle** in any capacity as per details given in Bid document. In case at any stage, it is found that the information given by me is false/ incorrect, BSNL shall have the absolute right to take any action as deemed fit/without any prior intimation to me."

Signature of the Bidder

With date and seal

NOTE: Fill all blanks properly.

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

(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.**..... dated in respect of **Valuation of Land Parcel of of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle** which is due to open on (date) in the O/o The Executive Engineer (Civil), BSNL Civil Division-Kolkata, Burrabazar Telephone Exchange, 3rd Floor , 148 C.R Avenue, Kolkata- 700007.

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

Name of Work: Valuation of Land Parcel of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle

NIT No. _____

Bidder Name -----

Sl.No	Item Description	Quantity	Units	Rate (both in figures and words) (Rs.)	Amount(Rs.) (both in figures and words)
1.00	Valuation of Land Parcel of BSNL located at BTS Compound at Santipur, Nadia, at Mouja -Baigachi, J.L. No. 25, Plot No.:RS:793, LR 1864 & RS:793/993, LR:1865, Dist: Nadia under West Bengal Telecom Circle	1job	per job		
Total					

Note:

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

Signature of the Bidder

With date and seal