बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

e-AUCTION CUM SALE OF IMMOVABLE PROPERTY AT BANDRA KURLA COMPLEX, MUMBAI.

Bank of Baroda invites offer for sale-cum-auction of its immovable property at Bandra Kurla Complex namely **"Dena Corporate Centre"** by holding e-auction on the date, place & time mentioned hereunder. E-Auction in respect of Under Noted property will be conducted for sale on the term & conditions specified herein stated on the basis of **"AS IS WHERE IS & WHATEVER IT IS BASIS".**

Last date of EMD & KYC Document Submission is 11.10.2019 upto 3.00 P.M

Date & Time of e-Auction - 18.10.2019 from 12.00 noon to 2.00 pm with unlimited extension of 5 minutes each.

Sr. No.	Property Name	Location	Type	Carpet / Land Area (Sq Mtrs)	Reserve Price (`) (in Rs. crore)	EMD (`) (in Rs. crore)	Bid Increase Amt. (in Rs. Lakhs)
1	**DENA CORPORATE CENTRE** Situated on Commercial Plot No. C-10, G –Block, Bandra Kurla Complex, Bandra (East), Vil – Kolekalyan, Tal – Andheri, Mumbai - 400 051	G Block, Bandra Kurla Complex, Bandra (East),Mumbai	Commercial Building	Land Area - 2878.36 Built up Area – 9953.73	**530.00**	**5.30**	50.00

Terms & Conditions:

(1) The e-auction is being held on **"AS IS WHERE IS & WHATEVER IT IS BASIS".**

(2) Loose / movable furniture & fixtures presently provided in the above property 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.

(4) To the best of knowledge and information of BANK, there is no encumbrance on this property. However the intending bidder should make their own independent inquiries regarding the encumbrances, title of property put on auction 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) It shall be the responsibility of the bidder to inspect and satisfy themselves about the assets and specification before submitting the bid. T**hey can inspect (only between 11.00 AM to 4.00 PM) the property till 09.10.2019 on working days. However, for fixing up of appointment for inspection of property /Documents by the bidders, they should send mail at premises.imo@bankofbaroda.com at-least three 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 property only in the presence of Bank's Official. The interested bidders may contact on email: **premises.imo@bankofbaroda.com or phone no's 022 – 2654 5639 / 5652 / 5604**for any clarification**.**

(6) The interested bidders shall submit their EMD through DD/BC/PO/Bank Guarantee (as per Annexure-III) (favouring BANK OF BARODA , payable at Mumbai) mentioned against the property as above and submit along with KYC document.

(7) The intending purchaser / bidder is required to submit following documents along with the EMD viz. i) Copy of PAN Card ii) Proof of identification (KYC) viz. self-attested copy of the voter ID card / Diving Licence /Passport etc. iii) copy of proof of address; documents of Incorporation/registration such as Memorandum of Association/ Articles of Association, Certificate of Incorporation/ By-Laws etc.in case of Non-individuals.

(8) Both the EMD amount by way of DD/BC/PO/BG along with the KYC Documents should be submitted alongwith duly filled up & signed Annexure –I & II which are available on e-auction portal of the Bank. The documents Complete in all respect should be submitted by hard copies in an envelope super scribed as **" EMD / KYC Docuements for Bid for Property ……(Name & Place of Property)" so as to reach the address given below on or before 3.00 pm on 11.10.2019**

(9) Address for Submission of EMD & KYC Documents : Tender Box kept at Following address or by way of Post / Courier

Head , Premises Divestiture & Branch Relocation
6th Floor, eDena Corportate Center
C-10, G Block Bandra Kurla Complex
Bandra (E), Mumbai - 400051

(10) Only buyers who have submitted required amount of EMD & KYC Documents along with Annexure – I & II on and before the stipulated date/time of e-Auction will be considered for opening of their price bid.

(11) The shortlisted eligible bidders will be intimated by way of e-mail by the auction vendor of the bank. A training/Demo for the eligible/ short listed bidders will be arranged by the auction vendor prior to the date of e-auction

(12) The e-Auction of above property would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se-bidding amongst the bidders. **The bidder shall improve their offer in multiple of amount as mentioned above as "Bid increase Amount**" against each property. In case bid is placed in the last 5 minutes of the closing time of e-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

(13) The bidder who submit the highest bid amount (not below the reserve price) shall be declared as successful bidders 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, including the EMD already paid, immediately on acceptance of the bid price by BANK** and the **remaining balance of sale price on or before 15th day** from date of acceptance of Bid by the Bank or within such extended period as agreed upon in writing by and solely at the discretion of BANK.

(15) The prospective qualified bidders may avail online training on e-Auction from https://bob.auctiontiger.net prior to the date of e-Auction.

(16) In case of default in payment by the successful bidder the amount already deposited shall be liable to be forfeited.

(17) 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/modification of the terms of the auction without assigning any reason thereof.

(18) The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the tender.

(19) 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.

(20) Entire charges in transfer viz stamp duty, registration charges, society charges etc. of property shall be borne by bidders/buyers themselves.

Date: 12.09.2019

Head,

Premises Divestiture & Branch Relocation

BCC, Mumbai

Encl :-

1. **Annexure – I – Details of the Bidder**
2. **Annexure – II – Declaration by the Bidder**
3. **Annexure – III – Bid Security Guarantee**

BID SECURITY GUARANTEE

(FORMAT OF BANK GUARANTEE IN LIEU OF EARNEST MONEY DEPOSIT)

To:

General Manager – FM & COA

Baroda Corporate Centre

Bank of Baroda

Mumbai

WHEREAS ……. (hereinafter called "the Bidder") has submitted its bid dated …….. (date of submission of bid) for providing ……. ……. (brief description of procurement item) in response to Bank of Baroda's Tender for **Sale of Immovable property at Bandra Kurla Complex, Mumbai** ……. (hereinafter called "the Bid").

KNOW ALL PEOPLE by these presents that WE …….. (name of bank) of …….. (name of country) having our registered office at …….. (Address of bank) (Hereinafter called "the Bank") are bound unto Bank of Baroda (hereinafter called "the Seller") in the sum of ……. for which payment will and truly to be made to the said Seller, the Bank binds itself, its successors and assigns by these presents. Sealed with the common seal of the said Bank this ……. day of ……, 20…….

THE CONDITIONS of this obligation are:

1. If the Bidder withdraws its Bid during the period of bid validity specified by the Bidder on the Bid Form; or
2. If the Bidder, having been notified of the acceptance of its bid by the Seller during the period of bid validity :
   (a) fails or refuses to execute the mutually agreed Contract Form if required; or
   (b) fails or refuses to furnish the Performance Security, in accordance with the Terms and Conditions of the Contract;

We undertake to pay the Seller up to the above amount upon receipt of its first written demand, without the Seller having to substantiate its demand, provided that in its demand the Seller will note that the amount claimed by it is due owing to the occurrence of one or both of the two conditions, specifying the occurred condition or conditions.

This guarantee will remain in force up to and including 45 days after the period of the bid validity, and any demand in respect thereof should reach the Bank not later than the above date.

Notwithstanding any other term contained herein

a) This guarantee shall be valid only up to..... (**minimum 4 months from last date of submission of bid)** whereupon it shall automatically expire irrespective of whether the original guarantee is returned to the Bank or not; and

b) The total liability of Bank under this guarantee shall be limited to Rs. ……../- (Rupees ..... only) **(EMD amount).**

Place:

SEAL Code No. SIGNATURE

Note:

1. Bidder should ensure that the seal and code No. of the signatory is put by the Bankers, before submission of BG.
2. Stamp paper is required for the BG issued by the Banks located in India.

ANNEXURE-I

DETAILS OF BIDDER - FILL All LETTER IN CAPITAL

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

Name(s) of Bidder (in Capital)

Father's/Husband's Name

Postal Address of Bidder(s)

eMail ID

Phone/Cell Number:

Bank Account details to which EMD amount to be returned

Bank A/c No.
IFSC Code No.
Branch Name

Date of Submission Bid ____/____/_____ **PAN Number**

Property Item No.

Whether EMD remitted ☐ **Yes** ☐ **No** **Date of Remittance** ____/____/_____

Name of Bank
Branch Name
DD/PO/BC/BG No.
Date

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website **bankofbaroda.in** and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

_____

Name & Signature

ANNEXURE-II

DECLARATION BY

BIDDER(S)

To,
The Head
Premises Divestiture & Branch Relocation
Bank of Baroda :_____, ***Date :*** ___/___/___

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.

2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.

3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Bank and that the Bank will be at liberty to annul the offer made to me/us at any point of time.

4. I/We understand that in the event of me/us being declared as successful bidder by the Bank in its sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Bank and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Bank.

5. I/We also agree that in the eventuality of forfeiture of the amount by the Bank, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.

7. The decision taken by the Bank in all respects shall be binding on me/us.

8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature_____

Name_____

Address_____

Email ID_____