

THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, NAGPUR.
Head Office : Ruikar Road, Gandhisagar, Nagpur- 440 018.
E-mail ID : nagpurdcc.bank@gmail.com
website www.nagpurdccbank.com
Fax No. (0712) 2722897, Ph.No. 2729273, 2729309, 2722460, 2723128

Tender Notice
For Sale of Land and Building
AT PRIME LOCATION IN NAGPUR CITY.

- 1] **Property (Clear Title) for Sale** : Sealed tenders are invited from the interested parties for purchase of Commercial Complex "Mahal Sankul" (Land & Building) owned by the bank situated at Market Place on Tilak Road, Near Gandhi Gate, Mahal, in Nagpur Municipal Corporation area, Ward No.34, bearing N.M.C. House No.25, constructed on piece of land admeasuring 31486 Sq.ft. and having construction thereon consisting of 7 stories (1+6) with basement parking facilities. Total built-up area is 65785 Sq.Ft. Schedule/details of Property to be sold is enclosed with Tender form.
- 2] The property shall be sold on "AS IS WHERE IS AND AS IS WHAT IS BASIS". Tenderer has to quote the price for properties (Land & building) together.
- 3] Reserve Value (Cost) of the property (land and building) fixed at RS.80.00 crores. (RS.Eighty Crores only).
- 4] **Sale & Cost of Tender forms** : Tender form together with terms and conditions for sale can be obtained from Chief Officer (Administration) on working days during working hours from dated 06/11/2012 to 26/11/2012 (11.00 A.M. to 2.30 P.M.) on payment of RS.10,000/- (RS.Ten thousand only) (Non-refundable) at the cash counter of bank of the Head Office, Nagpur.
- 5] **Acceptance of Tender Form/EMD/Supporting Documents** : Sealed tender shall be accepted on or before dt. 26/11/2012 upto 2.30 p.m. on working days during working hours alongwith crossed Demand Draft/ Pay order for RS.10,00,000/- (RS. Ten lakhs only) towards Earnest Money Deposit in favour of bank payable at Nagpur. Tender accompanying without D.D./ Pay order shall not be accepted and summarily rejected. No cheque shall be accepted. The papers/ documents i.e. Company/Firm registration Certificate, PAN No., Income Tax clearance certificate, address proof etc. must accompany the Tender form.
- 6] The sealed tenders shall be opened in presence of the Tenderers at Collector Office, Nagpur on dt. 27/11/2012 at 2.00 P.M.
- 7] Tenders without Earnest Money & incomplete tender shall not be accepted and shall be summarily rejected.
- 8] Conditional Tenders will not be accepted in any case/at any condition.
- 9] The terms & conditions are mentioned in the tender document. The Bidder has to give the written undertaking about the acceptance of all terms and conditions.
- 10] Committee reserves rights to cancel, postpone, stay or change the date of sale without assigning any reason/reasons.
- 11] The right to approve or reject the offer without assigning any reason is reserved by the Committee.
- 12] In case of any dispute, the Committee's decision shall be final and shall binding on the parties.

Interested persons may contact for detailed enquiry to Chief Officer (Adm.)/ Member Secretary (Mbl.No. 09545767785) of Sale Committee at Head Office, Nagpur of the bank on above address during working days & working hours from 11.00 A.M. to 5.00 P.M.

Note : Details are also available on website www.nagpurdccbank.com.

[D.V. WANKHEDE]
Chief Officer (Adm)/Member Secretary
Mahal Complex Sale Committee
The Nagpur Dist.Central Co-op. Bank Ltd, Nagpur.

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-: Terms and Conditions for Sale of Commercial Complex (Land & Building) :-

- 1] Reserve value (Cost) of the property (Land & Building) fixed at Rs.80.00 Crores (Rs. Eighty Crores only).
- 2] The sale of property (Land, building) shall be sold on the basis of "AS IS WHERE IS AND AS IS WHAT IS BASIS". Tenderer has to quote the price for properties (Land & building) together.
- 3] The offers in the prescribed Tender form be submitted in a sealed envelope clearly subscribed with the words. "TENDER FOR PURCHASE OF PROPERTY (LAND & BUILDING) OF THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, NAGPUR".
- 4] All tenders duly sealed in an envelope and addressed to the Chief Executive Officer, THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, NAGPUR must be submitted to Chief Officer (Administration)/Member Secretary of Sale Committee at the Office of THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, RUIKAR ROAD, GANDHISAGAR, NAGPUR on 26/11/2012 during working days & working hours.
- 5] The Tender Forms should be filled in completely. The offer amount should be clearly indicated both in figures as well as in words.
- 6] Sealed tender shall be accepted on or before dt. 26/11/2012 upto 2.30 p.m. alongwith crossed Demand Draft/ Pay order for Rs.10,00,000/- (Rs. Ten Lakhs only) drawn on any Nationalised Bank towards Earnest Money Deposit in favour of THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, HEAD OFFICE, NAGPUR.
- 7] Tender accompanying without D.D./ Pay order shall not be accepted and summarily rejected. No cheque shall be accepted. The papers/ documents i.e. Company/Firm registration Certificate, PAN No., Income Tax clearance certificate etc. must be accompany with Tender form.
- 8] The Tenders shall be opened on 27/11/2012 at 2.00 p.m. at office of the THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, HEAD OFFICE, NAGPUR in presence of Tenderers those who shall present at that time.
- 9] After opening of tenders, the tenderers shall have right to raise the Bid-amount proportion of minimum of Rs. 10,00,000/- (Rs. Ten Lakhs only) and there shall be no objection from other tenderers, who also granted the said liberty. The bidder whose bid offer is highest of all will be declared as successful bidder.
- 10] The Hon'ble Collector, Nagpur, Chairman of Mahal Complex Sale Committee also reserves the rights of calling the tenderers for negotiations after the tenders are opened.
- 11] The successful tenderer/bidder must have to deposit 25% amount of Bid by Pay order or D.D. within 3 days from the date of acceptance of Bid and remaining 75% amount shall be deposited within 15 days from acceptance of Bid. If the tenderer/bidder fails to deposit the amount as above, the Sale Committee reserves rights to forfeit the amount, which is paid by the bidder/ tenderer and the Committee shall be at liberty to re-auction the property.
- 12] Second highest tenderer shall be preserved for consideration, if highest bidder fails to fulfill the terms & conditions of sale. But it shall be solely on the discretion of the Committee and it shall be binding on the second highest tenderer.

- 13] On receipt of full sale consideration, the sale certificate shall be issued by the Bank after due approval of the Committee and shall cooperate to execute the Sale Deed.
- 14] The tenderer/bidder has to bear/incur all the expenses/charges for registration of Sale Deed such as registration fee, stamp duty & other required expenses at the time of execution of Sale Deed of said property.
- 15] In case of unsuccessful bidding the amount of E.M.D. shall be refunded to them within reasonable time from the date of approval of the bid in favour of successful bidder by the Committee. The E.M.D. will not carry any interest whatsoever.
- 16] All outgoing by way of Municipal Taxes and property taxes in respect of piece and parcels of Land & Building included in the Tender shall be the liability of the Tenderer from the date on which acceptance to the offer is conveyed to the tenderer. The successful tenderer shall also be liable for all such outgoing if levied retrospectively after the date of execution of the conveyance deed.
- 17] Purchaser shall comply with all Statutory Provisions, Rules & Regulations, Bye-laws, etc, in all respects, including paying all fees, taxes in accordance with provisions of any Central or State enactment, Ordinance of other statute, or any regulation or by law of any local or other duly constituted authority.
- 18] Requisite Statutory/ other permissions from any of the concerned authorities such as Local Bodies/ Authorities, State Government etc. shall have to be obtained by the Purchaser.
- 19] Before submission of the tender, the Tenderers are advised to visit the property site and satisfy themselves about area, location, construction and other details. The tenderer should obtain necessary information regarding the property on their end before submission of tender, from Urban LAND Ceiling Act, authorities, Nagpur Municipal Corporation and any other Govt. Departments/Authorities regarding Zoning Regulations, Congested/ Non congested, Allowable FSI, Ground coverage, Reservation and Roads etc. and regarding any other issues as deemed necessary by the prospective Tenderers, it is also on the basis of "AS IS WHERE IS AND AS IS WHAT IS BASIS" lying in the entire premises. The details given in the Tender form. Offers by the tenderers will be deemed to have been made on the clear understanding that intending tenderers have satisfied themselves fully with regard to the nature, conditions, quality and quantity of building upon inspection or otherwise. No error or omission or mis-description whatsoever found in the description list & no defects or faults in the items shall invalidate the tender or be subject of any claim on the part of the tenders. The tenders shall be deemed to have been submitted by the tenderers with full knowledge of the actual condition of the building. No complaint or claim from tenderers shall be entertained for any shortage, defects, fitness for specific purpose etc.
- 20] The bidding offer should be kept valid and cannot be withdrawn by the Tenderer till the bid is finalized and approved by Committee.
- 21] Committee reserves rights to cancel, postpone, stay or change the date of sale without assigning any reason/reasons.
- 22] The right to reject any or all the tenders without assigning any reason is reserved by The Hon'ble Collector, Nagpur & Chairman of Mahal Complex Sale Committee, of the Nagpur District Central Cooperative Bank Ltd, Nagpur.

[D.V. WANKHEDE]
Chief Officer (Adm)/Member Secretary
Mahal Complex Sale Committee
The Nagpur Dist. Central Co-op. Bank Ltd, Nagpur.

THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, NAGPUR.
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Tender Form for purchase of Commercial Complex "Mahal Sankul" (Land & Building)

(To be filled by Bidder)

(Cost Rs. 10,000/- Non Refundable)

To,
The Collector, Nagpur/ Chairman,
Mahal Complex Sale Committee,
C/o. The Nagpur District Central Cooperative Bank Ltd,
Head Office : Ruikar Road, Gandhisagar,
Nagpur - 440 018.

Sir/Madam,

As per the advertisement for Sale of **Commercial Complex "Mahal Sankul"** (Land & Building) published in daily newspaper dated **06/11/2012** and **website www.nagpurdccb.com** I/ we, hereby tendering my/our offer for purchase of the same building. The details are given as follows.

- 1] Full name of the Tenderer :
(Individual/Firm/Company)
(Please specify)
(Attach certificate of Registration)
- 2] Permanent Address :
(Attach copy of Address Proof) Telex
- 3] Telephone/Mobile number/. :
E-mail ID.
- 4] PAN Number :
(Attach copy of PAN Card &
Tax Clearance Certificate)
- 5] Age (In case of individual) :
- 6] Occupation :
- 7] Details of property to be purchased :
(As per advertisement) : Mahal Sankul (Land & Building).
.....
- 8] Reserve Price (as per advertisement) : **Rs. 80.00 crores [Rs. Eighty Crores only]**
- 9] Tender Cost : `
[In words `
.....]
- 10] Earnest Money Deposit. : **Rs.10,00,000/-.**
D.D./Pay order enclosed **[Rs. Ten lakhs only]**
herewith. (D.D./Pay Order No.
dated Drawn on
..... Bank payable at Nagpur).

I/we, have read the terms and conditions of sale, which are enclosed with Tender form and are accepted by me.

Date : Signature
(Name of the Individual/Firm/Company etc.)

✂ ----- cut from here -----

ACKNOWLEDGMENT

Received sealed Tender Form from Shri./M/s..... as per advertisement dated 06/11/2012 published in newspaper.

Nagpur,
Date :

Signature of the Receiver
(D.V. Wankhede)
Chief Officer (Adm.)
Nagpur D.C.C. Bank Ltd. Nagpur

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**Consent of Bidder regarding acceptance of Terms and Conditions for
Sale of Commercial Complex (Land & Building)**
(To be furnished with Tender Form)

- 1] Reserve value (Cost) of the property (Land & Building) fixed at Rs.80.00 Crores (Rs. Eighty Crores only).
- 2] The sale of property (Land, building) shall be sold on the basis of "AS IS WHERE IS AND AS IS WHAT IS BASIS". Tenderer has to quote the price for properties (Land & building) together.
- 3] The offers in the prescribed Tender form be submitted in a sealed envelope clearly subscribed with the words. "TENDER FOR PURCHASE OF PROPERTY (LAND & BUILDING) OF THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, NAGPUR".
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- 6] Sealed tender shall be accepted on or before dt. 26/11/2012 upto 2.30 p.m. alongwith crossed Demand Draft/ Pay order for Rs.10,00,000/- (Rs. Ten Lakhs only) drawn on any Nationalised Bank towards Earnest Money Deposit in favour of THE NAGPUR DISTRICT CENTRAL COOPERATIVE BANK LTD, HEAD OFFICE, NAGPUR.
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- 10] The Hon'ble Collector, Nagpur & Chairman of Mahal Complex Sale Committee also reserves the rights of calling the tenderers for negotiations after the tenders are opened.
- 11] The successful tenderer/bidder must have to deposit 25% amount of Bid by Pay order or D.D. within 3 days from the date of acceptance of Bid and remaining 75% amount shall be deposited within 15 days from acceptance of Bid. If the tenderer/bidder fails to deposit the amount as above, the Sale Committee reserves rights to forfeit the amount, which is paid by the bidder/ tenderer and the Committee shall be at liberty to re-auction the property.
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- 17] Purchaser shall comply with all Statutory Provisions, Rules & Regulations, Bye-laws, etc, in all respects, including paying all fees, taxes is in accordance with provisions of any Central or State enactment, Ordinance of other statute, or any regulation or by law of any local or other duly constituted authority.
- 18] Requisite Statutory/ other permissions from any of the concerned authorities such as Local Bodies/ Authorities, State Government etc. shall have to be obtained by the Purchaser.
- 19] Before submission of the tender, the Tenderers are advised to visit the property site and satisfy themselves about area, location, construction and other details. The tenderer should obtain necessary information regarding the property on their end before submission of tender, from Urban LAND Ceiling Act, authorities, Nagpur Municipal Corporation and any other Govt. Departments/Authorities regarding Zoning Regulations, Congested/ Non congested, Allowable FSI, Ground coverage, Reservation and Roads etc. and regarding any other issues as deemed necessary by the prospective Tenderers, it is also on the basis of "AS IS WHERE IS AND AS IS WHAT IS BASIS" lying in the entire premises. The details given in the Tender form. Offers by the tenderers will be deemed to have been made on the clear understanding that intending tenderers have satisfied themselves fully with regard to the nature, conditions, quality and quantity of building upon inspection or otherwise. No error or omission or mis-description whatsoever found in the description list & no defects or faults in the items shall invalidate the tender or be subject of any claim on the part of the tenders. The tenders shall be deemed to have been submitted by the tenderers with full knowledge of the actual condition of the building. No complaint or claim from tenderers shall be entertained for any shortage, defects, fitness for specific purpose etc.
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I/we, have read the above terms and conditions of sale and agreed with the same.

Date : Signature
(Name of the Tenderer)

Seal