



BHARAT SANCHAR NIGAM LIMITED

(A GOVERNMENT OF INDIA ENTERPRISE)

Office of the **Executive Engineer (Civil)**, BSNL Civil Division,
1st Floor, Type – V staff Quarters, Micro Wave Compound, Balasamudram, Hanamkonda,
Warangal – 506 001. (Tel. : 0870-2555115)

NOTICE INVITING QUOTATIONS

NIQ No : **01** / EE (C) / BCD – WGL / 2020 –21

Dated :- 01 / 10 / 2020

The Sealed quotations are invited on behalf of the BSNL by the Executive Engineer (Civil), BSNL Civil Division, Warangal (0870-2555115, 9490115651) from the registered Valuers / Valuation agencies empanelled with Central / State Government / PSU / Autonomous Body / Nationalized Banks etc. and having registration as valuer U/S 34 AB of the Wealth Tax Act-1957 for **“Fair Valuation of BSNL Land Assets as on 01.04.2015 for remaining lands of Karimnagar SSA under BSNL Civil Division, Warangal (Business Areas under BSNL Civil Sub Division-Karimnagar) (Project Vasundhara -Phase II).”** in accordance with the new Accounting Standards (Ind-AS). This NIQ contains **Pages 1 to 7** wherein **Page No. 5 is the Price Schedule** to be filled in by the intending bidders.

I) Criteria of eligibility shall be as follows

- a) The Valuers / Valuation Agencies shall have valid registration as valuer U/S 34 AB of the Wealth Tax Act-195.
- b) The Valuers / Valuation Agencies shall be empanelled with Central / State Government / PSU/ Autonomous Body / Nationalized Banks etc.
- c) The Valuers / Valuation Agencies shall have valid PAN card & GST Registration.

The intending Valuer / Valuation agency shall be required to submit attested / self attested copies of valid registration certificate, empanelment certificate, PAN card & GST Registration as mentioned above.

The registration / empanelment should be valid on the last date of submission of bids. In case the last date of submission of bid is extended, the same should be valid as on the original date of submission of bids.

- II) The time allowed for carrying out the entire work shall be **30 (Thirty) days** from the date of issue of letter of award of work. However valuation reports of the sites in prescribed formats shall be submitted within the stipulated period.
- III) The last date of receipt of request for issue of the quotation form is **08.10.2020 up to 16:00 Hrs.** (The quotation forms can be obtained from the office of Executive Engineer(Civil), BSNL Civil Division, Warangal during working hours or the same can also be down loaded directly from the BSNL website : www.telangana.bsnl.co.in .
- IV) The Quotations, which should always be placed in sealed envelope, in the manner detailed at para (V) below, will be received by the Executive Engineer (Civil), BSNL Civil Division, Warangal up to **15:00 Hrs. on 09.10.2020** and will be opened by him or his authorized representative in his office **on the same day 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 quotations along with the originals of their eligibility credentials.

After opening the main envelope-'3', the envelope-'1' containing the "eligibility credentials" shall be opened first. The envelope-'2' containing "quotation / Price Schedule" shall be opened only for those valuers / valuation agencies whose eligibility credentials are found in order as per NIQ.

V) Submission of Quotation : The Quotations shall be submitted in following manner :

- 1) "Eligibility Credentials i.e. attested copy of registration certificate, empanelment Certificate, PAN Card, GST Registration etc" shall be placed in sealed envelope - '1' superscripted "Eligibility Credentials".
- 2) The "Quotation i/c Price Schedule etc" shall be placed in sealed envelope - '2' and will be superscripted as "Price Schedule".
- 3) The sealed envelope no. '1' & '2' as above containing the "Eligibility Credentials" and the "Price Schedule" shall be placed in another sealed envelope - '3'.
- 4) All the three envelopes no. '1' to '3' shall be superscripted with following data on it.
 - i) Name of Work
 - ii) Name of Valuer / Valuation Agency
 - iii) Last date of receipt of Quotation

Note : 1) In case the eligibility credentials are not found to be in order at any stage i.e. before award of work or during execution of the work or after completion of the work, the work order will be cancelled and/or the action under the existing law for cancellation of the registration / empanelment of the valuer / valuation agency with whom the agency has been registered / empanelled will be taken by the concerned authority and no payment shall be made for the work of fair valuation.

- 2) The bidder shall produce all original documents viz registration certificate, empanelment Certificate, PAN Card, GST Registration etc for verification, if required by BSNL.

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

VII) The rates quoted by the valuer / valuation agency in figures and words shall be accurately filled in so that there is no discrepancy in the rates written in figures and words. However, if a discrepancy is found, the rates quoted by the valuer / valuation agency in words shall be taken as correct.

VIII) **The rates quoted by the valuer / valuation agency shall be inclusive of all applicable taxes / levies / duty / Cess and inclusive of GST, if applicable. The quoted rates shall also be inclusive of all expenses such as T&P, conveyance and out of pocket expenses viz. (Photostat, Typing, Printing and Fax etc.) and nothing extra is payable on any account.**

IX) The rates will hold good till completion of work.

X) All pages of the Quotation document should be signed with stamp by the authorized signatory before submitting.

XI) The Quotations shall neither be issued by post nor shall the same be received by post.

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

- XIII) Copies of land records, layouts and documents, if any, pertaining to the assets can be accessed by the bidders at the office of the Executive Engineer (Civil), BSNL Civil Division, Warangal.
- XIV) The Valuers / Valuation agency shall treat all the documents and information received from BSNL / submitted to BSNL and all other related documents / communications confidential and shall ensure that all who have access to such material shall also treat them in confidential. The Valuers shall not divulge any such information without the prior written permission of BSNL authorities. The Valuers shall return the documents received from BSNL from time to time after completion of the related works.

SPECIAL CONDITIONS FOR CARRYING OUT FAIR VALUATION OF BSNL LAND ASSETS IN ACCORDANCE WITH NEW INDIAN ACCOUNTING STANDARDS (Ind-AS)

1. The Fair Valuation of BSNL lands is being carried for accounting purpose only to account for the value of properties as on 01.04.2015 to migrate to New Indian Accounting Standards (Ind-AS).
2. The Fair Valuation of BSNL lands only are to be done. The Valuation of BSNL Buildings etc is not to be done.
3. **The Fair Valuation of Lands shall be corresponding to 01.04.2015.**
4. The details of properties for which valuation is to be undertaken are enclosed to the schedule as **ANNEXURE-I**. The areas mentioned in the ANNEXURE-I are approximate and may vary from the actual areas of the plot. The valuation shall be done as per the land area given in property documents. If property documents are not available, the valuation shall be done for the land area as per any other records available with BSNL. The list of lands mentioned in ANNEXURE-I is not exhaustive and there may be additions / deletions to the list.
5. The valuation shall be done in accordance with standard principles of valuation of Immovable properties and shall be in accordance with Indian Accounting Standards (Ind-AS) and / or as directed by the BSNL.
6. The valuer / valuation agency is advised to visit and inspect the sites and its surroundings and obtain all information that may be necessary for preparing the valuation report. It will be the responsibility of the valuer / valuation agency to collect all information necessary for preparing valuation report. The cost of visiting sites shall be borne by the valuer / valuation agency. The Tool & Plants etc, if required, for the work shall be arranged by the valuer / valuation agency. Nothing extra shall be paid on this account.
7. The Valuation Report shall clearly provide the 'Approach and Methodology' followed in arriving the fair value of the land. The valuer's assessment shall clearly mention the various aspects/sources/methods considered in arriving at the values and the final recommended value. **The valuation report shall also contain the Guideline rate per Sq. mtr. issued by local authorities.**
8. The Fair Valuation Report shall be submitted by the valuer / valuation agency on his / her / their printed letter head duly signed by the authorized signatory with stamp showing registration number etc and other particulars of the valuer / valuation agency. The valuation report shall be furnished by the valuer / valuation agency in the standard format generally acceptable for the valuation purpose. However, the format can be modified as per the directions of BSNL whose decision shall be final and binding. In case, any additional information/report is required by BSNL the same shall also be submitted by the valuer / valuation agency.
9. The Valuation report shall be submitted in triplicate (soft and hard copies) along with related / necessary documents/calculations.

10. The Valuer / Valuation Agency shall submit all the valuation reports of the sites in prescribed formats within stipulated period from the date of issue of letter of award of work.
11. The correctness of fair value of land shall be the full responsibility of the valuer / valuation agency.
12. No advance payment shall be made. The payment for the work will be made only on completion of the job, submission of the report and after acceptance of the report by BSNL.
13. The payment shall be made for the actual work done.
14. The payment shall be made through ECS or NEFT after submission of Bill Invoices and acceptance of the final valuation reports by BSNL. The successful bidders shall submit Bank account details, cancelled cheque, PAN Card, GST no. etc. for crediting the payment after making statutory deductions.

Sd/-
Executive Engineer(C),
BSNL Civil Division,
Warangal.

No. 09(7) / EE (C) / BCD – WGL / 2020 –21 / 49

Dated : 01 – 10 – 2020

Copy to :

- 1) The Principal General Manager, BSNL TD, Karimnagar f/k/i.
- 2) The Sr. Chief Engineer(C), BSNL Civil Telangana Zone, Hyderabad f/k/l pl,
- 3) The Superintending Engineer (C), BSNL Civil Circle – I & II at Hyderabad,
- 4) The Executive Engineer (C), BSNL Civil Division – I, II & III at Hyderabad,
- 5) The Executive Engineer(C), Postal Civil Division, Hyderabad,
- 6) The Institute of Valuers, Registered Office at Hyderabad,
- 7) Notice Boards of local SBI, PNB, UCO, Andhra Banks etc,
- 8) Registered Valuers / Valuation Agencies - by email / post,
- 9) Notice Board

Sd/-
Executive Engineer (Civil)
BSNL Civil Division,
Warangal.

PRICE SCHEDULE

Name of the work : Fair Valuation of BSNL Land Assets as on 01.04.2015 for remaining lands of Karimnagar SSA under BSNL Civil Division, Warangal (Business Areas under BSNL Civil Sub Division- Karimnagar) (Project Vasundhara -Phase II).

Sl.No	Description of Item	Quantity		Rate (Rs.)	Unit	Amount
1	Charges/Fee for preparation of Fair Valuation of BSNL land Assets and submission of Valuation Report in the prescribed format along with necessary calculations in Quadruplicate (Both hard and soft copies) containing copies of Title sheet of Valuation Report, Site Photographs, Govt. Guideline rate, Digital Site Map etc. duly signed & sealed on all pages . The valuation shall be carried out in accordance with the standard recognized principles of Valuation and as directed by the Engineer in charge. The rate shall be inclusive of all applicable taxes and incidental charges complete and nothing extra shall be payable on any account. The Valuation shall be as on 01.04.2015.					
	a) For land assets falling under the jurisdiction of Karimnagar SSA (as per Annexure – 1 attached).	14.00	sites		Per site	
Rate per site (in Words)-						
				TOTAL Rs.		

Quotationer's Signature
With Full Address

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

ANNEXURE - I

LIST OF SITES FOR WHICH FAIR VALUATION IS TO BE DONE

Name of the work : Fair Valuation of BSNL Land Assets as on 01.04.2015 for remaining lands of Karimnagar SSA under BSNL Civil Division, Warangal (Business Areas under BSNL Civil Sub Division-Karimnagar) (Project Vasundhara -Phase II).

SI No	SSA	Station	Name of Compound	Location / Address of the Property as per Revenue Records	Area of Land in Sqm.
1	Karimnagar	Cheerlavanca	BSNL BTS & Tower Compound	West of Plot No.s 255 & 256, R&R Colony, Cheerlavanca, Tangallapally Mandal, Rajanna Sircilla District.	303.51
2	Karimnagar	Gambhirpur	BSNL BTS & Tower Compound	Sy. No. 870/1, Sriramnagar Area, Gambhirpur, Kathlapur Mandal, Jagtial District.	202.34
3	Karimnagar	Kaleswaram	BSNL BTS & Tower Compound	Sy. No. 142, Kaleswaram Village, Mahadevpur Mandal, JS Bhoopala pally District.	202.34
4	Karimnagar	Ananthagiri	BSNL BTS & Tower Compound	Sy. No. 153, Ananthagiri Village, Ellanthakunta Mandal, Rajanna Sircilla District.	202.34
5	Karimnagar	Arepalli	BSNL BTS & Tower Compound	Sy. No. 127, Opp. ZPHS School, Arepally, Dharmapuri Mandal, Jagtial District.	202.34
6	Karimnagar	Gopalpur	BSNL BTS & Tower Compound	Sy. No. 625, Jeelgula Road, Gopalpur Village, Elakurthy Mandal, Warangal-Urban District.	202.34
7	Karimnagar	Katkapur	BSNL BTS & Tower Compound	Sy. No. 377, Dyavanpally Road, Katkapur Village, Raikal Mandal, Jagtial District.	202.34
8	Karimnagar	Marrimadla	BSNL BTS & Tower Compound	Sy. No. 4, Near Primary School, Marrimadla Village, Konaraopet Mandal, Rajanna Sircilla District.	202.34
9	Karimnagar	Rangaraopet	BSNL BTS & Tower Compound	Sy. No. 101, Sivar Rangaraopet Village, Metpalli Mandal, Jagtial District.	202.34
10	Karimnagar	Surampet	BSNL BTS & Tower Compound	Sy. No. 167, Surampeta Village, Kodimyala Mandal, Jagtial District.	202.34
11	Karimnagar	Rachupalli	BSNL BTS & Tower Compound	Sy. No. 2, Rachapally Village, Sarangapur Mandal, Jagtial District.	202.34

12	Karimnagar	Thurthi	BSNL BTS & Tower Compound	Sy. No. 158, Thurthi Village, Khatlapur Mandal, Jagtial District.	202.34
13	Karimnagar	Singampalli	BSNL BTS & Tower Compound	Sy. No. 43, beside Singampalli-Kanukunoor Road, Singamapalli Village, Mahamutharam Mandal, JS Bhoopala pally District.	202.34
14	Karimnagar	Palimela	BSNL BTS & Tower Compound	Sy. No. 118, Palimela Village, Mahadevpur Mandal, JS Bhoopala pally District.	202.34

Sd/-
Executive Engineer (C)
BSNL Civil Division,
Warangal.