

e-Auction for Sale of Immovable Properties at Prominent Locations

Bank of Baroda invites Bids for Sale of Immovable properties at Prominent Locations in, New Delhi & Hyderabad on the date, place & time mentioned hereunder. E-Auction in respect of Under-noted properties will be conducted on the term & conditions specified herein stated on the basis of **“AS IS WHERE IS & WHATEVER IT IS BASIS”**.

Sr. No.	Property Name	Location	Type	Carpet / Super Built-Up/Land Area (Sq. Mtrs /Sq. Yards / Sq.ft)	Reserve Price (Rs.in Cr)	EMD (Rs. in Lakhs)	Bid Increase Amount (Rs. In Lakhs)
1	303-A, First Floor, Sant Nagar, Village-Jharia, East of Kailsah, New Delhi – 65	Santa Nagar, Kailsah, New Delhi	Flat	1197 Sq. Ft	0.62	0.62	0.50
2	Plot No. 152, Ground Floor, Delhi Bengali Co-Op. Hsg. Society “ Tagore Park”, New Delhi – 110 009	Tagore Park, New Delhi	Residential House	334 Sq. Yards	2.78	2.78	5.00
3	A-15 , Haridarshan Bunglow, Nr Haridarshan Cross Road , New Naroda , Ahmedabad	New Naroda, Ahmedabad	Residential House	117.05 Sqm	0.71	0.71	0.50
4	Land at Kondazhy Village, Mayannur Road, PO Kondazhy , Dist – Thissur,	Kondazhy, Thissur	Land	6.07 Acres	0.54	0.54	0.50
5	201,202 Hari Laxmi Road , Shivaji Road Meerut	Shivaji Road , Meerut	Residential Flats	1380 sqft each	0.40	0.40	0.50
	203,204,205,206 Hari Laxmi Lok , Shivaji Road Meerut	Shivaji Road , Meerut	Residential Flats	874 sqft each	0.28	0.28	0.25
6	201,301,401 at Z A Tower Yari Rd Versova	Versova Mumbai	Residential Flats	1100 Sqf Each	2.25	2.25	5.00

	202,302,402 at Z A Tower Yari Rd Versova	Versova Mumbai	Residential Flats	1400 Sqf Each	2.87	2.87	5.00
7	F1, F3 , S1, S3 Victor Mansion ,Village Cuzira Santacruz , North Goa	Santacruz , Tiswadi Goa	Residential Flats	796 Sqf Each	0.33	0.33	0.25
8	A I & A II Dr Ronaldo Henrique CHS, Vasco Da Gama, Morgumao ,South Goa	Morgumao ,South Goa	Residential Flats	470 Sqf Each	0.20	0.20	0.25

Last date for submission of Technical bid along with EMD & KYC Doc's: 10/07/2023 upto 3.00 PM. Date of Opening of Bid: 10/07/2023 at 3.30 PM .

Earnest Money Deposit can be submitted in the form of NEFT / RTGS / Demand Draft / Banker's Cheque in favour of 'Bank of Baroda' and payable at Mumbai.

<p><u>Account Details for EMD Remittance</u></p> <p>Beneficiary Name:- BANK OF BARODA</p> <p>Account Number:- 2904040000417 , Type of Account:- OD Account</p> <p>Bank Name: - Bank of Baroda. Branch Name:- BKC Mumbai , Branch IFS Code:- BARB0BANEAS</p>

Terms & Conditions:

- (1) The Sale is being held on **“AS IS WHERE IS & WHATEVER IT IS BASIS”**.
- (2) Loose / movable furniture & fixtures presently provided in the above residential properties if any, shall remain the property of the Bank and Bank reserves its right to move out these items before handing over the possession of the said property to the successful bidder.
- (3) Area of the property is subject to actual measurement at site. Bidders are advised to ensure the same while visiting the property/s and should make their own Due Diligence and bank will not entertain any discrepancy on a later stage of the process.
- (4) To the best of knowledge and information of BANK, there is no encumbrance on any property. However the intending bidder should make their own independent inquiries regarding the encumbrances, title of properties put on sale and claims/right/dues effecting the property, prior to submitting their

- bid. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. BANK shall not be responsible in any way for any third party claims/right/dues.
- (5) Bank shall have right to exercise option to take the property on rental basis for -3- months after having given possession of the property to the successful bidder for arranging alternate accommodation for its officials presently residing in those flats (*Wherever Applicable only*).
- (6) It shall be the responsibility of the bidder to inspect and satisfy themselves about the assets and specification before submitting the bid. **They can inspect (only between 11.00 AM to 4.00 PM) the property till 06/07/2022 (Only on Working days). However, for fixing up of appointment for inspection of properties by the bidders, they should send mail at pd.em.bcc@bankofbaroda.co.in at-least two days prior to the intended date of inspection so as to make necessary arrangements. The inspection shall be at the cost of bidder and no claim will be entertained by the bank in this regard. Bidders will be permitted to inspect the properties only in the presence of Bank Officials/representative.** The interested bidders may contact on email: pd.em.bcc@bankofbaroda.com or on **022-6698 5476 /6845 8701** for any clarification.
- (7) The interested bidders shall submit their **EMD** payable through RTGS/NEFT/DD/BC mentioned against each property as above and submitted **along with technical bid (Details of RTGS/NEFT should be certified by the remitting bank)**.
- (8) The intending purchaser / bidder is required to submit following documents along with their Technical bid (s) viz. i) Copy of PAN Card ii) Proof of identification (KYC) viz. self-attested copy of the voter ID card / Driving Licence /Passport etc. iii) copy of proof of address in **Envelope** superscribing **Technical Bid for Property _____**. Without these documents, bid is liable to be rejected.
- (9) **Address for submission of Technical Bid:** Duly filled Technical bids along with KYC and EMD should be submitted in Tender Box kept at following address:
- General Manager & Head, Facilities Management**
1st Floor, Baroda Corporate Center,
C-26, G Block, Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051.
- (10) Only buyers who have submitted required amount of EMD along with the desired documents (duly completed as mentioned in sl. No.8 above) **on or before 10/07/2023, 3.00 pm (through any mode of delivery viz Courier/Speed Post/Hand Delivery)** will be allowed to participate in the e-auction process. **No bid will be accepted beyond the stipulated date and time.**
- (11) Bidders desirous of applying for properties in more than one location, should submit separate bids along with KYC & EMD document for each of the properties.
- (12) The technical bids cum KYC/EMD Documents shall be opened on 10/07/2023 at 3:30 PM at the above mentioned office.
- (13) The bidder who quotes the highest bid amount (not below the reserve price) in the e-auction process **(TO BE HELD ON 14/07/2023 from 11.00 AM To 1:00 PM with unlimited extension of 5minutes each)** shall be declared as successful bidder and a communication to that effect will be issued to their email A/c which shall be subject to approval by BANK.

- (14) The EMD of the successful bidders shall be retained and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. **The successful bidder shall have to deposit 25% of the sale price, excluding the EMD already paid, immediately (within 5 working days) of the acceptance of the bid price by BANK and the remaining balance of sale price on or before 15th working day or within such extended period as agreed upon in writing by and solely at the discretion of BANK.**
- (15) In case of default in payment by the successful bidder within the due date as specified above, the amount already deposited by the bidder shall be liable to be forfeited.
- (16) The Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- (17) The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the tender.
- (18) The Sale will attract provision of TDS as applicable under sec. 194 1(A) of Income Tax Act on culmination of sale, if sale price is Rs.50 lacs & above.
- (19) Entire charges in transfer viz stamp duty, registration charges, society charges etc. of properties shall be borne by bidders/buyers themselves.
- (20) All Disputes arising out of or in any way connected with this e-auction shall be deemed to have arisen at the place where the property is located and courts at the said location shall have exclusive jurisdiction to determine the same.
- (21) The Bank reserves the right to cancel the e-auction process without citing any reason, whatsoever.

Date: 18-06-2023

Place : Mumbai

General Manager & Head, Facilities Management

BCC, Mumbai

TECHNICAL BID

(To be submitted along with KYC Documents & EMD, duly signed & sealed (in case of non-individual))

Name of Bidder :

KYC Details :

Address :

Sr. No.	Name of Property for which document submitted	Location

Remittance Details :-

1. Remittance Amount : _____

2. Remittance Mode : RTGS / NEFT / Demand Draft (Strike-out whichever is not applicable)

3. Details of Remittance : _____

4. Remitting / Issuing Bank : _____

5. Remitted / Issued On : _____

Name & Sign of Bidder(s)