

**EOI FOR EMPANELMENT OF INDIVIDUAL VALUERS/ VALUATION FIRMS FOR  
VALUATION OF IMMOVABLE PROPERTY**



**Short Expression of Interest**

**For Empanelment of Individual Valuers / Valuation firms for  
valuation of Immovable Property.**

**EOI Enquiry No.: ITI/NAINI/SERVICES/2025/046**

**Dated: 01.09.2025**

**Chief Manager (Services & AM)  
ITI Limited, Naini  
Mirzapur Road, Naini,  
Prayagraj – 211010 (UP) INDIA  
Phone: +91 9555498481  
Email: [sptripathi\\_nni@itilttd.co.in](mailto:sptripathi_nni@itilttd.co.in)  
Website: <http://www.itilttd.in>**

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**Short Expression of Interest (EOI)**

**EOI Enquiry No.: ITI/NAINI/SERVICES/2025/045**

**Dated: 01.09.2025**

ITI Limited invites Expression of Interest (EOI) for Empanelment of Individual Valuers / Valuation firms for valuation of Immovable Property.

<b>Scope of Work</b>	<b>Empanelment of Individual Valuers / Valuation firms for valuation of Immovable Property.</b>
<b>EoI Fee</b>	<b>Rs. 1000/-</b> (In the form of DD / NEFT/ RTGS) DD should be in Favor of “ITI Limited” and payable at SBI ITI Complex, Naini.
<b>EMD</b>	<b>Rs. 10,000/-</b> (In the form of DD/ BG/ Banker cheque/ NEFT/ RTGS) DD/BG/ Banker cheque should be in Favor of “ITI Limited” and payable at SBI ITI Complex, Naini.

Proposal in the form of EOI is requested for the item(s) in complete accordance with the documents/ attachments as per following guidelines. This is an EOI for Empanelment of Individual Valuers/ Valuation firms for valuation of Immovable Property or/and Plant & Machinery. Financial bid shall be opened only of those bidders who qualify in Eligibility and Technical Criteria. Bidders are required to go through all terms & conditions of this EOI & also they are advised to visit the site before quoting the rates. No claim on account of lack of knowledge will be entertained later on. ITI reserves to itself the right to reject any of the received proposals / offers without assigning any reason. ITI also reserves the right to add or remove items proposed at a later stage. ITI may, for any reason carry out amendment(s) to this EOI document at any time before EOI due date. Amendments including extension of due date if any will be made available in website. Interested parties are advised to visit the website regularly until proposals are opened.

Interested parties may view and download the document containing the detailed terms & conditions, from the websites: **[www.eprocure.gov.in](http://www.eprocure.gov.in)**, **<https://www.itiltd.in>** & **The EoI will be submitted through online mode only.**

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The details of ITI's bank account for EMD & EoI Fee amount areas below:

Beneficiary Name	: ITI Limited, Naini
Account Number/IBAN	: 43069550659
IFSC Code	: SBIN0003486
Beneficiary Bank Name	: State Bank of India
Beneficiary Bank Address	: ITI Complex, Naini, Mirzapur Road, Naini, Prayagraj, 211010 (U.P.)

**For ITI LIMITED, Naini**

**Chief Manager (Services & AM)  
ITI Limited, Naini  
Mirzapur Road, Naini,  
Prayagraj – 211010 (UP) INDIA  
Phone: +91 9555498481  
Email: [sptripathi\\_nni@itiltd.co.in](mailto:sptripathi_nni@itiltd.co.in)  
Website: <http://www.itiltd.in>**

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**Earnest Money Deposit (EMD):**

**Rs. 10,000/-** in the form of DD/ BG/ Banker Cheque/FDR/DD/BG/ Banker Cheque/FDR should be submitted in Favor of “ITI Limited, Naini” and payable at SBI ITI Complex, Naini. The validity of EMD will be of three months.

- The Earnest Money so deposited will be liable for forfeiture: -
  - a) If the Bidder withdraws or varies its Bid during the period of Bid validity.
- Earnest Money Deposit of the successful Bidder will be refunded after furnishing Performance guarantee. The EMD of the unsuccessful bidders shall be returned after the declaration of successful Bidders.
- **Exemption from submission of EMD:** No bidder is exempted to submit EMD amount.
- **Important dates**

Date of Issue/Publishing	01/09/2025
Last date of receipt of Queries	03/09/2025 at 03:00 PM
Last Date for Submission of Bid	15/09/2025 at 03:00 PM
Date of Opening of Technical Bid (including Eligibility Criteria)	15/09/2025 at 03:30 PM
Venue of opening of Technical & Commercial Bid/s	ITI Limited, Naini Prayagraj – 211010 (U.P.)
Date and Time of Opening of Financial Bid	Will be intimated to technically qualified bidders

In case of any clarifications on this notification and technical requirement, please contact –

**Assistant Manager (Services)**

ITI Limited, Naini  
Mirzapur Road, Naini,  
Prayagraj – 211010 (UP) INDIA,  
Phone: +91 7905845215  
Email: [anupk\\_nni@itilttd.co.in](mailto:anupk_nni@itilttd.co.in)  
Website: <http://www.itilttd.in>

# EOI FOR EMPANELMENT OF INDIVIDUAL VALUERS/ VALUATION FIRMS FOR VALUATION OF IMMOVABLE PROPERTY

## **INTRODUCTION**

ITI Limited, a Public Sector Undertaking under the Department of Telecommunication, Ministry of Communication and IT, is a leading telecom equipment manufacturer and total solution provider in India. ITI Naini has diversified in to solar project business and has established state of the art Solar Photovoltaic (SPV)Module Manufacturing Line of capacity 30 MWp per annum (ALMM enlisted) & BIS certified for 40 to 325 Wp SPV Module. ITI Limited is an ISO 9001: 2015, ISO 14001:2015 and ISO 45001:2018 certified manufacturing unit. Major customers of ITI are BBNL, BSNL, MTNL, Defense, and Paramilitary Forces & Railways.

### **Products:**

- Smart energy meters, GPON OLT and ONT, PCM multiplexers.
- Smart cards and banking cards, Hand held terminals for smart card authentication.
- Set top boxes, Wi-Fi equipment, Multiple types of encryption devices for defense.
- Solar power module, Switched mode power supply system.
- Internet of things (IOT) products, Radio modems, AN Rack hardware.
- Mini personal computers, Bank automation products, Optical Fiber Cable.
- Permanently Lubricated HDPE Telecom Duct.

## **DETAILED SCOPE OF WORK**

The broad scope of work shall be as under. However, the detailed scope of work shall be spelt out while inviting financial bids for valuation of particular asset(s).

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.

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.

(d) **Rental Calculation:** Fair Rental Evaluation of buildings, Land for monetization of unused land and buildings as per applicable rules.

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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.

Valuation shall be done both for the existing land use as well as for the permissible land use as per master plan.

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 shall be done separately as per the recognized principles of valuation. If value of buildings is taken as NIL, then the report shall specifically mention so along with reasons.

It shall be a term of engagement that ITI 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 ITI without any extra fees.

Sub-contracting of the assignment will not be allowed. The appointed Advisor shall be solely responsible for all the required final deliverables.

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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**1. ELIGIBILITY CRITERIA: -**

**QUALIFYING REQUIREMENTS**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Valid Documents Requirement</b>
1	A valuer of immovable property shall be the Government Registered Valuer as per Rule 8 A (2) of the Wealth-tax Rule, 1957 <b>(OR)</b> The valuer must be registered by the Insolvency and Bankruptcy Board of India for Asset Class of “Land and Buildings” under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017, read with up-to-date amendments.	A copy of certificate of registration should be furnished along with the bid in support of above.
2	Minimum gross income from valuation in any three of the preceding years of practice should not be less than Rs. 05 lakh per year. The valuer should provide a certificate from a Chartered Accountant regarding the fee received from valuation in the last 03 Financial years.	A copy of Work orders / PO and certificates indicating its successful execution must be enclosed.
3	The bidder shall upload documents of (a) PAN Card & (b) GST Registration certificate	Documents shall be uploaded.
4	The <b>Bidder</b> shall not have been <b>black listed</b> by any State / Central Government / CPSU during last 03 Years as on the date of submission of bid.	Bidder is required to submit/upload self-declaration/Undertaking in this regard.
<b>B</b>	<b>FINANCIAL CRITERIA:</b>	
1	Bidder(s) should have Minimum Average Annual Turnover (MAAT) of 05 Lakh, during preceding Three Financial Years.	A proforma to be duly signed by CA in this regard is enclosed for submission by the valuer seeking empanelment.

**Performance Security Deposit**

The successful bidder, who will be selected, shall have to furnish a security amount equivalent to **Rs. 50,000/-** of the work order valid for a **period of 12 months** from the date of work order. The Performance Security shall be deposited in shape of Bank Guarantee / FDR / Banker's Cheque and shall be returned after the validity period is over. The said amount may be forfeited partially or fully for failure to fulfill the terms and conditions of agreement. The Bank Guarantee should be enforceable and payable at the place mentioned in the EOI. No interest will be accrued on the Performance security amount.

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**Taxes & Duties:** Relevant Taxes in line with GST i.e. SGST/CGST or IGST to be considered by the bidder. Taxes rate and nature will be on back-to-back basis.

**EOI Type:** Two Bid System

Bids are to be submitted in two parts namely:

- (1) Technical Bid and
- (2) ) Financial Bid.

**FINANCIAL BID**

The bidder shall quote the financial bid in offline mode only.

**Guidelines / Instructions to Bidder: -**

- Vendor to submit bid through online mode only.
- Bids complete in all respects must be submitted on or before the **Bid Due Date**.
- Bidder must provide clause wise compliance. Bidder to clearly specify any deviations in the Technical & Financial bid against the EOI. The authorized signatory must confirm and sign & stamp the EOI documents with date.
- After Due Date, the bidder shall not make any subsequent price changes in the bids, the then resulting or arising out of any technical / commercial clarifications sought regarding the bid, even if any deviation or exclusion may be specifically stated in the bid. Such price changes shall render the bid liable for rejection.
- The Financial bid of only those bidders shall be opened which meet all the technical eligibility criteria as per format asked in EOI.
- Bids shall remain valid for 90 days after the date of opening of Financial Bid. A Bid valid for a shorter period shall be rejected as non-responsive.

**Instruction to Bidders: -**

- Interested parties are invited to submit their offer along with details of their organization enclosing all relevant supporting documents.
- Unsuccessful Bidder's EMD will be refunded within thirty (30) days from the date of award of work to the successful bidder on a written request.



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- The successful Bidder's EMD will be refunded after signing the Contract/Agreement/MoU with ITI and furnishing the Performance Bank Guarantee.
- The qualified bidder (L1) will be issued LoI (Letter of Intent). Against the LoI, qualified bidder (L1) will be required to submit Performance Bank Guarantee/Security Deposit. After submission of the same, the qualified bidder (L1) will be required to sign an agreement with ITI separately within 30 days of issuance of LoI. After signing of an agreement, Work Order will be issued to qualified bidder (L1).
- **Interested parties can visit ITI Limited, Naini before submission of bids on any working day between 10 AM to 4 PM for infrastructure assessment.**

**Proposed Terms & Conditions: -**

- **Payment Terms: -**
  - a) Payment will be made after successfully supply of valuation report for rental calculation to the department.
- The place of the arbitration shall be Prayagraj, Uttar Pradesh.

**GENERAL CONDITIONS:**

- **Authorized Signatory:** All certificates and documents received as part of offer shall be signed by the "Authorized Representative" having valid PoA (Power of Attorney). The PoA along with Board resolution in respect of PoA issuing authority need to be submitted along with the bid.
- **Late offer:** Any offer received after the prescribed time line shall be summarily rejected and shall be returned un-opened to the bidders.
- **Language of offers:** The offers prepared by the bidders and all the correspondence and documents relating to the offers exchanged by the bidders, shall be written in English language only.
- ITI reserves the right to suspend or cancel the EoI process at any stage, to accept, or reject any, or all offers at any stage of the process and/or to modify the process, or any part thereof, at any time without assigning any reason, without any obligation or liability whatsoever.

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- **Cost of EoI:** The bidder shall bear all costs associated with the preparation and submission of its EoI, including cost of presentation for the purposes of clarification of the offer, if so desired by ITI. ITI will in no case be responsible or liable for those costs, regardless of the conductor outcome of the EoI process.
- The bidder shall be ready to give clarifications on any part of the offer to ITI including presentation at ITI, if so desired by ITI.
- Consortium or sub-contracting will not be allowed. (Kindly enclose Self declaration on Company Letter Head).
- This EoI does not constitute and will not be deemed to constitute any commitment or confirmation on part of ITI Ltd for any purchase/work order to the bidder.
- **Disclaimer:** ITI and / or its officers, employees disclaim all liability from any loss or damage, whether foreseeable or not, suffered by any person acting on or refraining from acting because of any information including statements, information, forecasts, estimates or projections contained in this document or conduct ancillary to it whether or not the loss or damage arises in connection with any omission, negligence, default, lack of care or misrepresentation on the part of ITI and/or any of its officers, employees
- Bidders must submit the signed copy of all documents & annexure along with bid.
- If desired, bidder may participate in bid opening either directly or through an authorized agent.

**Note: In case there are any clarifications on this notification, please contact Asst. Manager (Services), e-mail: anupk nni@itilttd.co.in. All clarifications shall be asked through e-mail only.**

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**Annexure-I**

<b>Checklist of documents/information to be submitted:</b>		<b>Attached (Y/N)</b>
1	Certificate of Incorporation of bidder.	
2	Certified CA Copy of Audited financial statements for the last 3 years.	
3	GST Registration Certificate.	
4	Copy of PAN Card.	
5	Corporate Identity Number (If Applicable)	
6	POA or authorization letter for authorizing the person signing the bid for this EOI as per Annexure IV.	
7	Declaration on letter head for No Consortium and sub-contracting as mentioned in clause 12 of General Condition.	
8	Acceptance on letter head for acceptance of terms and conditions of EOI.	
9	Bidders Profile /Details as per Annexure II.	
10	Clause by clause compliance of EOI terms with references to supporting documents as per Annexure III.	
11	Declaration of no Debarment / Blacklisting etc. should be furnished by bidder as per Annexure V.	
12	Pre-Contract Integrity Pact as per Annexure-VII (at the time of work Order)	

**Seal & Signature of the Valuer**

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**Annexure-II**

**Bidders Profile/Proforma to be Filled by Valuer**

Sl. No.	Profile	Details		
1	Name and address of Company			
2	Type of company			
3	Contact Details of the Bidder (Contact person name with designation, Telephone Number, FAX, E- mail and Website)			
4	Annual Turnover for 3 financial years (Rs in Cr)	FY 2022-23	FY 2023-24	FY 2024-25
5	Date of Incorporation			
6	GST Registration number			
7	PAN Number			
8	CIN Number			
9	Educational qualification of valuer/Partners/Proprietors/Associates/Directors (Enclose Bio-data & Copies of Certificates with self attested)			
10	Details of Membership (Enclose Copy)			
11	MSME Registration No. (IF Any)			
12	Post Registration Experience in Years			
13	List of Major Valuation Works			
14	Have you been empanelled for valuation with other Govt Sector? Furnish the details with copies of letter of empanelment			
15	Any Other Additional Information, if any, may kindly attach separate sheet.			

**Declaration:**

- I hereby declare that the above mentioned information is true in best of my knowledge & belief.
- I unconditionally accept the, 'Terms & Conditions of Empanelment' for consideration as an empanelled valuer at ITI Ltd, Naini.

**Seal & Signature of the Valuer**

<b>ITI LIMITED</b>			
<b>Financial Bid</b>			
<b>Proforma for quoting the rates</b>			
<b>Quotation No. / Date</b>			
<b>EoI/TENDER Ref. No.</b>			
<b>Name of Work</b>			
<b>Name of Bidder</b>			
<b>Sl. No.</b>	<b>Asset Class</b>	<b>Asset Value Range (₹)</b>	<b>Bidders' Offer (₹)</b>
1	Immovable Property	Up to 5,00,000	
2	Immovable Property	5,00,001 – 15,00,000	
3	Immovable Property	15,00,001 – 55,00,000	
4	Immovable Property	Above 55,00,000	
Total (Rs)			0

\* The bidder with the lowest cumulative amount for Serial Nos. 1 to 4 shall be declared the successful bidder.

\*\* However, if the successful bidder is not the lowest bidder for a given serial number, they must match the lowest quoted amount for that serial number.

Note: No color cells should be left blank.

**Note:** This format is for reference only. The price bid must be submitted using the attached price bid document.

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**Annexure-III**

**EOI ACCEPTANCE LETTER  
(To be given on Company Letter Head)**

**Date:**

To,

-----  
-----

Subject: Acceptance of Terms & Conditions of EOI.

**EOI Reference No: \_\_**

**Name of EOI/Work: \_\_**

**Dear Sir,**

I (Name) -----have received the EOI reference no-----  
for mentioned work from the website/email.

I hereby certify that I have read the entire terms and conditions of the EOI documents from Page No.....to ..... (Including all documents like annexure(s), schedule(s), amendments and reference EOI etc.) which form part of the contract agreement and I shall abide here by the terms/conditions/clauses contained therein.

The corrigendum(s) issued from time to time by your department/organization too has also been taken into consideration, while submitting this acceptance letter.

I hereby unconditionally accept the EOI conditions of above mentioned EOI document(s)/corrigendum(s) in its totality/entirety.

I hereby unconditionally accept all the EOI conditions of ITI &\_ (Customer Name) Tender/EOI document/corrigendum(s) in its totality/entirety.

In case any provisions of this EOI are found violated, then your department/organization shall without prejudice to any other right or remedy bear liberty to reject this EOI/bid including the forfeiture of the full said earnest money deposit absolutely.

Yours Faithfully,

**(Signature, Date & Seal of Authorized Signatory of the Bidder)**

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**Annexure –IV**

**DECLARATION BY AUTHORISED SIGNATORY OF BIDDER**

**Date:**

To,

-----  
-----

Sub: Declaration by Authorized Signatory

**EOI Reference No: \_\_**

**Name of EOI/Work: \_**

I/We hereby certify that all the information and data furnished by me with regard to the above EoI Specification are true and complete to the best of my knowledge. I have gone through the specifications, condition, stipulations and other pertinent issues till date, and agree to comply with the requirements and Intent of the specification.

I further certify that I am authorized to represent on behalf of my company/firm for the above-mentioned tender and a valid Power of Attorney/Authorization letter to this effect is also enclosed.

Yours faithfully,

**(Signature, Date & Seal of Authorized Signatory of the Bidder)**

Enclosed: Power of Attorney/Authorization letter

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**Annexure –V**

**Declaration for non-blacklisting**

(TO BE TYPED ON LETTER HEAD OF THE COMPANY/ FIRM)

**Date:**

To,

-----  
-----

Sub: Declaration for non-blacklisting

**EOI Reference No:** \_\_\_\_

**Name of EOI/Work:** \_\_\_\_

Dear Sir,

1. We have carefully read and understood all the terms and conditions of the EoI and hereby convey our acceptance to the same.
2. The information / documents furnished along with the above offer are true and authentic to the best of my knowledge and belief. We are well aware of the fact that furnishing of any false information / fabricated document would lead to rejection of our tender at any stage besides liabilities towards prosecution under appropriate law.
3. We have apprised our self fully about the job to be done during the currency of the period of agreement and also acknowledge bearing consequences to of non-performance or deficiencies in the services on our part.
4. We have no objection, if enquiries are made about the work listed by us.
5. We have not been blacklisted by ITI or any other organization where we have worked.

Further, if any of the partners/directors of the organization /firm is blacklisted or having any criminal case against them, our bid shall not be considered. At any later point of time, if this information is found to be false, ITI may terminate the assigned contract immediately.

6. We have not been found guilty by a court of law in India for fraud, dishonesty or moral turpitude.
7. We agree that the decision of ITI in selection of Bidders will be final and binding to us.

Date:

Place:

Signature of authorized person

Full Name & Designation:

Company's Seal:

N.B: The above declaration, duly signed and sealed by the authorized signatory of the company, should be enclosed with Technical Bid.



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**Annexure –VI**

**Declaration for Willingness to submit Performance Bank Guarantee (PBG)  
(TO BE TYPED ON LETTER HEAD OF THE COMPANY/ FIRM)**

**Date:**

To,

-----  
-----  
-----

**Sub: Declaration for Willingness to submit Performance Bank Guarantee (PBG)**

**EOI Reference No: \_\_\_\_**

**Name of EOI/Work: \_\_\_\_**

Dear Sir,

I/We                hereby                declare                that                M/s.....                Address  
.....will submit the PBG amount rupees **FIFTY  
THOUSAND ONLY** only for each technically qualified category at the time of Selection.

Date:

Place:

Signature of authorized person:

Full Name & Designation:

Company's Seal:

N.B: The above declaration, duly signed and sealed by the authorized signatory of the company, should be enclosed with Technical Bid.