

BHARAT SANCHAR NIGAM LIMITED
[A GOVT. OF INDIA ENTERPRISE]

Regd. Office: Bharat Sanchar Bhawan, Harish Chandra Mathur Lane, Janpath, New Delhi-110001

Dated: 13.12.2021

REPLY TO PRE-BID QUERIES

Subject: Request for Proposal (RFP) document issued by BSNL for the sale of land parcel at Madhyamgram Telephone Exchange, District North 24 Parganas, Kolkata – 700129

Ref: Event No.21868 on MSTC e-tender site-

<https://www.mstcecommerce.com/auctionhome/dipamam/index.jsp>

The various pre-bid queries received regarding the above subject and the reply/clarification against each is given below-

| SN | Query | Clarification |
|----|--|---|
| 1 | Status of BLRO Mutation | The property has been mutated in the name of BSNL in the records of B.L.& L.R.O., Barasat. |
| 2 | Status of Municipality Mutation | The property has been mutated in the name of BSNL in the records of the Madhyamgram Municipality and assessment of tax in respect thereof has been made. |
| 3 | What is the ULC status of the said land? If it falls under the ambit of ULC Act then will BSNL provide the ULC NOC for the said land. | Since the subject property was acquired for public purposes by the Government, provisions relating to "ceiling on vacant land" in chapter III of the U.L. (C.&R.) Act, 1976 are not applicable in view of Section 19 of the act. However, as provided in the RFP, the bidders may carry out their own due diligence in respect of the Said Property. |
| 4 | The land was acquired by LA and handed over to BSNL by Govt of West Bengal for a specific purpose of district telecom training centre & dwelling units. Does BSNL needs permission to sell the said land from the Govt of West Bengal as the specific purpose for which it was allotted is not getting fulfilled ? | The land was acquired by the State Government at the request of the Union Government for setting up of operations of the nature of public purposes by the Union Government. In such a case, even though the State Government carries out the entire process of land acquisition, on completion of the land acquisition process, the lands vest with the Union Government and not with the State Government. Therefore, there is no requirement of any subsequent documents or deed or act under which the State Government transfers the lands to the Union Government. However, as provided in the RFP, the bidders may carry out their own due diligence in respect of the Said Property. |
| 5 | Is there a possibility of relocation of the existing telephone exchange to one corner of the said land. | The Telephone exchange is already proposed to be shifted to front portion of the plot and the shifting is in progress. The details of portion to be retained by BSNL are shown in the layout plan attached under clause 9 of RFP. |



(V.K.Gupta)

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