



**BANK OF BARODA**

**INVITATION FOR EXPRESSION OF INTEREST (EOI)**

**FOR**

**SALE OF BANK'S PROPERTY AT CADESTRAL SURVEY NO. 2145, OF GIRGAON  
DIVISION KNOWN AS DENAWADI PROPERTY LOCATED AT THAKURDWAR,  
CHARNI ROAD (EAST), MUMBAI, MAHARASHTRA, 400 002**





Expression of Interest (EOI) is hereby being invited from suitable Bidders / Builders / Developers / Companies / Organizations (*to be called as the Applicant/s*) who wish to purchase Bank's property at **Cadestral Survey No. 2145, of Girgaon division known as DENA WADI property located at Thakurdwar, Charni Road (East), Mumbai, Maharashtra - 400 002 on an as is where is & as is what is basis** (to be called as "transaction" hereafter). The Applicant must fulfill the eligibility criteria as mentioned in the EOI document.

#### Important Dates:

1	Issuance of EOI Document & Announcement on Bank's Website	27 <sup>th</sup> Nov 24
2	Release of 1 <sup>st</sup> Ad - Economic Times (ET), Times of India (TOI)	27 <sup>th</sup> Nov 24
3	Enquiries & Site Visits	27 <sup>th</sup> Nov to 17 <sup>th</sup> Dec 2024
4	Pre- Bid Meeting	04 <sup>th</sup> Dec 2024 (Prospective bidders may mail their queries to <a href="mailto:em.bcc@bankofbaroda.com">em.bcc@bankofbaroda.com</a> by 03.12.2024. the pre-bid meeting shall be held in online mode, link of which shall be separately shared)
5	Last Date for Submission of EOI	18 <sup>th</sup> Dec 2024
6	Opening of EOI's Received	18 <sup>th</sup> Dec 2024 at 3:30 PM

#### Important definitions / clarifications:

- Bank/BOB - Reference to "the Bank", "Bank" shall be determined in context and would mean without limitation "Bank of Baroda" including the Bank's International Operations.
- "Recipient", "Respondent" and "Applicant" means respondent to the EOI document.
- "EOI" means this Expression of Interest document.
- Words "Shortlisted Applicant" means the applicant who has been shortlisted after completion of the entire process of evaluation, as defined under this EOI.

This document is meant for the specific use by the applicants interested in responding to this EOI. This document in its entirety is subject to Copyright Laws. BOB expects the applicant/s or any person acting on behalf of the applicant/s to strictly adhere to the instructions given in this document and maintain confidentiality of information. The applicants will be held responsible for any misuse of the information contained in the document and liable to be prosecuted by the Bank, in the event of such circumstances being brought to the notice of the Bank. By downloading the document, the interested party is subject to confidentiality clauses.



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- ANNEXURE-1- List of documents available with BOB with regards to the subject property & building
- ANNEXURE-2- List of Occupants in the Subject Buildings



## **SECTION - 1**

### **DISCLAIMER**

The EOI document is not a recommendation, offer or invitation to enter into a contract, agreement or any other arrangement, in respect of the Transaction.

Please note that, this is the first stage of a multi-stage process. The objective of this request for EOI is to identify and shortlist eligible applicants who are interested in the Transaction.

- 1.1. The information provided in this Expression of Interest (EOI) document to the applicants / prospective partner, by or on behalf of Bank or any of its employees or advisors, is on the terms and conditions set out in this EOI document
- 1.2. This EOI document does not purport to contain all the information each prospective partner may require. This EOI document may not be appropriate for all persons, and it is not possible for BOB, its employees or advisors to consider the business/investment objectives, financial situation and particular needs of each prospective partner who reads or uses this EOI document. Each prospective partner should conduct his own investigations and analysis and should check the accuracy, reliability and completeness of the information in this EOI document and where necessary obtain independent advice from appropriate sources.
- 1.3. BOB, any of its Directors, employees, representatives and advisors make no representation or warranty (whether oral or written), express or implied as to the accuracy, reliability or completeness of the EOI document, and shall not be liable in any manner whatsoever under any law, statute, rules or regulations.
- 1.4. BOB may, in its absolute discretion, but without being under any obligation to do so, modify, amend or supplement the information in this EOI document.
- 1.5. The issue of this EOI does not imply that BOB is bound to select and shortlist any or all the applicants pursuant to this EOI. Even after selection of suitable prospective partner, BOB is not bound to proceed ahead with the prospective partner and in no case be responsible or liable for any commercial and consequential liabilities in any manner whatsoever.



- 1.6. The applicant shall bear all costs associated with the preparation, technical discussion/presentation and submission of EOI, but not limited to attendance at meetings, discussions etc. and providing any additional information required by the Bank. BOB shall in no case be responsible or liable for these costs regardless of the conduct or outcome of the EOI process.
- 1.7. Canvassing in any form by the applicant or by any other agency on their behalf shall lead to disqualification of their EOI.
- 1.8. Applicant shall, by responding to the Bank with a submission, be deemed to have accepted the terms of this document in totality without any condition whatsoever.
- 1.9. No binding legal relationship shall exist between any of the applicants and the Bank until execution of a contract.



## SECTION - 2

### INTRODUCTION

Founded on 20<sup>th</sup> July 1908 by Maharaja Sir Sayaji Rao Gaekwad III, Bank of Baroda has emerged as a premier Public Sector Bank in India with 8,300+ branches, 85,000+ employees serving 165 million+ customers. Bank of Baroda is having 101 overseas branches/offices located in different countries spanning across 17 countries viz Europe, US, Africa, Asia and Australia.

The Bank has many immovable owned properties at various locations PAN India. The Bank wishes to sell one such property situated at **Cadestral Survey No. 2145, of Girgaon division known as DENA WADI property located at Thakurdwar, Charni Road (East), Mumbai, Maharashtra, 400 002** on as is where is & as is what is basis through this process of Eol.



## SECTION - 3

### **BACKGROUND**

By and under a registered Indenture of Conveyance dated **November 29, 1939**, made and entered into between Choonilal Devkar Nanjee, Pranal Devkar Nanjee and Lalitchandra Choonilal Devkar Nanjee (a minor by his father and natural guardian Choonilal Devkar Nanjee) ("**Owners**") as the vendors and Devkar Nanjee Banking Company Limited ("**DNBCL**") as the purchaser and registered with the office of the Land Registry at serial No.5903 of 1939, the Owners sold, transferred, and conveyed in favour of DNBCL and DNBCL purchased, all that piece and parcel of land admeasuring 4117 square yards i.e. 3442 square meters, bearing Cadastral Survey No.2145 of Bhuleshwar/Girgaon division, known as Dena Wadi, located at Thakur Duwar, Charni Road (East), Mumbai ("**Larger Land**"), and on the terms and conditions thereon contained.

1. Pursuant thereto, DNBCL became seized and possessed of and or otherwise well and sufficiently entitled as the owner of the Larger Land.
2. Thereafter, the name of DNBCL i.e. 'Devkar Nanjee Banking Company Limited' was changed to 'Dena Bank Limited' ("**Dena Bank**"), and the same was recorded by virtue of fresh certificate of incorporation consequent on change of name dated **May 26, 1966**, issued by the office of the Registrar of Companies, Mumbai, Maharashtra and recorded in the PR Card by Mutation entry No.3774/2023.
3. By virtue of the Final Award dated **July 9, 2018 ("Final Award")**, passed under section 126(1)(A) of the Maharashtra Regional Town Planning Act, 1966, issued by the Deputy Land Manager, MMRDA in favour of Dena Bank, an area of 179 square meters (out of the Larger Land) ("**MMRCL Land**"), was acquired for the purpose of the Metro Line 3 (Colaba-Bandra-SEEPZ) Project, being developed by Mumbai Metro Rail Corporation Limited ("**MMRCL**"), for the consideration of INR 10,07,83,750 payable to Dena Bank.
4. Thereafter, by possession receipt dated **July 18, 2018**, the possession of the MMRCL Land was delivered by Dena Bank to GM (Land), MMRCL.
5. Consequently, Dena Bank retained ownership to an area of 3263 square meters out of the Larger Land ("**Subject Land**") and MMRCL became entitled to as the owner of the MMRCL Land. From a review of the property register card dated December 7, 2023 ("**PR Card**") read with mutation entry No.2820/2018, we have observed that pursuant to the Final Award, the name of MMRCL was recorded as the owner of the MMRCL Land.
6. Subsequently, as per the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970, Dena Bank Limited acquired and became the corresponding Dena Bank and recorded in the PR Card by Mutation entry No.3775/2023.



7. As per Notification bearing reference No.G.S.R.2(E) dated January 2, 2019, 'Dena Bank' along with Vijaya Bank was amalgamated with 'Bank of Baroda' basis the 'Amalgamation of Vijaya Bank and Dena Bank with Bank of Baroda Scheme, 2019' ("**Scheme**"), which came into force with effect from **April 1, 2019**. Pursuant to this Scheme, all of the assets and undertaking of Dena Bank and Vijaya Bank got transferred to and vested in BOB. Accordingly, the aforesaid development was recorded in the PR Card by Mutation entry No.3776/2023.
8. In light of the same, Bank of Baroda is seized and possessed of and or otherwise well and sufficiently entitled as the owner of the Subject Land and its name is recorded as the holder/owner of the same, in the PR Card.
9. **Subject Buildings on the Subject Land:** There are 8 (eight) cessed buildings constructed on Subject Land (*defined below*), which are as follows:
- 9.1 **RCC Structures:**
- (i) Branch Office comprising of Ground plus 1 upper floor;
  - (ii) Store-Room comprising of Ground plus 1 upper floor;
  - (iii) Shubh Sadan comprising of Ground plus 5 upper floors;
  - (iv) Shree Sadan comprising of Ground plus 3 upper floors;
  - (v) Satya Sadan comprising of Ground plus 2 upper floors; and
  - (vi) Shanti Sadan comprising of Ground plus 2 upper floors.
- 9.2 **Load Bearing Structures:**
- (i) Shiv Sadan comprising of Ground Floor; and
  - (ii) Sukh Sadan comprising of Ground plus 2 upper floors (Pump room, Meter room, etc. are located at the Ground floor area of the building).
10. The aforesaid Subject Buildings are occupied by several occupants i.e. total **196 Rooms**, out of which 173 are occupied by unauthorized occupants and balance 23 units are occupied by BOB, a list of which is listed at **Annexure II** hereof ("**Unauthorized Occupants**"). **BOB is the owner of the Subject Buildings constructed on the Subject Land & occupants occupying the units in the Subject Buildings do not have any ownership rights in the Subject Buildings.**





### 11. Legal Proceedings affecting the Subject Property:

There are (i) 161 legal proceedings pending before the Hon'ble Estate Officer (Public Premises Eviction Cell), under the Public Premises (Eviction of Unauthorised Occupants) Act, 1971, (ii) 2 legal proceedings before the Small Causes Court, Mumbai, under the Maharashtra Rent Control Act, 1999, and (iii) 2 legal proceedings instituted in the Bombay High Court, summary of which is listed below:

Sr No	Nature of Units	Cases before Public Premises Eviction (PPE) Cell	Cases before Small Causes Court	Cases before the Bombay High Court
1	Residential	161	1	1
2	Commercial	0	1	1

Out of these 161 pending PPE matters before the Hon'ble Estate Officer, 140 matters are in evidence stage and the remaining 21 matters are in stage of filing Written Statement. There is no stay or injunction granted by any Court/Forum with regard to Subject Land and /or the Subject Buildings or any part thereof.

### 12 Statutory Notices from the MHADA & Writ Petition filed by BOB challenging the same:

12.1 Bank has not received any notices from any statutory authorities, in relation to the Subject Property or any part thereof, save and except the following notices under Section 79-A of the Maharashtra Housing and Area Development Act, 1976 ("**Act**").

12.2 The ceiling of passage of the 2nd floor in one of the Subject Buildings, peeled off due to rainwater leakage and the ceiling / plastering of the 3rd floor also was affected. Pursuant to the incident, one of the occupants brought the same to the notice of Maharashtra Housing and Area Development Authority ("**MHADA**") authorities and requested for urgent repair work to be carried out. Thereafter, various notices dated May 29, 2023 bearing Nos. E.E/C-3/1712, 1713, 1714, 1715, 1716/2023 under Section 79-A of the Act, were received by BOB on August 7, 2023 ("**MHADA Notices**"). These notices directed BOB to submit a proposal for redevelopment of the Subject Buildings within six months, along with the consent of 51% of the tenants / occupants, failing which, MHADA would acquire the Subject Buildings and reconstruct the same.

12.3 The MHADA Notices have been duly replied to; by BOB (through its advocates) vide letter dated November 23, 2023, citing and relying on the Structural Audit Report conducted for the Subject Buildings on August 8, 2022, to buttress that Section 79-A of the Act cannot apply in the present case. The said Structural Audit Report was prepared by Supreme Engicons (India) Private Limited, in or around the month of October 2024.

12.4 Writ Petition filed by BOB challenging the MHADA Notices: Pursuant to the same, BOB has now instituted a writ petition bearing No.29209 of 2024, before the Hon'ble Bombay High Court, challenging the MHADA Notices under Section 79-A of the MHADA Act ("**Writ Petition**"), and the subject writ petition was listed before the Division Bench of Justice of the Bombay High Court on October 24, 2024. The Bombay High Court



has stayed the proceedings initiated by MHADA against the Petitioner under Section 79A of the Maharashtra Housing and Area Development Act, ("MHAD Act") accordingly, the subject writ petition has been adjourned to December 12, 2024 for further consideration.

**12.5 Mortgages and Charges:** The Subject Land and Subject Building are not affected by any charge or mortgage.

**12.6 Property Taxes:** All property taxes in relation to the Subject Property have been paid till date and there are no outstanding amounts pending.

**12.7 CONCLUSION:-**

12.7.1 BOB is seized and possessed of, or otherwise well and sufficiently entitled as the owner of the Subject Land; and

12.7.2 BOB is the owner of the Subject Buildings.

Subject to the aforesaid, BOB is entitled to sell the Subject Land together with the Subject Buildings, on an '*as-is-where-is basis & as is what is basis*', with due disclosures of all the pending Legal Proceedings and the MHADA Notices, *as there are no restrictions/injunctions or court receiver appointed in the pending Legal Proceedings.*



### 13 ANNEXURE-1

#### List of documents available with BOB with regards to the subject property & building

Sr No	Dated	Title/ Particulars of Documents
1	November 29, 1939	Indenture of Conveyance between Choonilal Devkar Nanjee, Pranlal Devkar Nanjee and Lalitchandra Choonilal Devkar Nanjee and Devkar Nanjee Banking Company Limited (“ <b>DNBCL</b> ”) and registered with the office of the Land Registry at serial No.5903 of 1939
2	May 26, 1966	Fresh certificate of incorporation consequent on change of name to Dena Bank issued by the office of the Registrar of Companies, Mumbai, Maharashtra
3	June 19, 2018	Letter bearing Reference No. MMRCL/ML3/Land/53/2018 addressed by Mumbai Metro Rail Corporation Limited to Estate Manager, Dena Bank
4	July 9, 2018	Final Award bearing Reference No. M.M.R.C.L/Metro-3/Dena Bank/Award/13/2018 by Mumbai Metro Rail Corporation Limited
5	July 18, 2018	Possession Receipt addressed by Dena Bank to GM (Land) Mumbai Metro Rail Corporation Ltd. for payment received.
6	July 19, 2018	Letter bearing Reference No. DCC/GAD/367/2018 addressed by Dena Bank to Additional Collector/GM (Lands) of Mumbai Metro Rail Corporation Limited
7	August 14, 2018	Letter bearing Reference No. DB/BKC/DCC/433/2018-19 addressed by Dena Bank to MMRCL
8	November 14, 2018	Letter bearing Reference No. MMRC/ML3/PLN/CBS/22/382/3252 addressed by Mumbai Metro Rail Corporation Limited to Mr. Visanji Palan Maru
9	November 14, 2018	Letter addressed by Mr. Visanji Palan Maru to Mumbai Metro Rail Corporation Ltd.
10	November 28, 2018	Letter addressed by Mumbai Metro Rail Corporation Limited to Mr. Visanji Palan Maru
11	December 3, 2018	Provisional Agreement for Permanent Alternate Accomodation between Mumbai Metro Rail Corporation Limited and Mr. Visanji Palan Maru
12	January 2, 2019	Notification bearing refence No.G.S.R.2(E)
13	February 20, 2019	Letter addressed by Bank of Baroda to Vice President of B.S.E Ltd. and National Stock Exchange of India Ltd.
14	March 30, 2019	Press Release Communication bearing Reference No. 2018-2019/ 2329 issued by Reserve Bank of India for Branches of Vijaya Bank and Dena Bank to operate as branches of Bank of Baroda with effect from <u>April 1, 2019.</u>



15	December 6, 2021	Letter addressed by Advocate Yogesh B. Kokare on behalf of Ms. Radhika L. Vaiude and Ms. Chaitrali L. Vaiude to Mrs. Sangita Warade(DGM R&R), Mumbai Metro Rail Corporation
16	April 13, 2022	Letter addressed by Advocate Yogesh B. Kokare on behalf of Ms. Radhika L. Vaiude and Ms. Chaitrali L. Vaiude to Mrs. Sangita Warade(DGM R&R), Mumbai Metro Rail Corporation
17	June 8, 2022	Letter addressed by Mumbai Metro Rail Corporation Limited to Chief Manager of Bank of Baroda

Sr No	Dated	Title/ Particulars of Documents
18	December 8, 2022	Letter bearing Reference No. BCC/FM/PPE/RL/114/ addressed by Bank of Baroda to Mumbai Metro Rail Corporation Limited
19	September 13, 2023	Mutation Certificate for entry No.3774,3775,3776/2023
20	December 7, 2023	Property Card issued by Assistant Superintendent City Survey Office No.1/ 2, Mumbai to Mr. Dayalal Senjalia for Cadastral Survey No. 2145.
21	October 1, 2024	Development Plan remarks issued by the Brihanmumbai Municipal Corporation
22		Plan of Cadastral Survey No. 2145
23		Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970, Dena Bank Limited acquired and became the corresponding Dena Bank.
24		Property Tax Bills raised for the years 2023 to 2024
25		Property Tax Receipts issued for the years 2022 to 2024
26		List of Court cases
27		List of Unauthorized Occupants in the Subject Buildings



## 14. Annexure 2

### List of Occupants in the Subject Buildings

OCCUPANCY STATUS: DENAWADI					
				Total Area	37053 SQ.FT
Sr. No	Denawadi Building Charni Road	Total No. of Rooms	Tenants / Unauthorized Occupant's Possession (No. Of Units)	Bank's Possession (No. of Units)	Occupancy Not in Possession of Bank (%)
1	Shree Sedan	40	29	11	73%
2	Satya Sadan	38	34	4	89%
3	Shiv Sadan	25	22	3	88%
4	Shanti Sadan	35	35	0	100%
5	Shubh Sadan	33	29	4	88%
6	Sukh Sadan	25	24	1	96%
Total		196	173	23	88%

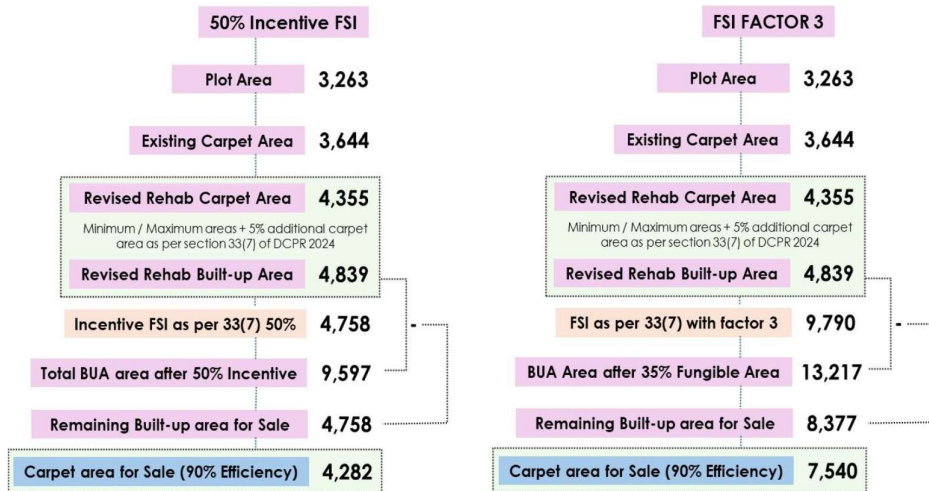


**15 Scope for Development:**

Dena Wadi Property is located at Thakurwar, Charni Road (East), South Mumbai. The property is located close to upcoming metro Station and developing nearby prime residential commercials & Retail micro markets.

The following FSI is available at the captioned location re-development subject to local body guidelines / permission.

- a) FSI 3 times on Gross Plot
- b) Rehab existing tenant area +50% incentive FSI whichever is more



\*-All figures in Square Meter

**Prospective Bidders are advised to carry out due diligence regarding above at their end.**



## **SECTION – 4**

### **ELIGIBILITY CRITERIA**

To be eligible to participate in the proposed transaction process, applicants must comply with the following criteria:

#### **Financial Criteria:**

##### **- Net worth Criteria:**

- a. Minimum Average Annual Net worth of bidders INR 35 Crores of the Bidder during the last 3 (Three) Financial Years preceding the Bid Submission Date

The term “Net worth” shall have the following meaning: “Net Worth” shall mean (Subscribed and Paid up Equity Capital (not to include any Share Application Money/Preference Share Capital) including Equity/Security Premium+ General Reserves) Less (Revaluation Reserves +Accumulated Losses + Miscellaneous Expenditure not written off + Accrued Liabilities not accounted for + Intangible Assets).

##### • Notes on Net worth Calculation:

- a. The Bidder shall be required to submit duly certified by the Statutory Auditors (as under), based on the audited financial statements/income tax return
- b. NW requirement can be met either by: (I) the Applicant or (II) if the Applicant is a subsidiary with at least 51% equity shareholding (on a fully diluted basis) being held by the parent or a promoter, as the case may be, in each case on a consolidated basis;
- c. For calculation of NW, any convertible instrument can also be included;
- d. Applicants, who are not domiciled in India, should convert all monetary amounts into Indian Rupees at the foreign exchange rate stipulated by RBI as of September, 2024; (TT Buying or Selling?)



**(On the letterhead of Practicing Chartered Accountant/ Practicing Company  
Secretary/Auditor)**

**Net worth Certificate**





**Technical Criteria:**

There is no Technical Eligibility required to be met by the Bidder.

**General Criteria:**

- The Applicant should be an Individual/Company/Firm/Organization/Legal Entity established under applicable law in India.
- The Applicant shall not have been debarred or restrained by any regulatory authority from making investments under laws applicable in India.
- The Applicant should not be declared insolvent by competent authority.
- The Applicant should have all the necessary internal approvals for submitting the proposal/Bid and should submit self-declaration signed by the authorized signatory.
- The Applicant should be single entity and no bidding as a part of consortium is permitted.



## SECTION - 5

### PROCESS BEFORE SUBMISSION OF EOI

#### I. Raising of queries/clarifications on Request for EOI document:

The Applicants requiring any clarification on this document should submit their written queries to:

Name:	Mr. Dinesh Kumar Namdeo
Designation:	General Manager & Head, Facilities Management, BCC
Contact no:	0226698-5122
Email ID:	<a href="mailto:gm.em.bcc@bankofbaroda.com">gm.em.bcc@bankofbaroda.com</a>

#### II. Modification in request for EOI document:

At any time prior to the deadline for submission of EOIs, BANK OF BARODA may modify any part of this document. Such change(s), if any may be in the form of an addendum/corrigendum and will be uploaded in Bank's website - <https://www.bankofbaroda.com>. All such change(s) will automatically become part of this Request for EOI and binding on all applicants. Interested applicants are advised to regularly refer the Bank's URLs referred above.

#### III. Extension of date of submission of EOIs:

Request for extension of date for submission of EOI's will not be entertained. However, the Bank at its discretion may extend the deadline in order to allow prospective applicants a reasonable time to take the amendment/changes, if any into account.



## UNDERTAKING

Date:

The  
General Manager & Head,  
Facilities Management, COA, RD & PD  
Bank of Baroda, BCC

**Subject: Letter of Intent for the proposed Sale of SALE OF BANK'S PROPERTY AT CADESTRAL SURVEY NO. 2145, OF GIRGAON DIVISION KNOWN AS DENAWADI PROPERTY LOCATED AT THAKURDWAR, CHARNI ROAD (EAST), MUMBAI, MAHARASHTRA, 400 002 ("Subject Property") by "The Seller" ("Seller")**

Dear Sir,

With reference to the captioned subject, we are desirous of participating in the Bid process for the proposed sale of the Subject Property as a prospective bidder.

We understand that there is **currently NO RESERVE PRICE** set for the of the Subject Property and that the EOI process is purely for Price Discovery which we have to submit in Annexure -B and Identifying Interested & Potential Buyers for the Subject Property.

We hereby acknowledge that the Seller's decision in all aspects of the Bid process will be final and binding on us. We further understand that this document is not a basis for the selection of participants for the proposed Bid. In accordance with the terms of the Bid, we undertake to submit duly stamped and signed Non-Disclosure Agreement in due course of tendering process post completion of the captioned EOI process.

We undertake to not use any data or information of whatsoever nature that may be made available via email, for any purpose other than the purpose for which access to the same will be allowed to us i.e., to evaluate the proposal of sale of the Subject Property.

We acknowledge that receipt by us of data related to the captioned property and access to the data relating to the Subject Property does not and shall not be construed to be an agreement between us and the Seller and/or you, in relation to the sale of the Subject Property and shall not be construed to confer upon us any right, title or interest in the Subject Property or any claim against you. We note that the timeline for submission of the Initial Bid. We understand that after the submission of bids, an e-auction will be conducted, and the winning bidder will be determined following the e-auction process.

We understand that the timelines and Bid process in relation to the Subject Property are subject to change at your sole and exclusive discretion and you are free to terminate this entire process at your will, at any time, without giving any explanation and without any prior notice.

Capitalised terms used but not defined herein shall have the meaning ascribed to them in the Bid Invitation, annexed hereto.



बैंक ऑफ़ बड़ौदा  
Bank of Baroda



Regards,

Agreed & Accepted By:

Name (Authorized Signatory):

Designation:



## SECTION - 6

### FORMAT AND SIGNING OF EOI

- I. The applicant should execute EOI in the format as set out in **Annexure A**,
- EOI should be typed and submitted on A4 size paper, spirally bound and with all pages therein in serial order.
  - All pages of the EOI should be signed by only the authorized person(s) of the company/firm/organization/legal entity. Any interlineations, erases or overwriting shall be valid only if the person(s) signing the EOI authenticates them.
  - The EOI should bear the rubber stamp of the applicant on each page except for the un-amendable printed literature. Contact detail of the authorized signatory and an authorized contact person on behalf of the applicant is to be provided as under:-

Particulars	Authorized signatory for signing the EOI	Authorized contact person
Name		
Designation		
Email ID		
Landline		
Mobile no.		
Fax No.		
Address		

- II. In case any discrepancy is observed between hard and soft copy versions, the hard copy will be considered as the base document.



## **SECTION – 7**

### **PROCESS AFTER SUBMISSION OF EOI**

- I. All EOI's received by the designated date and time will be examined by the Bank to determine if they meet the eligibility criteria/terms and conditions mentioned in this document including its subsequent amendment(s), if any and whether EOI's are complete in all respects.
- II. On scrutiny, the EOI's found not in desired format, illegible, incomplete, or not containing clear information facilitating thorough analysis or failing to fulfill the relevant requirements will be rejected for further evaluation process.
- III. Bank of Baroda reserves the right, at any time, to waive any of the requirements of this Request for EOI document if it is deemed to be in the interest of the Bank.
- IV. If deemed necessary, the Bank may seek clarifications on any aspect of EOI from the applicant. If a written response is requested, it must be provided within 7 days. The response received beyond the timeline, if any will not be considered. However, that would not entitle the applicant to change or cause any change in the material of their EOI document already submitted. Bank may also make enquiries to establish the past performance of the applicants in respect of similar work. All information submitted in the application or obtained subsequently will be treated as confidential.
- V. Bank of Baroda may shortlist the Applicants who fulfill the eligibility criteria, as per the requirement of the Bank and are agreeing to abide by the terms and conditions of the Bank. Bank's judgment in this regard will be final.
- VI. Bank may issue an Open Two stage Request for Proposal (RFP) which shall be open to market including the shortlisted applicants or Swiss Challenge or Open Tender or Limited tendering at its own discretion for inviting technical and indicative commercial bids for next process. However, please note that short listing of applicants merely does not indicate selection as a prospective partner.
- VII. Eligible applicants shall be determined by the Bank at its sole discretion and will be intimated in due course. Such eligible Applicants will be: (I) required to execute a non-disclosure undertaking/ agreement in a prescribed format.
- VIII. Applicants will be advised about short listing of their EOI's. However, applicants will not be provided with information about comparative position of their EOIs with that of others.
- IX. Nothing contained in this EOI shall impair the Bank's Right to issue 'Open Tender' on the proposed partnership.



## **SECTION – 8**

### **GENERAL TERMS & CONDITIONS**

#### **I. Terms of application:**

Lodgment of an EOI is evidence of an applicant's consent to comply with the terms and condition of Request for EOI process and subsequent bidding process. If an applicant fails to comply with any of the terms, its EOI may be summarily rejected.

#### **II. Adherence to Terms and Conditions:**

The applicants who wish to submit responses to this EOI should note that they should abide (in true intent and spirit) by all the terms and conditions contained in the EOI. If the responses contain any extraneous conditions put in by the respondents, such responses may be disqualified and may not be considered for the selection process.

#### **III. Execution of EOI:**

Applicants shall be deemed to have:

- a) Examined the Request for EOI document and its subsequent changes, if any for the purpose of responding to it.
- b) Examined all circumstances and contingencies, having an effect on their EOI application and which is obtainable by the making of reasonable enquiries.
- c) Satisfied themselves as to the correctness and sufficiency of their EOI applications and if any discrepancy, error or omission is noticed in the EOI, the applicant shall notify the Bank in writing on or before the end date/time.

#### **IV. Willful misrepresentation of any fact in the EOI will lead to the disqualification of the applicant without prejudice to other actions that the Bank may take. The EOI and the accompanying documents will become property of Bank of Baroda. The applicants shall be deemed to license and grant all rights to the Bank, to reproduce the whole or any portion of their product/solution/presentation/information for the purpose of evaluation, to disclose the contents of submission to other applicants and to disclose and/ or use the contents of submission as the basis for EOI process.**

#### **V. Bank of Baroda reserves the right to accept or reject any or all EOI's received without assigning any reason thereof and the Bank's decision in this regard will be final. No contractual obligation whatsoever shall arise from the EOI process.**



- VI.** Any effort on the part of applicant to influence evaluation process may result in rejection of the EOI.
- VII.** Bank of Baroda is not responsible for non-receipt of EOI's within the specified date and time due to any reason including postal delays or holidays in between.
- VIII.** Bank of Baroda reserves the right to verify the validity of information provided in the EOIs and to reject any bid where the contents appear to be incorrect, inaccurate or inappropriate at any time during the process of EOI or even after award of contract.
- IX.** Applicants must advise the Bank immediately in writing of any material change to the information contained in the EOI application, including any substantial change in their ownership or their financial or technical capacity. Copies of relevant documents must be submitted with their advice. For successful applicants, this requirement applies until a contract is awarded as a result of subsequent bidding process.
- X.** Shortlisted applicants must not advertise or publish the same in any form without the prior written consent of Bank of Baroda.
- XI.** Brief overview of the Transaction given in this document may be further elaborated subsequent to the EOI process when RFP may be invited from the shortlisted Applicants.
- XII.** Bank of Baroda shall have the right to cancel the EOI process itself at any time, without thereby incurring any liabilities to the affected Applicants. Reasons for cancellation will be determined by Bank of Baroda in its sole discretion.





## Annexure A

### Format of Expression of Interest

(On the letter head of the Applicant)

Date:

**To  
The General Manager & Head  
Facilities Management, BCC  
Bank of Baroda**

Respected Sir,

We refer to the advertisement dated \_\_\_\_\_ issued in \_\_\_\_\_ and \_\_\_\_\_ and the invitation for Expression of Interest available at [www.bankofbaroda.com](http://www.bankofbaroda.com), in respect of the Transaction

We hereby confirm that we are desirous of participating in the Transaction and would like to submit this expression of interest ("EOI").

We confirm that we have understood the terms and conditions applicable to the submission of EOI. We confirm and undertake that the information furnished by us in this EOI and supporting documents is true, correct, complete, and accurate.

We confirm that we fulfil each of the 'eligibility criteria' mentioned in the invitation for EOI. Please find attached our profile along with the documents in support of our submission.

[Our net worth as of March 31, 2024 is ..... ]

OR

[Our minimum assets under management in India as of March 31, 2024 is .....]

OR

[Our committed funds available for Investment / Deployment in companies incorporated in India as of March 31, 2024 .....].

We agree, acknowledge and declare that:

- The person signing this EOI and other supporting documents is an authorized signatory who is supported by necessary board resolutions/authorization letter of the applicant (as enclosed);
- The applicant has not been debarred or restrained by any regulatory authority from making investments under laws applicable in its country of incorporation.
- The applicant or subsidiary of applicant (if applicable) has not been declared insolvent in its country of incorporation.
- The applicant shall maintain confidentiality of the information received as part of the Transaction process and shall not use such information to cause any undue gain or undue loss to itself or any other person.

**With respect to the Transaction, we agree and confirm to BOB that:**



- a. We are aware that the consummation of any transaction pursuant to the process initiated by this EOI will be subject to requisite approvals, including, the approval of the Bank's Board and other approvals required under applicable law.
- b. If we do not meet any of the eligibility criteria throughout the Transaction process, then BOB shall have the right, exercisable at its sole discretion, to forthwith terminate our involvement in the Transaction. We will promptly intimate BOB of any material adverse change or any ineligibility in respect of the conditions set out in the Invitation for EOI issued by BOB, including any developments that impact our ability to complete the transaction envisaged in the transaction;
- c. BOB reserves the right to request for additional information or clarification(s) from us for the purposes of the EOI and we shall promptly comply with such requirements;
- d. BOB reserves the right to determine at its sole discretion, whether or not we are eligible for the proposed transaction and may reject the EOI submitted by us without assigning any reason or without incurring any liability whatsoever;
- e. We have provided, and will provide, all information and data during the Transaction process, in a manner that is true, correct, accurate and complete and no such information, data or statement provided by us is (nor, when provided, will it be) inaccurate or misleading in any manner; and
- f. BOB reserves the right to suspend, terminate or modify the process under this EOI or subsequent steps at any time, without providing any reasons or incurring any liability whatsoever.

Yours sincerely,

On behalf of [*name of applicant*]

Signature:

---

Name of Signatory:

Designation:

Contact No.:

E-mail ID:

Address:



## ANNEXURE-B

The following format / template forms an integral part of the EOI and is required to be filled and submitted by the prospective bidders along with all other requisite documents. **“PLEASE NOTE THAT THIS OFFER IN NO WAY BE CONSTRUED AS ACCEPTANCE BY BANK”**

Name of Bidder	
Tentative Price Offered for the captioned property towards sale on as is what is & as is where is Basis (In Figures INR)	
(In Words INR)	



**Important Check List/Enclosures to the application of Eol:**

1. Filled ANNEXURE A & B
2. Profile of the Applicant.
3. KYC Details and Proofs (Company Profile, RoC, MoU/AoA whichever applicable as per ):
4. Authority Letter including internal approvals/ Board resolutions if/as applicable
5. List of Investee company /ies in the payments/ issuance of credit cards/ consumer lending business (Only for Investment Funds)
6. Details of Shareholding (in case the applicant is a subsidiary company)
7. Net worth Certificate

**Note: the above parameters may be further elaborated, viz.; more details may be included in the Request for Proposal (RFP) document to be issued because of evaluation process of EOI's.**