



Office of the Executive Engineer, BSNL Civil Division,
P & T quarters Compound, M.G.Road, Vijayawada - 520 010.

NIQ No:03/BSNL/CDV/2020-21/

dated 03.12.2020

NOTICE INVITING QUOTATIONS

Sealed quotations are invited by the Executive Engineer, BSNL Civil Division, **Vijayawada** on behalf of the Bharat Sanchar Nigam Ltd for the following work. Registered immovable property valuers empanelled with Central/ State Government/ PSU/ Autonomous bodies/ Banks need only apply for the work.

Sealed Quotations which should always be placed in sealed envelope will be received upto 15.00 hrs on **16.12.2020** at the address mentioned above and will be opened on the same date at 15.30 hrs. Notice inviting Quotation can be downloaded from **www.ap.bsnl.co.in/ under "tenders"**. The valuer/firm shall write their address and name of the work written on the sealed envelope and shall submit the same as mentioned above.

Name of work: Fair Valuation of BSNL TE BUILDING Compound Land situated at KONDAPALLI, Krishna Dt, Vijayawada SSA.

Time allowed for completion: 30 Days

As per the Schedule enclosed.

Conditions:

(A) Eligibility criteria: As per Appendix I:

1. Valuation is of urgent nature and has to be carried out on top priority.
2. Time allowed for completion of work is 30 Days only and shall commence from the next date after issue of work order.
3. The Valuation shall be carried out as per the standard methods of valuation and as per directions of the Engineer in charge.
4. The rate quoted by the valuer shall be inclusive of all type of taxes/ levies /duty by the Government including cess, conveyance charges, out of

pocket expenses including any other incidental charges and nothing extra shall be payable on any account.

5. The rates quotes are excluding the Goods and Services Tax (GST) and the **same** shall be payable as per the extant rules.
6. The competent authority on behalf of the Bharat Sanchar Nigam Limited reserves with himself the right of accepting the whole or any part of the tender and the tenderer shall be bound to perform the same at the rate quoted.
7. BSNL reserves the right to accept or reject whole or part of the work without assigning any reasons.
8. If there are varying or conflicting provisions made in any one document forming part of the contract, the Accepting Authority shall be the deciding authority with regard to the intention of the document and his decision shall be final and binding on the valuer.
9. Valuation Report for each site shall be submitted in the form of proforma enclosed in **Appendix II. Three copies of report** in original shall be submitted for each site. Any additional information as per standard practice may be added as “Additional Information” to the report.
10. Bill will be paid only on successful completion of work and on submission of the report in triplicate by the valuer.
11. The payment will be paid through online to the bank account through ECS/EFT facility as per BSNL standard practice.
12. In case BSNL requires any additional information in addition to what is mentioned in Appendix-II the valuer will have to provide the same without any extra cost.
13. Intended bidders can visit website www.ap.bsnl.co.in/ under “tenders” and download the Notice Inviting Quotations and other documents. They can also obtain the Notice inviting quotation and other documents from the office the Executive Engineer(Civil) at the above mentioned address upto 1400 Hrs on **14-12-2020** on production of valid registration/empanelment certificate of appropriate authority. The filled in Quotations can be submitted along with other required credentials upto 1500 hours on **16-12-2020** and shall be opened at 1530 Hours on the same day in the presence of valuers/Firms or their authorised representative if any.
14. The Notice inviting quotations and other documents shall neither be issued by post/email nor are the same received by post/e mail. In case the valuer submits the quotations by post/mail the same will be ignored.
15. All the pages of the quotation and other document shall be signed with stamp by the valuer or his authorised signatory in case of firm before submitting the same

EXECUTIVE ENGINEER

APPENDIX I

Eligibility Criteria

1. Valuers Empanelled with Central/ State Government/ PSU/ Autonomous bodies/ Banks are only eligible to participate for the work
2. The Valuer shall enclose attested copy of Registration / empanelment with appropriate authority as specified above.
3. The firm of the valuer and the valuers /associate valuer(s) each should have PANs and a copy of the same should be attached with the quotation.
4. **GST Registration:** The valuer shall submit
 - a) Copy of GST registration, if liable for registration as per GST Act.
 - b) If not liable for GST registration as per GST Act, the valuer shall submit declaration as per **Annexure-I** (regarding category he falls under)
5. The valuer should have thorough knowledge of the Industry concerned and also the type of assets to be valued.
6. The valuer or firm or any other person shall not be permitted to tender for works in BSNL Civil Zone in which his near relative (s) (directly recruited or on deputation in BSNL) is/are posted in any capacity either non-executive or executive employee. Near relative (s) for this purpose is/are defined as:
 - (i) Member of Hindu Undivided family (UHF). (ii) They are Husband and Wife.
 - (iii) The one is related to other in the manner as father, mother, son(s) & Son's wife (daughter-in-law), Daughter(s), Daughter's husband (son-in-law), brother(s), brother's wife, sister(s), sister's husband (brother-in-law).

Executive Engineer (Civil)

Annexure- I

Declaration

(GST Registration as per Section-22, Chapter-VI of CGST Act, 2017)

I S/o Shri Resident of.
..... hereby declare that I am not
liable to be registered under CGST Act, 2017, as I am not making Inter-state supplies as
per section 24 of CGST Act and I belong to the category tick marked below:

| Sr. No. | Applicable declaration | Tick the correct box |
|---------|--|----------------------|
| 1. | The State from where I/we make taxable supply of goods or services or both is not a special category state and my aggregate turnover in a financial year do not exceeds twenty lakh rupees. | |
| 2. | The State from where I/we make taxable supply of goods or services or both is a special category state and I am not liable to be registered as my aggregate turnover in a financial year do not exceeds ten lakh rupees. | |

Note:- In case the valuer is not liable to be registered under GST Act,
Valuer shall be paid amount excluding GST.

Signature of Valuer

Appendix II

Report of valuation of immovable property

ALL QUESTIONS TO BE ANSWERED BY THE REGISTERED VALUER. IF ANY PARTICULAR QUESTION DOES NOT APPLY TO THE PROPERTY UNDER VALUATION, HE MAY INDICATE SO. ANY EXTRA/ADDITIONAL INFORMATION AS PER STANDARD PRACTICE OF THE TRADE MAY BE PROVIDED AS “ADDITIONAL INFORMATION”

Part I: Questionnaire

| SNo | Description of item | Details |
|----------|--|---------|
| A | Registration details of the valuer/company | |
| 1 | Name of the valuer /Firm | |
| 2 | Registration number | |
| 3 | Institute with which the valuer /Firm is registered | |
| 4 | Date of registration/empanellement as valuer /Firm | |
| 5 | Registration/empanellement valid upto | |
| B | General | |
| 1 | Purpose for which valuation is made | |
| 2 | Date as on which valuation is made | |
| 3 | Name of the owner/owners | |
| 4 | Brief description of the property | |
| 5 | Location of land parcel | |
| 6 | Area of land parcel (in sq. mtr.) | |
| 7 | Whether title deed available | |
| 8 | Is the property situated in residential/ commercial/ mixed area /industrial area ? | |
| 9 | Classification of locality high class/middle class/poor class | |
| 10 | Means and proximity to surface communication by which the locality is served | |
| 11 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars | |

| | | |
|----|-----------------------|--|
| 12 | Any other information | |
|----|-----------------------|--|

Part II :Valuation

Here the registered valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations.

| SNo | Item | Details |
|-----|--|---------|
| 1. | Valuation technique used | |
| 2. | Whether guideline rate issued by local authorities is used for fair valuation (Yes/No) | |
| 3. | Guideline rate per sq. mtr. issued by local authorities | |
| 4. | Whether sale price of similar land in similar locality with similar restrictions is used for fair valuation (Yes/ No) | |
| 5. | Rate per sq. mtr. for similar land in similar locality with similar restrictions (in INR per sq. mtr.) | |
| 6. | Fair value of land per sq. meter of the land parcel as on date (i.e present value of the land) (in INR) | |
| 7. | Present market value of the land parcel (in INR) | |
| 8. | Approach to valuation, assumptions and necessary calculations | |

Part III : Declaration

I hereby declare that -

- (a) The information furnished in Part I is true and correct to the best of my knowledge and belief:
- (b) I have no direct or indirect interest in the property valued;
- (c) I have personally inspected the property on

Date

Place

Signature of registered valuer

SCHEDULE

Name of Work: Fair Valuation of BSNL TE BUILDING Compound Land situated at KONDAPALLI, Krishna Dt, Vijayawada SSA.

| Sl. No | Name & Address of the Compound | Revenue Survey No./ Ward No. | Approx. Area of Land in Square Metre | Valuation Charges Quoted for Land Parcel excluding GST in Rs. (Both in Figures and Words) GST shall be paid by BSNL extra on approved charges at applicable rates. |
|----------------------------|---|---|--------------------------------------|--|
| 1. | BSNL TE Building Compound land, Kondapalli, Krishna Dist. | i) Survey No.298/6B ii) Survey No.299/1 iii) Survey No.299/2 iv) Survey No.299/3A v) Survey No.300/4B | 9591.06 | |
| Total in figures and words | | | | |

Executive Engineer(C)
BSNL Civil Division,
Vijayawada

(Signature & Stamp)
Valuer / Valuation Agency