

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: 01.07.2021

EMPANELMENT OF VALUERS- LIST NO. 1

Subject: Empanelment of valuers for valuation of land and building assets of BSNL

The competent authority in BSNL is pleased to empanel the valuers/firms as per attached list (Annexure-1) for valuation of Land and Building Assets of BSNL. The empanelled valuers shall be eligible to tender for valuation of Land and Building assets of BSNL in whole of the Union of India without prejudice to the rights of BSNL to modify the terms and conditions including area of work.

2. The period of empanelment will be initially for Three years from the date of issue of this order, further extendable at the discretion of BSNL for one year at a time. The Empanelment shall however be open to review by BSNL and liable to termination, suspension or any other such actions at any time, if considered necessary, by BSNL, after issue of show cause notice.
3. The empanelment of valuer(s) is not a one-time process and BSNL may, at its discretion, empanel more valuers from time-to-time as deemed fit.
4. Whenever services for valuation of Lands and/or Buildings assets are required by BSNL, Financial bids/quotations will be invited from amongst these empanelled, all or few, technically qualified Entities/ individuals for conducting the valuation of specific asset(s). The financial bids will be invited online, generally through eProcurement Portal <https://etenders.gov.in>. The empanelled valuers are advised to look out for notice regarding financial bid at the said website and also obtain the essential prerequisites such as Digital Signature Certificate (DSC), Enrolment etc. for using the website. However, efforts may be made to intimate the empanelled valuers through the email address mentioned in Annexure-1. The intimation for financial bid shall not be sent to individual valuers/firms by post.
5. The broad scope of work is enclosed at Annexure-2. However, BSNL reserves the right to prescribe additional eligibility conditions and/or redefine the scope of work while inviting financial bids from among the empanelled valuers.
6. BSNL, at its discretion, reserves the right to get the valuation of any Land and Building asset done by any valuer (not necessarily on the empanelled list) engaged through separate open tender/ EoI also.
7. BSNL may, at any time, impose restriction on maximum number of works to be simultaneously undertaken by any empanelled valuer.
8. **DISQUALIFICATION/ TERMINATION:**
 - (a) The Valuer shall abide by the Rules of Empanelment, and, by the terms & conditions of the RFP, Financial bid document etc. The Valuer shall timely and satisfactorily execute the works.
 - (b) The name of valuer may be removed from the panel, if the valuer :-
 - (ii) has, on more than one occasion, failed to execute a contract, or executes it unsatisfactorily, or,
 - (iii) has failed to abide by the conditions of Empanelment, or,
 - (iv) is found to have given false particulars at the time of Empanelment, or

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- (v) has changed constitution of the firm without information to BSNL, or,
 - (vi) has changed Permanent Address/ Business Address of the firm without intimation to BSNL, or,
 - (vii) is declared or is in the process of being declared bankrupt/insolvent, winding up, dissolved or partitioned, or ,
 - (viii) has indulged in any type of forgery or falsification of records, or,
 - (ix) has quoted for a tender under two or more firms where he is a Partner/ Director/ Owner.
- (c) The empanelled valuers can also seek for termination of the empanelment upon giving one month's notice to the BSNL. However, there shall be no suspension of service during the notice period and the assignments already entrusted to the valuer have to be completed.
9. A valid registration with the Insolvency and Bankruptcy Board of India (IBBI) as a valuer in Land and Building class is an essential pre-requisite for this empanelment. Therefore, the empanelled valuer is advised to ensure that his registration remains valid at all times and BSNL is kept informed if the validity of registration with IBBI expires or if any modifications are made by the IBBI in registration details.
10. **JURISDICTION-** In case of any dispute pertaining to the empanelment of valuers by BSNL, the jurisdiction of Court will be at New Delhi only.
11. BSNL may modify, add, delete or change any of the above terms and conditions without any prior notice and the same shall be binding on the valuers empanelled with BSNL, with effect from the date of such change.
12. The empanelled valuers are further advised to check the details in the list provided at Annexure-1 and intimate any discrepancy at the below mentioned email address/phone no.

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AGM(Land Mgmt-I)
Phone: 9868184914
Email: lmbsslco@bsnl.co.in

Enclosures

1. Annexure-1 (List of 67 empanelled valuers)
2. Annexure-2 (Broad Scope of work)

Copy To:

1. PPS to CMD, BSNL
2. PPS to Dir(HR), BSNL
3. CGMs, All Telecom Circles, BSNL
4. CS & GM(Legal), BSNL
5. Empanelled valuers as per list enclosed at Annexure-1

LIST OF EMPANELLED VALUERS

S N	Name of Valuer	IBBI Regn.No.	Address	Email
1	Judgebir Singh Ahluwalia	IBBI/RV/02/2018/10014	16-A, Rose Avenue, Opp Income Tax Office, Maqbool Road, Amritsar, Punjab - 143001	judgebirsingh2005@yahoo.com
2	Praveen Kumar Jain (M/s Praveen Kumar Jain & Associates)	IBBI/RV/02/2018/10025	G-18, Patel Nagar - III, Ghaziabad, Uttar Pradesh - 201001	praveenjain.valuer@gmail.com
3	Pramod Janardan Patil (M/s Accurate Valuers & Engineering Services)	IBBI/RV/08/2018/10048	Manali Arcade, Flat No. 304, 3rd Floor, Near D Mart, Pune Satara Road, Parvati, Pune, Maharashtra - 411009	accurate_valuers@rediffmail.com
4	Ms. Mamidi Aparna	IBBI/RV/02/2018/10054	Plot No 21 And 24 Sudarshan Nagar Colony Opp H C U Bus Depot Serilingampally, Telangana - 500019	maparna18340@gmail.com
5	Mahendra Singhal	IBBI/RV/04/2018/10068	54/213, Mansarovar, Jaipur, Rajasthan - 302020	singhal.mahendra@gmail.com
6	Ravindran Nagarajan	IBBI/RV/02/2018/10086	Door No 8A 5th Cross Ramalinga Nagar South Extension, Puthur, Tiruchirappalli, Tamil Nadu - 620017	valuerravindran@yahoo.co.in
7	Manikandan K A	IBBI/RV/02/2018/10111	116 First Floor Penna Tower, Veerapathra Street, Near Oxford Hotel, Erode, Tamil Nadu - 638003	ka_manikandan@hotmail.com
8	Pumesh Baheti (M/s Baheti & Associates)	IBBI/RV/02/2018/10145	604 Dilpasand Solitaire, 2/5 Manoramaganj, Behind Vishesh Hospital, Indore, Madhya Pradesh - 452001	pumeshbaheti@hotmail.com
9	Prasanta Kumar Das	IBBI/RV/01/2018/10155	1st Floor, Flat B1, 3, Jadavpur North Road, Jadavpur, Kolkata, West Bengal - 700032	tadcon.valco@gmail.com tadcon.cal@gmail.com
10	Ravi Anand I V	IBBI/RV/02/2018/10158	6 A, First Floor, V R V Buildings, Katchery Street, Udumalpet, Tiruppur, Tamil Nadu - 642126	ivravianand@gmail.com
11	Satyanarayan Sahoo	IBBI/RV/01/2018/10163	S/o Harekrushna Sahoo, Plot No-2C/98, Sector-10, CDA, Markat Nagar, Cuttack Sadar, Avinab Bidanasi, Cuttack, Orissa - 753014	sscon12@rediffmail.com

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12	Yadavilli Venkata Naga Narasimha Sarma	IBBI/RV/02/2018/10165	Flat No.202, Anvaya Homes, Plot No.128 and 129, road No.7b, Alind Employees Co-op Housing Society, bhagalaxmi Nagar, Serilingampally, Telangana - 500019	yvnnsarma@gmail.com sarma@navanirman.com
13	K S Venkatakrishnan (M/s S&V Engineering Enterprises)	IBBI/RV/08/2018/10167	No. 220, 68th Cross, 5th Block, Rajaji Nagar, Bangalore, Karnataka - 560010	venkat28972@gmail.com mailus@sveeindia.com
14	Adaikkalavan M	IBBI/RV/02/2018/10168	201, Sri Vasavi Complex, 1248, Big Bazaar Street, Coimbatore, Tamil Nadu - 641001	adaikkalavanvaluer@gmail.com
15	Balasundaram Noble Pratab Singh Thanaraj	IBBI/RV/02/2018/10187	No.803/897, HIG, Neithal, New Housing Unit, Serfoji College Road, Thanjavur, Tamil Nadu - 613005	ntbalasundaram@gmail.com
16	Francis Xavier Sebastian	IBBI/RV/02/2018/10248	3 A Birds Road, Cantonment, Tiruchirappalli, Tamil Nadu - 620001	fraxavy@gmail.com
17	Vinnay Suryakant Wakalkar	IBBI/RV/02/2018/10251	B-102, 9 Green Park, Sahakar Nagar No.2, Pune, Maharashtra - 411009	vinnaywakalkar@gmail.com
18	Gauri Shankar Mittal	IBBI/RV/02/2018/10266	H. No. 7-1-32/6/2, Leela Nagar, Begumpet, Hyderabad, Telangana - 500016	g_smittal@yahoo.com
19	Vangapelli Ravinder Rao (M/s Sree Associates)	IBBI/RV/02/2018/10267	302, vasantha Nilam Srt-47, Jawahar Nagar, Chikkadpally, Hyderabad, Telangana - 500020	ravi29indra@gmail.com sree5associates@gmail.com
20	Prakash K	IBBI/RV/08/2018/10301	Plot No. 12 and 13, Flat No. F2, First Floor, I Rise Apartment, A R Garden Road Second Street, Thirumalai Nagar, Kolathur, Chennai, Tamil Nadu - 600099	prakashvaluer@gmail.com
21	Rajubhai Kantilal Patel (M/s R.K.Patel and company)	IBBI/RV/02/2018/10303	314, Phoenix Complex, Near Suraj Plaza, Sayajigunj, Vadodara, Gujarat - 390005	rajukpatel18@gmail.com
22	Subramani Palanisamy	IBBI/RV/02/2018/10362	Best Associates, 55 STV Nager, nava India, Opp Peelamadu Power House, Coimbatore, Tamil Nadu - 641004	best_palani@yahoo.com bestcbe2015@gmail.com
23	Vinod chandra Gandhi (M/s Vinod Gandhi & Associates)	IBBI/RV/07/2018/10406	Vinod Gandhi and Associates, C6/6/23, Rajnigandha, Sector-5, CBD Belapur, Navi Mumbai, Maharashtra - 400614	vinodgandhi.asct2@gmail.com
24	M Sappany Pillai	IBBI/RV/05/2018/10427	No 10/5, Ishwarya Apartments, Thiru Murthy Nagar Main Road, Nungambakkam, Chennai, Tamil Nadu - 600034	sappanypillai@gmail.com

25	Vineesh Vidyadharan (M/s Vineesh and Associates)	IBBI/RV/02/ 2018/10437	Varsha, Post Thiruvannur, Kozhikode, Kerala - 673029	vineeshanda@gmail.com 2vineesh@gmail.com
26	Murad Madadali Lakhani (M/s Real Value Consulting Services)	IBBI/RV/02/ 2018/10475	713, 714, 7th Floor, City Center, Near Sosyo Circle, Udhana Magadalla Road, Udhana, Surat, Gujarat - 395007	realvalue.surat@gmail.com murad_77@gmail.com
27	Nihir babu Dave (M/s Nihir Dave & Associates)	IBBI/RV/08/ 2018/10483	705, Fiji Mension, Mahadev Area, Vallabh Vidhyanagar, Vidhyanagar, Anand, Gujarat - 388120	nihirdave@yahoo.com
28	Thacker Kamleshbhai Mavjibhai (M/s K.M.Thacker & Associates)	IBBI/RV/07/ 2019/10519	201, 2nd Floor, Panchratna Complex, Plot No. 169, Opp Green Palace Restaurant, Ward No 12B, Gandhidham, Kutch, Gujarat - 370201	kamlesh_thacker@yahoo.com
29	Thudi Shyam Sunder Reddy (M/s Sysplan Associates)	IBBI/RV/02/ 2019/10530	Sysplan Associates, 3-6- 291, 2nd, 3rd Floors, Hyderguda, Hyderabad, Telangana - 500029	sysplanprojects@gmail.com
30	M Jagadeesan	IBBI/RV/08/ 2019/10654	39 Third Main Road, Tnhb Phase - I, Sathuvachari, Vellore, Tamil Nadu - 632009	mjagadeesan@hotmail.com valuerjagadeesan@gmail.com
31	Mukesh Gopalkrishna Tiwari	IBBI/RV/07/ 2019/10681	Row House No 103, Vastav Park, Rofel Collage Road, Nr Janseva Hospital, Vapi, Distt- Valsad , Gujarat - 396191	mukeshgtiwari@yahoo.in
32	Shreegopal Govindram Mundhra	IBBI/RV/07/ 2019/10694	3018, World Trade Center, Ring Road, Surat, Gujarat - 395002	sgmundhra@yahoo.in
33	Naga Veera Venkata Satya Sundara Rao Badam (M/s Sundar Associates)	IBBI/RV/01/ 2019/10732	S/o Badam Satyanarayana Murthy, 11-4-13, Prabhakara Street, Ramarao Peta, Kakinada, East Godavari, Andhra Pradesh - 533004	badamsundararao@gmail.com
34	Shah Paresh Shashikantbhai (M/s Paresh Shah & Associates)	IBBI/RV/02/ 2019/10815	Ambakrupa, A-9, Mayurpankh Society, B/h Parul Flats, Umiyavijay Cross Road, Satellite, Ahmadabad, Gujarat - 380015	ps1963@gmail.com
35	Balu A S	IBBI/RV/02/ 2019/10830	115, Ramalingam Colony, Coimbatore, Tamil Nadu - 641043	asbalu2004@yahoo.co.in
36	Sanathu Kumar T S (M/s AEON Building Consultants)	IBBI/RV/02/ 2019/10838	Kozhisseril, Pada North, Karunagappally, Kollam, Kerala - 690518	sanathaeon@gmail.com
37	L Balaji (M/s Balaji & Associates)	IBBI/RV/02/ 2019/10858	Plot No.11, SBI First Colony 3rd Street, Behind Preetham Plaza, By Pass Road, Madurai, Tamil Nadu - 625016	valuerbalaji@yahoo.co.in
38	Jain Ramesh	IBBI/RV/07/	201-202, 2nd Floor, Om	rrshah.surat@gmail.com

	Sattarchand	2019/10875	Mangalam Complex, Opp Central Bank Of India, Nanpura, Surat, Gujarat - 395001	
39	Avinash Vishwanath Pendse	IBBI/RV/07/2019/10885	Vinayak Apartment, Balraj Marg, Oppo. Lokmat Bhavan, Dhantoli, Nagpur, Maharashtra - 440012	avinashpendse@yahoo.com
40	Shriharsh Madhusudan Khadilkar	IBBI/RV/07/2019/10895	Shriraj, P. No. 46, Nutanvarsha Colony, Jalgaon, Maharashtra - 425002	k_shriharsh@yahoo.com office.smkhadilkar@gmail.com
41	Salil Deoram Thakare (M/s Aarch Consultants)	IBBI/RV/07/2019/11022	1,2 Swawalamban, Mamledar Wadi Road No. 6, near Gariba Hopsital, Malad West, Mumbai Suburban, Maharashtra - 400064	aarchconsultants@gmail.com
42	Nagaraju Meda (M/s SB Consultancy)	IBBI/RV/02/2019/11050	Sb Consultancy, 33-12-7, GF-3, Bhaskara Towers, Boyapavijayawada., ti Street, Seetharampuram, Andhra Pradesh - 520002	vijayawadavaluer@gmail.com
43	Abhijeet Govindpant Paranjape (M/s Paranjape Engineers)	IBBI/RV/02/2019/11063	6,7,8, Shan Complex, Sangani Colony, Tapdia Nagar, Akola, Maharashtra - 444005	paranjape37@yahoo.com
44	Naveen Agarwal (M/s Pashupati Associates)	IBBI/RV/07/2019/11100	House No. D-60, D-block, Samrat Palace. Near Tulsi Hospital, Garh Road, Meerut, Uttar Pradesh - 250002	pna01naveen@gmail.com
45	Anshuman Rath	IBBI/RV/02/2019/11131	C/o Satya Nanda Sahoo, Plot No-4708, Gajapati Nagar, Bhubaneswar, Khordha, Orissa - 751005	ar.anshuman@gmail.com
46	K Srihari	IBBI/RV/02/2019/11164	C/o Kanagavel, No. 20/35, Matha Castle, Natamuni Street, Thiyagaraya Nagar, Chennai, Tamil Nadu - 600017	harryshelters@gmail.com
47	Nilesh S Suchdev (M/s Suchdev Associates)	IBBI/RV/08/2019/11228	613 Star Plaza, Nr Circuit House, Rajkot, Gujarat - 360001	designer@suchdevs.com
48	Senthil M S	IBBI/RV/02/2019/11278	59/A -52, Foxen Street, Perambur, Chennai, Tamil Nadu - 600011	ms_senthil@yahoo.com svsperambur2020@gmail.com
49	Makarand Gopalrao Rajendra	IBBI/RV/04/2019/11365	Flat No. Hb-3, Pride Enigma, Phase-III, Shivaji Nagar Road, Sutgirni Chowk, Garkheda, Aurangabad, Maharashtra - 431009	makrajpt@gmail.com
50	Devidas Ramkrishna Shetty (M/s D.R.Shetty & Associates)	IBBI/RV/07/2019/11416	Flat No.G-001, Ground Floor, Godavari Building, Sant Gyaneshwar Marg, Shantivan Complex, Near Sona Theatre, Borivali (east), Mumbai Suburban, Maharashtra - 400066	devidasrshetty@gmail.com drsvat@gmail.com

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51	Pranjal Bhagawati	IBBI/RV/04/ 2019/11469	House No- 13, Green Path, Near Bora Service, P.O. - Ulubari, Kamrup Metropolitan, Assam - 781007	pranjalbhagawati0@gm ail.com
52	Tom Joseph	IBBI/RV/02/ 2019/11481	Pulickel House, Near Kshb Colony, millenium Road, Malaparamba, Kozhikode, Kerala - 673009	tomjosephpulicken@gm ail.com tomjoseph1955@gmail.c om
53	Sanjay Kumar	IBBI/RV/08/ 2019/11499	House No- F-111, Ashok Vihar, Opp- Ashok Nagar Gate No-1, Ashok Nagar, Ranchi, Jharkhand - 834002	sanjayjha_011@rediffm ail.com
54	Haresh Raghubhai Teckchandani (M/s Rachna Engineers)	IBBI/RV/02/ 2019/11549	DBZ-n-169, 1st Floor, Opp. Arya Samaj, Janda Chowk, Ward-12/B, Gandhidham, Kachchh, Gujarat - 370201	rachna_engineers@yah oo.co.in
55	Ramanathan Mayileru (M/s RM Mayileru & Co)	IBBI/RV/02/ 2019/11758	256, New No.78, 3rd Street, Gandhipuram, Coimbatore, Tamil Nadu - 641012	mayileru@gmail.com mayileruandco@gmail.c om
56	Ranajit Kumar Panda (M/s Ashish Consultant)	IBBI/RV/02/ 2019/11787	Flat No-5, Sai Kaustuve Homes, Plot No-1022/3021, Sriram Nagar, Bhubaneswar, Khordha, Orissa - 751002	ranajitkumpanda7@g mail.com
57	Rajeev Kumar Nuna (M/s Rajeev Nuna & Associates)	IBBI/RV/02/ 2019/11855	13, Navjivan Society, Pachpedi Naka, Raipur, Chhattisgarh - 492001	rajeev_nuna@yahoo.co m
58	Duddukuri Mohan Raghavaiah (M/s SRA Consultants)	IBBI/RV/07/ 2019/11943	1-3-183/40/141, Kavadiguda, Near Sai baba temple Kaman, Gandhinagar, Secunderabad, Telangana - 500080	mraghavaiah@gmail.co m
59	Nitin Gulabchand Sanklecha	IBBI/RV/02/ 2019/12016	C301, Kakade City S, 16/18/19/51 Hingane Karve Nagar, Pune, Maharashtra - 411052	n_sanklecha@yahoo.co m
60	Anil Bansal	IBBI/RV/10/ 2019/12226	E1 124a, Sector 11, Behind Escort Mujesar Metro Station, Faridabad, Haryana - 121006	architectbansalanil96@g mail.com
61	Rajeeb Sarkar (M/s R.M.Engineers)	IBBI/RV/08/ 2019/12455	Pearl Appt. 1st Floor, Flat No - 4 and 5, 15/1/25 Jheel Road, Dhakuria, Kolkata, West Bengal - 700031	rajeeb.sarkar@gmail.co m valuation.rme@gmail.co m
62	Daljit Raheja	IBBI/RV/10/ 2019/12487	Shop No. 8, Shastri Nagar Market, Shastri Nagar, Near GTB Hospital, Ludhiana, Punjab - 141002	rahejaassociates@yaho o.com
63	M Ravichandran	IBBI/RV/02/ 2019/12687	7 Gopalapuram, 11th Street, Kalinjur, Gandhinagar, Vellore, Tamil Nadu - 632006	mravichandranvlr@gmai l.com
64	Rajesh Kumar	IBBI/RV/10/ 2020/12892	Vill. Tukhani, P.O. Bani, Tehsil Barsar, Hamirpur, Himachal Pradesh - 174304	rajeshbanyal73@gmail.c om
65	Ajay Kaushal (M/s A.K.Builders & Architects)	IBBI/RV/10/ 2020/12977	SCO 10, Opposite British Co Educational School, Lower Mall, Patiala, Punjab - 147001	ajaykaushal2008@gmail .com ak_builders@yahoo.com


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66	R Mohanraj	IBBI/RV/02/ 2020/13180	6 Kongu Nagar 1 Street, Veerappanchatram, Erode, Tamil Nadu - 638004	edermohanraj@gmail.co m rnrvaluer@gmail.com
67	N G Sheshagiri Rao (M/s N.G.Sheshagiri Rao & Associates)	IBBI/RV/08/ 2020/13698	No 12, Krumbigal Road, Adjacent to R V Public School, Upparahalli Mavalli Bangalore South, Karnataka - 560004	ngsheshagiridwgs@gma il.com ngsheshagiri@gmail.co m

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BROAD SCOPE OF WORK

The broad scope of work shall be as under. However, BSNL reserves the right to redefine the scope of work while inviting financial bids for valuation of particular asset(s).

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 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 eg., if the Sales Comparison Approach is used, then the report shall 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 shall be done. In case valuation is done by Discounted Cash Flow for a Hypothetical Developmental Scheme, then the detailed calculations along with reasons for assumptions made towards Debt-Equity ratio, WACC, Discounting rate etc. shall be provided in the report.
3. Valuation shall be done both for the existing land use as well as for the permissible land use as per master plan.
4. In addition to the above, the report shall invariably mention the following-
 - a) Latest Guideline rates/Circle rates for the existing land use of the property.
 - b) Permissible land use at the location of property as per master plan.
 - c) The valuation of buildings/ structures shall be done separately as per the CPWD guidelines and/or recognized principles of valuation. If value of buildings is taken as NIL, then the report shall specifically mention so along with reasons.
5. 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.
6. Sub-contracting of the assignment will not be allowed. The appointed valuer shall be solely responsible for all the required final deliverables.
7. The valuation shall be done in accordance with the provisions contained in the Companies (Registered Valuers and Valuation) Rules, 2017, notified by Ministry of Corporate Affairs, Government of India, with up-to-date amendments.

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