

## Tender Notice for Sale of Commercial Properties at Prominent Locations in Mumbai, Baroda, Gandhinagar, Indore & Surat

Bank of Baroda invites sealed Bids for Sale of Commercial properties at Prominent Locations in Mumbai, Baroda, Gandhinagar, Indore and Surat on the date, place & time mentioned hereunder. Tender in respect of Under-noted properties 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 for submission of sealed bid along with EMD: 09.02.2018 upto 2.00 p.m. Date of Opening of Bid: 09.02.2018 at 2:30 p.m.**

Sr. No.	Property Name	Address	Type	Land / Carpet Area (Sq.ft)	Reserve Price (₹)	EMD (₹ in lacs)	Remarks
1	Patel Estate	Jogeswari, Mumbai	Commercial cum Residential land	7435	22,00,00,000	22.00	Strategically located near to Railway stations and having all other services in proximity.
2	Bhandup II	Bhandup, Mumbai	Residential Land	32474	75,00,00,000	75.00	
3	Solanki Apartment	LBS, Kurla, Mumbai	Commercial	1250	5,00,00,000	5.00	
4	Suraj Plaza – I	Sayajigunj, Baroda	Commercial	60095	20,00,00,000	20.00	Intricately designed fully furnished office spaces.
5	Indra Complex- 4 <sup>th</sup> & 5 <sup>th</sup> Floor	Manjalpur, Baroda	Commercial	14635 (B.U.A)	3,75,00,000	3.75	
6	GIFT City - I, 27th Floor	Gandhinagar	Commercial	29155 (Saleable area)	16,50,00,000	16.50	Full floor in GIFT City, Tower - I
7	Siyagunj	Indore	Commercial	6546	8,80,00,000	8.80	Located at prime locations of the city.
8	MAGOB, Shop no.: U-23, 24, 25	Surat	Commercial	567	70,00,000	0.70	
9	Hanjar Chamber	Surat	Commercial	1634	32,00,000	0.32	

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

### **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 properties 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) Properties having Office Space will include furnishings / furniture & fixtures (excluding Computers and other electronic devices).
- (4) Property / Municipal / other statutory taxes & charges for all the properties are paid up-to-date.
- (5) Area of the property is subject to actual measurement at site.
- (6) 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.
- (7) Bank shall have right to exercise option to take the office property on rental basis for -3- months after having given possession of the property to the successful bidder for arranging alternate premises.
- (8) 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 5.02.2018 upto 4 pm by contacting the BANK officials on Tel.No. 022-66985102 / 66985101, Mob: 8693088907 / 8601900040. Bidders will be permitted to inspect the properties only in the presence of Bank's Official.** The interested bidders may contact on email: **em.bcc@bankofbaroda.com** for any clarification.
- (9) The interested bidders shall submit their EMD payable through DD/BC mentioned against each property as above and submitted **along with technical bid**.
- (10) 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. iv) copy of proof of address in **Envelope I** subscribing **Technical Bid for Property (Name)** \_\_\_\_\_. Without these documents bid is liable to be rejected.
- (11) **Price bid** shall be submitted in separate sealed envelope (II) subscribing "**Price Bid for Property (Name)** \_\_\_\_\_".
- (12) **Both** the sealed envelopes i.e. **Envelope-I &II** to be kept in another envelope III subscribing **Tender for Sale of Property (Name)**\_\_\_\_\_
- (13) **Address for submission of Bids:** Duly filled Tender should be submitted in Tender Box kept at following address:  

**The Dy. General Manager & CSO**  
**1<sup>st</sup> Floor, Baroda Corporate Centre,**  
**Bank of Baroda, C-26, G-Block,**  
**BKC, Bandra (E), Mumbai – 400051.**
- (14) Only buyers who have submitted required amount of EMD will be considered for opening of their price bid.
- (15) Bidders desirous of applying for more than one location, separate tender has to be submitted for each of location of the flats.
- (16) The bids shall be opened on **09.02.2018 at 02:30 p.m** in presence of available bidders at the above mentioned office.

- (17) 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.
- (18) 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 days) of the acceptance of the bid price by BANK and the remaining balance of sale price on or before 15<sup>th</sup> day** or within such extended period as agreed upon in writing by and solely at the discretion of BANK.
- (19) In case of default in payment by the successful bidder the amount already deposited by the offerer shall be liable to be forfeited.
- (20) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- (21) The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the tender.
- (22) 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 ₹ 50 lacs & above.
- (23) Entire charges in transfer viz stamp duty, registration charges, society charges etc. of properties shall be borne by bidders/byers themselves.

**Date: 17.01.2018**

**Place: Mumbai**

**Authorized Officer**

**PRICE BID**

*(Excluding stamp duty and registration charges)*

(To be submitted in separate envelope, duly sealed)

**Name of Bidder:**

**Address:**

S No.	Name of Property	Land / Carpet Area in sqft	Total Amount Quoted in ₹ (Figure & words)

Name & Sign of Bidder(s)