

BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)
 CGM(BW) Unit, Corporate Office
 Old Telegraph Office Building, Near GPO,
 Kashmere Gate, Delhi- 110006

Date: 21.11.2022

REPLY TO PRE-BID QUERIES

Sub: Monetization of BSNL Land parcel at Plot No. 5/D, Opposite Panjarapole, GhodDod Road, Karimabad, Surat

Certain queries have been received regarding RFP No. BSNL-CO/LM/AUCTION/2022-23/04 dated 28.10.2022. The queries and the clarification/ reply against each are as under -

S.No.	Query Raised	Clarification
1	As per the schedule –Layout Map, the sectional area is 5122 Sqm whereas the area mentioned in your RFP document is 5359 Sqm. Kindly clarify.	Area mentioned in Clause 1.2 of RFP i.e. 5359 Sqm is final. However, in case any variation in area found at the time of handover, the Sale Consideration shall be adjusted as per Clause 8.29
2	For considering the net worth of the partnership (LLP) Firm, whether the net worth of all the partner's individual net worth considered. That is whether the total individual net worth of all the partners totaling to Rs 9.72 Crores will be considered as eligible or not.	The Net Worth shall be calculated as mentioned for partnership firm at S.no. 7 of Table under Clause 3.5 of RFP document.
3	If the Net Worth is not sufficient enough, then we understand that we have to deposit Enhanced EMD only – Rs3.89 Cr and not the EMD– Rs1.94 Cr	Yes
4	At which stage will BSNL give the Plot Validation i.e. all the corner points of the plot.	Please refer Clause 8.20 of the RFP. The prospective bidders can inspect the plot and property documents.
5	At which stage can the bidder & BSNL jointly check the exact area of the plot along with the authorized surveyor. As per us after 1 st Installment of 25% & before 2 nd Installment of 75%. Please comment.	Actual area will be measured with successful bidder any time after the acceptance of bid as per mutual convenience. The timelines for depositing the sale consideration shall be as per Clause 7.11 irrespective of the date of joint survey.
6	We understand that BSNL will give us the Block No., Survey No., FP No. of the Plot as well as all the Proof of Land Ownership – (7/12, 8/A, F Form, Juni Sharat etc)	Please refer Clause 8.20 of the RFP. Property documents are available for perusal of prospective bidders in the virtual data room available at website https://www.bsnl.co.in/opencms/bsnl/BSNL/virtual_dataroom

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7	Is there any other expense over and above the Final price bid in the auction? If yes please let us know which all.	Please refer Clause 7.14 of the RFP.
8	We understand there won't be any Taxes or Duties applicable on the final bid price, please confirm.	Please refer Clause 7.14 of the RFP.
9	We understand that the Land is Non Agriculture (NA) Land, please confirm.	Please refer Clause 8.20 of the RFP. The Property documents are available for perusal of prospective bidders in the virtual data room available at website https://www.bsnl.co.in/opencms/bsnl/BSNL/virtual_dataroom

This is issued with the approval of competent authority.


21.11.2022

(Amit Mathur)

Dy. Manager (LM)

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Copy To:

1. The Manager, MSTC Ltd., NRO Delhi office- for display on property portal please
2. The CGM, BSNL Telecom Circle, Gujarat.