

e-Auction for Sale of Immovable Properties at Prominent Locations

Bank of Baroda invites Bids for Sale of Immovable properties at Prominent Locations in, Mumbai & Goa 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	Flat No 17, 2 nd Floor ,United Shanti Kuteer	Fort Divison , Mumbai - 400021	Flat	1732 Sq. Ft- Carpet Area	17.2	17.20	10.00
2	Flat No 42,04 th Floor, Ashray CHS, Malabar Hill	Malabar Hill,Mumbai-400006	Flat	1219 Sq. Ft- Carpet Area	8.19	8.19	05.00
3	Flat No 4B, 2 nd Floor, Palacimo CHS	Nepensea Road, Mumbai-400026	Flat	1584 Sq. Ft- Carpet Area	10.37	10.37	10.00
4	Flat No 5,1 st Floor , Shivtirth CHS,	Tardeo, Mahalaxmi, Mumbai- 400026	Flat	1286 Sq. Ft- Carpet Area	7.13	7.13	05.00
5	Flat No. 73, 7th floor, Rajat Apartment CHSL ,	Malabar Hill,Mumbai-400006	Flat	1417 Sq.Ft- Carpet Area	8.78	8.78	05.00
6	12 Flats bearing No 11A, 12A, 21A, 22A, 31A, 32A, 41A, 42A, 51A, 52A, 61A & 62A ,Siddharth Apartment,	Nepensea Road, Mumbai-400026	Flats	793 Sq.Ft Carpet Area Each	5.59/Flat	5.59/Flat	05.00/Flat
7	202,302,402 at Z A Tower Yari Rd Versova (Each of 1 BHK)	Versova Mumbai	Flats	1100 Sq.Ft Each-SBUA	2.15/Flat	2.15/Flat	05.00/Flat

	201,301,401 at Z A Tower Yari Rd Versova (Each of 2 BHK)	Versova Mumbai	Flats	1400 Sq.Ft Each- SBUA	2.75/Flat	2.75/Flat	10.00/Flat
8	F1, F3 , S3 Victor Mansion ,Village Cuzira Santacruz , North Goa	Santacruz , Tiswadi Goa	Flats	796 Sqf Carpet Area Each	0.35/Flat	0.35/Flat	0.25/Flat

Last date for submission of Technical bid along with EMD & KYC Doc's: 01/01/2024 upto 3.00 PM. Date of Opening of Bid: 01/01/2024 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 28/12/2023 (Only on Working days). However, for fixing up of appointment for**

inspection of properties by the bidders for property No 1 to 7, they should send mail at mrunal.duggar@anarock.com as well as pd.em.bcc@bankofbaroda.co.in, Contact no. +91 99205- 25830 and for property No 8 on pd.em.bcc@bankofbaroda.co.in , contact no- 022-6845-8701 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 above contact details 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 S.No.8 above) on or before 01/01/2024, 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 property, 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 01/01/2024 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 04/01/2024 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) Any Addendum/Corrigendum including modifications, if any, shall be issued on the banks website
- (22) The Bank reserves the right to cancel the e-auction process without citing any reason, whatsoever.

Date: 10-12-2023

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)