

SB Collect Tender ID : BHO201906079



**SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.
(A WHOLLY OWNED SUBSIDIARY OF SBI)**

INVITES OFFERS ON BEHALF OF

STATE BANK OF INDIA

FOR

**SALE OF BANK'S 53 FLATS ON INDIVIDUAL BASIS
AT VIKAS TOWER, INDIRA COMPLEX , NAVLAKHA, INDORE**

Last date for submission of Application Form / Pre-Qualification Bid:
3.00 PM on 05.07.2019

**Address for submission of Application:
Asstt. Vice President (Civil),
SBIIMS at SBI Administrative Office, Y N Road, Indore**

Opening of Application Form / Application Form / Pre-Qualification Bid:
3.30 PM (IST) on 05.07.2019 at SBIIMS, Admin. Office, Indore

**VICE PRESIDENT & CIRCLE HEAD
SBI Infra Management Solutions Pvt. Ltd.,
Circle Office, Mezzanine Floor, SBI LHO Building,
Arera Hills, Hoshangabad Road, Bhopal**

NOTICE INVITING TENDER

SBI Infra Management Solutions Pvt. Ltd. (SBIIMS), Circle Office, Bhopal, on behalf of State Bank of India, invites sealed applications from intending persons in the name of their husband/ wife or minor child satisfying the prescribed eligibility criteria for sale (through e-forward auction/highest quote) of the 53 Flats Residential Flats, Vikas Towers, Navlakha, Indore possessed by State Bank of India on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and as per the terms and conditions mentioned herein.

1	Type of work	Sale of Bank's 53 Residential flats C-1 Type : 08 Flats, Super built-up area 111.548 sq.mt. (1200 sq.ft.) C-2 Type : 45 Flats, Super built-up area 105.564 sq.mt. (1136 sq.ft.)								
2	Newspaper Advertisement date	15/06/2019								
3	Property Name/ Location	STATE BANK OF INDIA FLATS (2 BHK), VIKAS TOWERS, NAVLAKHA, INDORE INDORE								
4		BLOCK & FLOOR WISE LOCATION OF THE FLATS								
	Building/Block	Flat Type	Floor -2	Floor -3	Floor -4	Floor No.5	Floor -6	Floor -7	Floor -8	Floor-9
			Flat No.	Flat No.	Flat No.	Flat No.	Flat No.	Flat No	Flat No.	Flat No.
	Tower A	C-1	8	-	-	-	-	-	62	-
	Tower B	C-1	2	-	-	-	38	47	-	-
	Tower C	C-1	-	-	-	-	41	50	59	-
	Tower A Wing-R	C-2	9	18	27	36	45	54	63	69
	Wing-L	C-2	-	16	25	34	43	52	61	
	Tower B Wing-R	C-2	3	12	21	30	39	48	57	-
	Wing-L	C-2	1	10	19	28	37	46	55	64
	Tower C Wing-R	C-2	-	15	24	33	42	49	60	67
	Wing-L	C-2	4	13	22	31	40	51	58	66
	Tower B	C-2							56	
	Total	53	6	6	6	6	8	8	9	4
5	Date of sale	03.07.2019								
6	Existing Property use	Residential purpose								
7	Purchased date Of property	17.02.1993								
8	Purchase from	IDA (Indore Development Authority)								
9	Type of property	Lease hold								
10	Lease period	Initial Lease Period: 30 years (w.e.f. 16/02/1993) Lease extendable : 02 times for 30-30 yrs. Increase of Lease Rent on renewal upto 50%								

11(a)	Reserve price	C-1 Type : 02 Flats on 2 nd Floor Rs.23,77,000/- C-1 Type : 07 Flats on 3 rd to 8 th Floor Rs.21,61,000/- C-2 Type : 04 Flats on 2 nd Floor Rs.22,50,000/- C-2 Type : 40 Flats on 3 rd to 9 th Floor Rs.20,45,000/-
12	Application Processing Fee (non-refundable)	Rs 3,000/- (Non Refundable). Amount to be credited through State Bank Collect SB Collect Tender ID BHO201906079 (SB Collect an efficient MIS report generation tool). The steps involved in making the payment are provided at Annexure-III. The receipt generated with reference No. will be submitted along with Technical bid.
13	Earnest Money Deposit (EMD)	Rs 25,000/- (Rupees twenty five thousand only) Demand Draft/Banker's Cheque issued by any Nationalised / Scheduled Bank Drawn in favour of "STATE BANK OF INDIA." Payable at Bhopal , which is to be submitted along with the Technical Bid
14	Required Documents With Application	a) Earnest Money Deposit (EMD) separately with each flat wise application b) Application processing fee of Rs 3000/- in form of DD with each application form separately (Non refundable) c) Self-attested copies of Proof of identification (KYC) viz. Aadhar card/voter ID card/ Driving license/Passport. d) Current address proof for communication (Aadhar card/voter IDcard/ Driving license/passport/Ration card/ Electricity or telephone or gas bill/ lease agreement/ House allotment letter issued by central govt/state govt/PSU/PSB), e) Pan card of the bidder f) valid e-mail id g) Contact number mobile/land line h) Duly signed each page of terms & conditions (ANNEXUR-I of this notification) i) Duly filled application form (ANNEXURE-II of this notification)
15	Date for inspection of the property	On working days 17.06.2019 to 05.07.2019 (11.00 AM to 5.00 PM) Contact person : Shri Zakir Shah, Asst. Vice President (Civil), 9892570055 Shri Naresh Kawde, Manager (Civil), 9425602522
16	Address at which the applications are to be submitted	The Asstt. Vice President (SBIIMS), SBI Infra Management Solutions Pvt. Ltd. 2 nd Floor, Admin. Office, 5 Y N Road, Indore

17	a) Last date for receiving Applications	The sealed envelope with above documents shall be superscribed as “Purchase of flat at Vikas Tower, Navlakha, Indore” The applications with the above documents needs to be submitted to the office of “ASST. VICE PRESIDENT (SBIIMS), State Bank of India , Admin. Office, 1st Floor, 5 Y. N. Road, Indore by date 05.07.2019 and time up to 3.00 pm . (Name, Address and Phone/ Mobile Number and E-mail ID of the applicant shall be mentioned in the lower left corner of the sealed envelope.
	b) Date of tender opening	05.07.2019 at 3.30 PM
18	Contact person for sale of Flat	For any clarifications regarding details of the property, submission of application, e-auction procedure etc, the prospective bidders may contact Sri. Naresh Kawde Manager (Civil), SBIIMS (Mob: 9425602522, 0755-2572553 e-mail: headbho.sbiims@sbi.co.in) or Sri. Zakir Shah, AVP (Civil), SBIIMS (Mob: 09892570055)

19. Photo copy of SALE DEED is available at **SBI, Administrative Office, Y. N. Road, Indore.**

Note: Areas mentioned above are as per the documents only and the bidder should satisfy themselves by calculating the area from the dimensions available at the site of the property.

20. This document is neither an agreement nor an offer, but only an invitation for offer by State Bank of India (SBI)/ SBIIMS. This bid document does not claim to contain all the information, which each Bidder may require. Each Bidder should, at his own costs without any right to claim reimbursement, conduct his own investigations, analysis and should check the accuracy, reliability and completeness of the information in this document and wherever felt necessary obtain independent advice.

21. SBI/ SBIIMS makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document. The information contained in this document is selective and is subject to update, expansion, revision and amendment.

22. SBI/ SBIIMS does not undertake to provide any Bidder with access to any additional information or to update the information in this document or to correct any inaccuracies if any therein, which may become apparent.

23. SBI/ SBIIMS reserves the right of discretion to change, modify, add to or alter any or all of the provisions of this document and/or the bidding process, and to reject any or all the applications without assigning any reasons whatsoever.

24. Any information contained in this document will be superseded by any subsequent written information on the same subject made available/accessible to Bidder(s) by SBI/ SBIIMS. All the bidders are advised to see amendments to the bid document, if any, before submission of the bid. Any further Addenda/ Corrigenda/ Extension of Dates/ Clarifications/ Responses to bidders' queries in respect of the above tender shall be posted in Bank's website <https://sbi.co.in> and <https://bank.sbi>

under “Important Links→[Procurement News](#)” and bidders need to download and submit the same with the bid.

25. While this document has been prepared in good faith, neither SBI/ SBIIMS nor its employees, officers, directors make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability, under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document, even if any loss or damage is caused by any act or omission on the part of SBI/ SBIIMS or its employees, whether negligent or otherwise.

26. SBI/ SBIIMS will not entertain any claim for expenses in relation or pertaining to the preparation and submission of Bids and as such no financial obligation / liability would accrue to the Bank on such eventualities.

27.If a holiday is declared on the dates mentioned above, the bids shall be received / opened on the next working day at the same time specified above and at the same venue unless communicated otherwise.

28. Please note that offers from brokers will not be entertained. No conditional bids will be accepted. Duly completed applications in the prescribed format with required documents etc should be submitted to the office of the undersigned on **or before 3:00 PM on 05.07.2019**

VICE PRESIDENT & CIRCLE HEAD (SBIIMS)
CIRCLE OFFICE, BHOPAL
0755-2272553



ANNEXURE-I

TECHNICAL BID

TERMS & CONDITIONS

1. The sale process will be done through two bid sealed cover system on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted online/offline as per the decision of the Bank/SBIIMS.
2. The intending purchaser/ bidder are required to deposit **Application Processing Fee** of Rs.3,000.00 (Non refundable) through State Bank Collect. The steps involved in making the payment are provided at Annexure-III and Sr. no 12 of Notice Inviting Tender (NIT).
3. The EMD of **Rs 25,000/- (Rupees twenty five thousand only)** in the form of Demand Draft/Banker's Cheque issued by any Nationalised / Scheduled Bank in favour of state Bank of India payable at Bhopal. Persons applying for more than 1 flat are required to submit separate application with separate EMD and separate application fees in separate envelopes.
4. To the best of knowledge and information of the authorised officer, there is no **encumbrance** on the property. However, the intending bidder should make their own independent inquiries regarding the encumbrance, title of property/ies put on auction and claim /rights/dues/affecting the property prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. The authorised officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues.
5. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
6. The purchasers who had applied earlier shall also be required to apply a fresh with required EMD of Rs.25,000/- and Application Processing Fee of Rs.3,000/-.
7. The offers, have to be submitted in 2 bid system :
 - A) **Envelop-1 Technical Bid** - should contain EMD of Rs.25,000/-, receipt of submission of Application Processing Fee of Rs.3,000/- through SB Collect and self attested copies documents in support of KYC and Technical Bid i.e. duly signed complete set of Tender along with duly filled Application form.
 - B) **Envelop-2 Price Bid**- should contain your **Quote of Amount (It should not be less than the Reserve Price)** including **Flat No.**
 - C) The application containing Envelop-1 & 2 to be submitted to Asstt. Vice President (Civil), SBIIMS, 2nd Floor, SBI Admin. Office Building, 5-Y N Road, Indore.
8. After receipt of the purchase offers, Envelop-1 will be opened. According to the nos. of receipt of offers the sale process of flats will be done through e-Forward Auction or Highest Price Quote as decided by the Bank. The same will be informed to the applicants well in advance.

9. PAYMENT SCHEDULE FOR SALE OF FLATS:

- 9.1 **25%** of bid value (including EMD) : within **7 days** from date of e-auction by successful bidder.
- 9.2 Remaining **75% of bid value** (including EMD) : **within 15 days** from the date of acceptance of e-auction bid value by SBI/ SBIIMS. Extension in payment schedule shall be at the sole discretion of SBI/SBIIMS but not exceeding 15 days in any case.



10. All the payments other (except Tender Fee and EMD) may be made in favour of SBI in the form of NEFT/RTGS or DD payment. The EMD received from the successful Bidder shall be adjusted against the final amount payable by such Bidder towards the Property. All the Payments have to be made strictly as per above schedule. Default in the deposit of the amount of successful bidder would entail **forfeiture of the whole money, already deposited** and property shall be put to re-auction and defaulting bidder shall have no claim/right in respect of property/ amount.

11. EMD of Unsuccessful bidders will be returned with in 30 days without interest from date of acceptance of highest price bid.

12. The purchaser shall bear the applicable stamp duties / additional stamp duties/transfer charges/lease to free hold fee etc. and also all the statutory /no statutory dues / taxes/electricity dues/assessment charges, fees etc. owing to anybody.(Please confirm from respective department (Electricity dept/ Municipal Corporation etc) for any dues before apply for purchase of flat)

13. The sale certificate for transfer of property will be issued in the name of purchaser /applicant(s) only and will not be issued in any other name (s).

14. All the statutory dues/charges on actual basis will be borne by the successful purchaser.

15. Intimation of acceptance of price would be conveyed to the purchaser by e-mail and by Registered Post/ Speed Post at the notified address. Upon receipt of the same the purchaser is required to make payment as per the payment schedule.

16. The authorized officer/bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourned/postponed/cancel the e-auction and withdraw any property or portion there of from the auction proceedings and act any stage without assigning any reason there for.

17. Mode of Sale:

17.1 Applications for sale of flats are invited from intending individual persons (in the name of husband/wife or minor child) for each flat separately.

17.2 Sale will be conducted on the basis of the highest price (but not less than reserve price) quoted by the bidder in Price Bid and acceptable by the SBI/MSB/ Bank.

17.3 Sale/ Transfer of flat will be confirmed in the name of the successful bidder (husband/ wife or minor child) only. No nominee(s)/any other person will be entertained on behalf of the applicant.

17.4 It shall be the responsibility of the Successful Bidder to get the Property registered in its name in records of the concerned authorities. The Bank would endeavor to execute the sale deed in favour of the successful bidder within 30 days of the receipt of the full amount of the bid at the cost and expenses of the bidder. Possession of the property will be given to the purchaser only on execution and registration of the sale deed.



17.5 The property will be sold/transferred on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” on IDA (Indore Development Authority) lease deed terms and conditions, which are binding in nature on successful bidder. Bidder have to comply all the rules and regulations and terms and conditions as mentioned in the Sale Deed 17/02/1993.

18. ELIGIBILITY CONDITIONS

The intending applicant should submit application for participating in the e-auction with following documents:

- a) Earnest money deposit of Rs.25,000/- (separately for each flat wise application).
- b) Application processing fee of Rs 3000/- through SB Collect with each application
- c) Self-attested copies of Proof of identification (KYC) (Aadhar card/voter IDcard/ Driving license/passport)
- d) Current address proof for communication (Aadhar card/ voter IDcard/ Driving license/passport/Ration card/ Electricity or telephone or gas bill/ lease agreement/ House allotment letter issued by Central govt/ State govt/ PSU/ PSB)
- e) Pan card of the bidder
- f) valid e-mail id
- g) Contact number mobile/land line
- h) Application form (ANEEXURE-I)

PLEASE NOTE

- a. Canvassing in any form would be a disqualification
- b. Any conditional offer is not acceptable to the Bank/SBIIMS and is liable to be rejected.
- c. Any offer must be made by filling in the specified bid forms which must be completed in all respects and all the documents required must be enclosed. Incomplete offers are liable to be rejected.
- d. Intending bidders are advised to go through the terms and conditions carefully and satisfy themselves about the extent of land, title of the property and any other documents related to the property before submitting their bids.
- e. All pages/ documents submitted with the application form must be signed.

Applicants' signature for acceptance of terms and conditions



ANNEXURE-II

PRICE BID

To,
VICE PRESIDENT & CIRCLE HEAD
SBI Infra Management Solutions Pvt. Ltd.,
Circle Office, Mezzanine Floor, SBI LHO Building,
Arera Hills, Hoshangabad Road,
Bhopal

APPLICATION FOR PURCHASE OF BANK'S FLATES AT VIKAS TOWERS, INDIRA COMPLEX, INDORE

APPLIED FOR FLAT NO :.....

Sr. No	Description	
1	Name of the Applicant	
2	Address	
3	Contact details. MobileNo./telephone number	
4	Flat No.	
5	Quote of Amount (Should not be less than Reserve Price) (Both in numbers and words)	
6	e-Mail ID:	
7	PAN NO.	
8	KYC DOCUMENT ENCLOSED (YES/ NO)	Name of document: No.
9	ADDRESS PROOF ENCLOSED (YES/ NO)	Name of document No.
10	APPLICATION FEE DETAILS (NON-REFUNDABLE) Rs.3,000/- Through SB Collect	Reference No. DATE:
11	EMD DETAILS Rs.25,000/-	Rs: DD No. DATE: ISSUING ABNK

Applicant's signature



Annexure-III

The steps involved in making the payment through SB Collect are as under:-

1. The Bidder / Vendor needs to use SBI internet banking site <http://www.onlinesbi.com/>.
2. Select **"SB Collect"** from Top Menu, that will lead to the next page:
3. **"Proceed"** will lead to the next page"
4. Select **"All India"** in State of Corporate/Institution" & select **"Commercial Services"** in "Type of Corporate/Institution".
5. **"Go"** will lead to the next page"
6. Select **"SBI Infra Management Solutions"** in Commercial Services Name and "Submit"
7. Select **"Tender Application Fee"** in "Payment Category" and enter the **"Tender ID"** exactly as we preloaded with characters in Uppercase only in place of Circle Codes.
8. The next page will be ready with few of the Preloaded Tender Details:
9. The Vender will have to fill up the fields properly and upon making the payment a receipt will be generated with a Reference No.

NOTE: Any type of vender, whether dealing with SBI or other bank can use the SB Collect facility.

Even a bidder not dealing with any bank can use this portal and generate challan and deposit by cash in any SBI branch. The bank charges for cash deposit will be also borne by the vender himself.