

Tender Notice for Sale of Immovable Properties at Prominent Locations in Mumbai & Goa

Bank of Baroda invites sealed Bids for Sale of Immovable properties at Prominent Locations in Mumbai & Goa 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: 19.06.2018 upto 3.00 p.m. Date of Opening of Bid: 19.06.2018 at 3:30 p.m.

| Sr. No. | Property Name | Location | Type | Carpet / Land Area (Sqft) | Car Parking | Reserve Price (₹) | EMD (₹) (in Lakhs) | Remarks |
|---------|----------------|-----------------------------|----------------|---------------------------|--------------------|-------------------|--------------------|---|
| 1 | Hotel Property | Betalbatim, Salcete, Goa | Boutique Hotel | Land – 4800 Sq.Mtr | - | 10,00,00,000 | 10.00 | Boutique Hotel (approx. 1 km away from Sea beach) |
| 2 | Shiv Tirth | Warden Road, Mumbai | Residential | 1286 | 1 Open | 7,50,00,000 | 7.50 | 1 Open (transfer of parking as per Society norms) |
| 3 | Rajat | Mt. Pleasant Rd., Mumbai | Residential | 1223 | 1 Open | 7,64,00,000 | 7.64 | 1 Open (transfer of parking as per Society norms) |
| 4 | Palacimo | Bhulabhai Desai Rd., Mumbai | Residential | 1725 | 1 Covered + 1 Open | 12,00,00,000 | 12.00 | 1 Covered + 1 Open (transfer of parking as per Society norms) |
| 5 | Navrang | Peddar Road | Residential | 1200 | 1 Open | 7,51,00,000 | 7.51 | 1 Open (transfer of parking as per Society norms) |

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

Account Details for EMD Remittance

Beneficiary Name:- BANK OF BARODA

Account Number:- 2904040000418

Type of Account:- OD Account

Bank Name:- Bank of Baroda

Branch Name:- BKC Mumbai

Branch IFS Code:- BARB0BANEAS

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 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 residential Space will include furnishings / furniture & fixtures (excluding Computers and other electronic devices).
- (4) All residential flats includes exclusive car parking.
- (5) Some portion (approx. 25 Sq.Mtr) of the free-space land in Hotel property at Goa has been acquired by Govt. for road widening.
- (6) Property / Municipal / other statutory taxes and charges for all the properties are paid up-to-date.
- (7) Area mentioned is approximate. Area of the property is subject to actual measurement at site. If there is any variation in plot area / built-up area, etc., no cost variation/adjustment shall be considered by Bank after opening of price bid. All bidders are requested to satisfy themselves for property before bidding as the sale is being held on “**AS IS WHERE IS & WHATEVER IT IS BASIS**”.
- (8) 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 held responsible in any way for any third party claims/right/dues.
- (9) Bank shall have right to exercise option to take the residential 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.
- (10) 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 18.06.2018 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.
- (11) The interested bidders shall submit their **EMD** payable through DD/BC mentioned against each property as above and submitted **along with technical bid**.
- (12) 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 / Diving Licence /Passport etc. iv) copy of proof of address in **Envelope I** subscribing **Technical Bid for Property -----** . Without these documents bid is liable to be rejected.
- (13) **Price bid** shall be submitted in separate sealed envelope (II) subscribing “Price Bid for Property -----“.
- (14) **Both** the sealed envelopes i.e. **Envelope-I & II** to be kept in another envelope III subscribing **Tender for Sale of Property Name -----**
- (15) **Address for submission of Bids:** Duly filled Tender should be submitted in Tender Box kept at following address:

**The General Manager & Head (FM, COA & DMS)
1st Floor, Baroda Corporate Centre,
Bank of Baroda, C-26, G-Block,
BKC, Bandra (E), Mumbai – 400051.**

- (16) Only buyers who have submitted required amount of EMD will be considered for opening of their price bid.
- (17) Bidders desirous of applying for more than one location, separate tender has to be submitted for each of location of the flats.
- (18) The bids shall be opened on **19.06.2018 at 03:30 p.m** in presence of available bidders at the above mentioned office.
- (19) 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.
- (20) 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 15th day** or within such extended period as agreed upon in writing by and solely at the discretion of BANK.
- (21) Bank will provide reasonable time to the purchaser for carrying out due diligence and deposit of balance payments.
- (22) If due diligence yields any adverse report resulting in non-execution of sale deed, Bank shall refund all amount deposited by the successful Bidder, without any interest, within reasonable time. However, any default in payment arising from Bidder's part or Un-willingness shown by Bidder, post – tendering, the amount already deposited shall be liable to be forfeited.
- (23) 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.
- (24) The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the tender.
- (25) 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.
- (26) Entire charges in transfer viz stamp duty, registration charges, society charges etc. of properties shall be borne by bidders/buyers themselves.

Date: 04.06.2018

Place: Mumbai

General Manager & Head-FM & COA

PRICE BID

(Excluding stamp duty and registration charges)

(To be submitted in separate envelope, duly signed & sealed)

Name of Bidder:

Address:

| Sr. No. | Name of Property | Location | Amount Quoted in figure (₹) | Amount Quoted in words |
|------------|------------------|----------|-----------------------------|------------------------|
| | | | | |

Name & Sign of Bidder(s)

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 properties at Prominent Locations in Mumbai & Goa**, (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.