



*Facilities Management Department, Baroda Corporate Centre, Mumbai*

**NOTICE INVITING TENDER (NIT) FOR SALE OF BANK'S PROPERTY AT CADESTRAL SURVEY NO. 2145 OF GIRGAON DIVISION  
KNOWN AS DENAWADI PROPERTY LOCATED AT THAKURDUWAR CHARNI ROAD (EAST) MUMBAI MAHARASHTRA 400002 ON AS  
IS WHAT IS & AS IS WHERE IS BASIS**

**Minutes of Pre-Bid meeting dated 15/02/2025**



Facilities Management Department, Baroda Corporate Centre, Mumbai

**MINUTES OF PRE-BID MEETING DATE: 15.02.2025**

**NOTICE INVITING TENDER (NIT) FOR SALE OF BANK'S PROPERTY AT DENAWADI PROPERTY LOCATED AT THAKURDWAR, CHARNI ROAD (EAST), MUMBAI, MAHARASHTRA**

Based on the queries & Pre bid meeting held on 15/02/2025, we are issuing Minutes of Meeting for reference and doing the needful.

Sr. No	Queries Raised	Reply
1	Any road widening notice received?	No
2	Are the reserve values for Comp A,B & C are base values?	Yes, Reserve values are as under: Reserve price of Component A is ₹.45 Crs and Reserve value for the component of B & C in terms of Carpet Area 12000 sq.ft and 1800 sq.ft respectively. To arrive at monetary terms; following multiplier is being used for Component B & C therefore Total= Effective Amount (INR) =(A + ₹.40,000/-*B + ₹.50,000/-*C)
3	173 Tenants holds how much sqft and 23 units owned by BOB hold how much sqft?	171 units with tenants & 25 units with Bank - 37035 sq.ft (built up) with Tenant - 5997.23 sq.ft (built up ) with Bank Out of which Commercial- 948.14 sq.ft Residential 5049.09 sq.ft (Information is already available in Tender Documents)
4	Can you make a separate structure for rehabilitation? Will BOB and tenants be ok with this?	Bank wishes to sale off the property on as is what is & as is where is basis and has no objection on bidders plan of development.
5	What is the maximum FSI as per BOB calculations?	Bank has considered Maximum FSI as per extant provisions of statutory bodies.
6	What is the role of Anarock in this?	Bank has empaneled M/s. ANAROCK as real consultant for assisting Bank in the Divestiture of its properties including the captioned properties i.e. Denawadi
7	10 commercial units are belonging to BOB or some other tenants?	-2- Commercial Units are with Bank -8- Commercial Units with illegal tenants



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		(Information is already available in Tender Documents)
8	a. Is any ground survey of the plot done? Can we get the autocad copy ... we need to check if building fits or not, given the narrow width and dimensions of the plot.	Bidders may visit the site & assess or develop the same by taking prior appionment of personal as details in tender documents.
	b. Provision of Ground survey autocad and would be helpful if can be considered. We can even get it done by our agency if bank permits to us. Given the layout, it is very critical to know the ground survey.	Layout of the plot is in rectangular shape having total Land area 3263.34 sq.mt. Bidders who are interested may get the same done subject to prior approval of visit from Bank.
9	The tenants 171 is illegal can clarify also currently any court matter or any type of litigation with tenants regarding redevelopment	No Such cases with regard to redevelopment.
10	If only 1 bid comes, will BOB still proceed?	Bank management would take the necessary decision in the matter in the best interest of the Bank.
11	Commercial means office space or retail or either	Commercial means Office Space with due certification from municipality for commercial operation.
12	Does bidder have to buy back the area from bank at later date or just handover the area?	As per tender terms and conditions, the bidders have to offer Residential Space 12000 sq.ft and Commercial Space 1800 sq.ft in addition to upfront amount of Minimum ₹.45 Cr (reserved) to qualify in the tender process.
13	If there is no bid, then BOB will continue with this tender or will have fresh process.	Bank management would take suitable decision in the matter in the best interest of the Bank.
14	Do we have the right to up our bid during e-auction ... or once bid, that would be final and no upward revision would be permitted.	Bidders would get the opportunities to improve their offer through e- auction.  Date of e-Auction shall be intimated separately to the bidders with responsive price bids



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15	What is the criteria to qualify for e-auction, meeting base price and all annexures only right ... not that top 3 bidders only qualify for e-auction	<p>The Bidders have to quote Minimum Reserve price of Component A is ₹.45 Crs and Reserve value for the component of B &amp; C in terms of Carpet Area 12000 sq.ft and 1800 sq.ft respectively for qualify in the e-auction process. In case the bidder don't intend to quote any value or quoting below reserve values in Component B &amp;/or C, the bidder may be in contention, provided the bidders agrees to offer ₹.34Crs and /or ₹.6.5Crs (calculated as NPV @9% against the minimum carpet area asked) for component B &amp; C respectively as upfront cash to the bank, in addition to our already offered value against Component A</p> <p>Further, e-Auction will be held on online Platform details of which will be shared separately after opening of Technical Bid and Financial bids.</p>
16	When can there be an informal dialogued with tenants.	Bidders may directly approach tenants.

**All the other terms and conditions of the tender will remain unchanged.**

The last date of online submission of the Tender bids shall remain 27/02/2025 upto 1500 hrs and Technical bid shall be opened on the same day @ 1530 hrs.

Sd/-

**General Manager  
(Facilities Management, COA,PD&RD)  
BCC, Mumbai**

**Date 17/02/2025**