**Reserve Bank of India, Estate Department, Bhopal**
**www.rbi.org.in**

**Sale of the surplus property of Reserve Bank of India at Teela Jamalpura, Bhopal**

Reserve Bank of India intends to transfer its rights and interests by sale, against consideration, in residential leasehold properties situated at Teela Jamalpura, Tehsil - Huzur, District - Bhopal, Madhya Pradesh – 402611, comprising 03 (three) parcels of residential plots, with a consolidated land area of 20,777.14 sq. ft., along with 28 dwelling units (flats) and other miscellaneous structures thereon. The property is leased to Reserve Bank of India by Madhya Pradesh Housing and Infrastructure Development Board through two separate Lease Deeds, which are valid till April 2036.

2. Accordingly, the Reserve Bank of India invites proposals from interested parties. The last date for submission of proposals is up to 15:00 Hrs on October 21, 2026.

3. M/s Cushman and Wakefield India Pvt Ltd (CWIPL) has been appointed by the Bank, to organize and manage the process of the said transfer of the property. For any enquiries/clarifications, prospective bidders may contact authorized representative of CWIPL at Contact Number: +91 8356082053.

4. For details of the property, prescribed format and mode of submission of proposal, terms and conditions of the sale, and other relevant information, please refer to the detailed RFP published on Reserve Bank of India's website (www.rbi.org.in). The RFP may be accessed under the 'Tenders' section of the website.

5. Amendments / Corrigendum to the RFP, if any, will be notified only on the RBI Website as above and will not be published in any of the newspapers/websites/any other communication channels.

6. The Reserve Bank of India reserves the right to accept/reject any or all the proposals received without assigning any reasons therefor.

Date: September 22, 2026
Place: Bhopal

Regional Director
Reserve Bank of India
Bhopal

## भारतीय रिजर्व बैंक, संपदा विभाग, भोपाल
## Reserve Bank of India, Estate Department, Bhopal

## भोपाल के टीला जमालपुरा स्थित भारतीय रिजर्व बैंक की अधिशेष संपत्ति का विक्रय
## Sale of the surplus property of Reserve Bank of India at Teela Jamalpura, Bhopal

### DISCLAIMER

Reserve Bank of India (a statutory body incorporated under the Reserve Bank of India Act, 1934) having its Central Office at Shaheed Bhagat Singh Marg, Fort, Mumbai and having one of its Offices at Hoshangabad Road, Bhopal, AND M/s Cushman and Wakefield India Pvt. Ltd., Mumbai, have jointly prepared this document to give background information regarding 'Sale of the surplus property of Reserve Bank of India at Teela Jamalpura, Bhopal' to the interested parties. While Reserve Bank of India and M/s Cushman and Wakefield India Pvt. Ltd., Mumbai, have taken due care in preparation of the information contained herein and believes it to be accurate, neither Reserve Bank of India nor M/s Cushman and Wakefield India Pvt. Ltd., Mumbai or any of its authorities/agencies/concerned officers, employees/agents/advisors give any warranty or make any representation, express or implied, as to the completeness or accuracy of information contained in this document or any additional information which may be provided later in connection with sale of the property under reference.

The information is not intended to be exhaustive. Interested parties are required to make their own inquiries and respondents will be required to confirm in writing that they have done so, and they do not rely only on the information provided by RBI and M/s Cushman and Wakefield India Pvt. Ltd., Mumbai, in submitting their bids. The information is provided on the basis that it is non-binding on the Reserve Bank of India, M/s Cushman and Wakefield India Pvt. Ltd., Mumbai or any of its authorities/agencies/concerned officers/employees/agents/advisors.

The Reserve Bank of India reserves the right not to proceed with the transfer of leasehold rights or to change the configuration of the said proceedings/procedures, to alter the timetable reflected in this document or to change the process to be applied with due notice. It also reserves the right to decline to discuss the matter further, with any party expressing interest. In such a scenario, no reimbursement of cost of any type will be made to persons or entities expressing interest based on this document.

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| भारतीय रिज़र्व बैंक, भोपाल, टीला जमालपुरा, भोपाल स्थित आवासीय पट्टाधृत संपत्ति में अपने अधिकारों एवं हितों को निर्धारित मूल्य के बदले विक्रय के माध्यम से हस्तांतरित करना चाहता है। यह संपत्ति मध्य प्रदेश हाउसिंग बोर्ड से पट्टे पर ली गई हैं, जिनके दो अलग-अलग पट्टा-विलेख हैं तथा वर्ष 2036 तक वैध हैं। उक्त संपत्ति, जिसमें ज़मीन के तीन हिस्से और उन पर बनी इमारतें और ढाँचे, जो जर्जर हालत में हैं, शामिल हैं, के संबंध में संपूर्ण पट्टाधृत अधिकारों एवं हितों को निर्धारित मूल्य के एवज में विक्रय के माध्यम से केवल एक ही पट्टेदार को हस्तांतरित एवं समनुदेशित किया जाएगा।<br>Reserve Bank of India, Bhopal intends to transfer its rights and interests by sale, against consideration, in residential leasehold properties situated at Teela Jamalpura, Bhopal. The property is taken on lease from Madhya Pradesh (M.P). Housing Board on two separate lease-deeds which are valid till April 30, 2036. The entire leasehold rights and interests in respect of the property comprising three parcels of land, with dilapidated buildings and structures thereon will be transferred and assigned by sale, against consideration, to a single lessee only. |

भारतीय रिज़र्व बैंक (जिसे आगे बैंक कहा गया है) अनुलग्नक I में वर्णित संपत्ति में अपने पट्टाधृत अधिकारों एवं हितों को निर्धारित मूल्य के एवज में विक्रय द्वारा "जहाँ है जैसा है" और "जो कुछ भी है" के आधार पर हस्तांतरित एवं समनुदेशित करना चाहता है। । तदनुसार, बैंक उपरोक्त उद्देश्य के लिए प्रस्ताव आमंत्रित करता है।

Reserve Bank of India [hereinafter called 'Bank' intends to transfer and assign, by sale against consideration, its leasehold rights and interest in the property (as described in Annexure I], on 'AS IS WHERE IS', 'AS IS WHAT IS' and 'WHATEVER THERE IS' condition. Accordingly, the Bank invites proposals for the above purpose.

मेसर्स कुशमैन एंड वेकफील्ड इंडिया प्राइवेट लिमिटेड, मुंबई को बैंक द्वारा उक्त संपत्ति के हस्तांतरण की प्रक्रिया को आयोजित एवं प्रबंधित करने हेतु नियुक्त किया गया है।

M/s Cushman and Wakefield India Pvt. Ltd., Mumbai, has been appointed by the Bank, to organize and manage process of the said transfer of the property.

**Important information to the bidders:**

| | | |
|---|---|---|
| 1 | प्रस्ताव जमा करने की अंतिम तिथि<br>Last date for submission of proposals: | 21 अक्टूबर 2026, दोपहर 03:00 बजे.<br>October 21, 2026, 03:00 P.M. |
| 2 | प्रस्ताव खोलने की तिथि (कवर I और II)<br>Date of opening of the proposals (Cover I & II): | 21 अक्टूबर 2026, दोपहर 03:30 बजे.<br>October 21, 2026, 03:30 P.M. |

| | | |
|---|---|---|
| 3 | संपत्ति का विवरण<br>Description of the property: | अनुलग्नक I.<br>Provided as Annexure I. |
| 4 | इच्छुक बोलीदाताओं द्वारा संपत्ति के निरीक्षण की अंतिम तिथि<br>Last date for inspection of the property by the intending bidders: | 19 अक्टूबर 2026.<br>October 19, 2026. |
| 5 | भुगतान का माध्यम<br>Mode of payment: | भारतीय रिज़र्व बैंक, भोपाल के पक्ष में एनईएफटी / आरटीजीएस<br>NEFT / RTGS in favor of the Reserve Bank of India, Bhopal. |
| 6 | निविदा की जानकारी के लिए वेबसाइट लिंक<br>Website link for RFP details | https://rbi.org.in/Scripts/BS_ViewTenders.aspx |

**टिप्पणियाँ Notes:**

1. यदि अनुरोध प्रस्ताव (RFP) में कोई संशोधन/शुद्धिपत्र जारी किया जाता है, तो इसकी सूचना केवल उपर्युक्त RBI वेबसाइट पर दी जाएगी तथा इसे किसी भी समाचार-पत्र/वेबसाइट/अन्य संचार माध्यम पर प्रकाशित नहीं किया जाएगा।

Amendment/Corrigendum to the Request for Proposal (RFP), if any, would be notified only on the RBI Website as above and will not be published in any of the newspapers/websites/any other communication channels.

2. आपका प्रस्ताव संलग्न प्रारूप में प्रस्तुत किया जाना चाहिए।

The bids should be submitted only in the bid format attached herewith.

क्षेत्रीय निदेशक
Regional Director
भारतीय रिजर्व बैंक
Reserve Bank of India
भोपाल क्षेत्रीय कार्यालय
Bhopal Regional Office

संलग्न:
Enclosures:

अ) अनुलग्नक I : संपत्ति का विवरण
Annexure I: Description of the property.

आ) प्रस्ताव का प्रारूप
Bid Format

# प्रस्ताव का प्रारूप
# Bid Format

महोदया / महोदय,

Madam/Dear Sir,

मैं / हम, नीचे दिए गए अनुलग्नक-I में वर्णित अचल संपत्ति में पट्टाधृत अधिकार प्राप्त करने हेतु, आपके 22 सितम्बर 2026 के अनुरोध प्रस्ताव (RFP) के माध्यम से अधिसूचित बोली प्रक्रिया में भाग लेने की अपनी इच्छा व्यक्त करता/करते हूँ/हैं। मैं/हम प्रस्ताव. बयाना राशि (EMD) का विवरण और अन्य संबंधित विवरण जमा करता/करते हूँ/हैं।

**I / We ________________________________ express my / our** willingness to participate in the bid notified, vide your Request for Proposal (RFP), dated September 22, 2026, for acquiring leasehold rights in the immovable property described in Annexure-I below. I / We hereby submit my / our proposal, details of the Earnest Money Deposit (EMD) and other relevant details.

| | | |
|---|---|---|
| 1 | बोली लगाने वाले का नाम<br>Name of the bidder: | |
| 2 | संघटन (कृपया लागू होने वाले विकल्प पर टिक करें)<br>Constitution of the entity submitting the bid (Please tick the one applicable): | व्यक्ति / HUF / प्रोप्राइटरी कंसर्न / पार्टनरशिप फर्म/ लिमिटेड लायबिलिटी पार्टनरशिप (LLP) / ट्रस्ट / प्राइवेट लिमिटेड कंपनी / पब्लिक लिमिटेड कंपनी<br><br>Individual / HUF / Proprietary Concern / Partnership Firm/ Limited Liability Partnership (LLP) / Trust/ Private Limited Company / Public Limited Company. |
| 3 | संचार पता<br>Address for communication: | |
| 4 | मोबाइल नं.<br>Contact No.<br>Mobile Number:<br>Landline No. | |
| 5 | ई-मेल आईडी<br>E-mail ID: | |
| 6 | पैन नंबर<br>आधार नंबर (व्यक्तियों के मामले में) सीआईएन/पंजीकरण संख्या/ फर्म का लाइसेंस | |

| | | |
|---|---|---|
| | PAN No.:<br>Aadhar No. (In case of Individuals):<br>CIN / Reg. No. / License of the Firm: | |
| 7 | संपर्क व्यक्ति का नाम, पता और टेलीफोन नंबर<br>Name, address and telephone number of contact person: | |
| 8 | बयाना राशि (ईएमडी)<br>Earnest Money Deposit (EMD÷ | ₹3,57,000/-<br><br>(शब्दों में In Words): केवल तीन लाख सत्तावन हज़ार रुपये<br>Three Lakh Fifty-Seven Thousand Rupees only |
| 9 | ईएमडी भुगतान का विवरण<br>Details of remittance of EMD: | <u>एनईएफटी / आरटीजीएस विवरण</u><br>दिनांक:<br>राशि:<br>यूटीआर संख्या:<br><br><u>Details of NEFT / RTGS:</u><br><br>Date:<br>Amount:<br>UTR Number: |
| 10 | बैंक खाते का विवरण जिसमें असफल बोली की स्थिति में बयाना राशि (ईएमडी) वापस कि जाएगी।<br>Details of the bidder's bank account, where EMD is to be refunded in case of unsuccessful bid: | खाता धारक का नाम<br>Name of account holder: |
| | | बैंक का नाम और पता<br>Name and address of the bank: |
| | | खाता संख्या<br>Account Number: |
| | | आईएफएस कोड<br>IFS Code: |

| | | |
|---|---|---|
| 11 | पहचान का प्रमाण<br>Proof of identification: | |
| 12 | प्रॉपर्टी खरीदने के लिए निधि का स्रोत<br>Source of funds to buy the property: | |

## प्रस्ताव से संबंधित जानकारी, नियम और शर्तें

## Disclosures, Terms and Conditions of the deal

Unless the context otherwise requires:

**'Bidder(s)', 'Offeror(s)', 'Buyer(s)' and 'Purchaser(s)'** while being used interchangeably, shall be deemed to mean and include his/her/their/its legal heirs, legal representatives and successors.

**'Request for Proposal (RFP)'** means the notice published in the newspapers and on the RBI website for inviting proposals from the public for transfer of its rights and interests by sale, against consideration, in residential leasehold properties situated at Teela Jamalpura, Bhopal.

**'The Bank'** means Reserve Bank of India, having its Central Office at Shahid Bhagat Singh Marg, Fort, Mumbai - 400 001.

**'Terms and conditions of transfer'** shall include without limitation, the terms, conditions and disclaimers stipulated/embodied, whether in this RFP, Declaration, Letter of Acceptance, Affidavits, Undertaking, etc., as amended from time to time and every other document and writing, as may be executed or caused to be executed by the bidder(s)/buyers forming an integral part of the proposal.

1. This RFP does not constitute or form part of and should not be construed as an agreement or an offer by the Bank to the prospective bidders or any other person. The purpose of this RFP is to provide interested bidders with information that may be useful to them in making their bids.

2. This RFP is not a statutory document, and it has not been registered with any regulatory or statutory authority of the Government of India or any State Government or by any Stock Exchange in India or any other jurisdiction. Neither the publication of RFP nor any information made available to the public, whether directly by the Bank or indirectly through its agents, etc., should be construed as

any recommendation, expression of opinion or advice.

3. The Bank shall not be responsible for any error, misstatement, or omission in the particulars of the Property as mentioned in the RFP. The intending bidders are therefore requested in their own interest, to satisfy themselves regarding the above and all other relevant details/material information pertaining to the property under reference, the area, measurements etc., pertaining to it, before submitting their bids.

4. The proposal shall be accompanied by the specified Earnest Money Deposit (EMD) of ₹ 3,57,000/- (Rupees Three Lakh and Fifty-Seven Thousand only), by way of NEFT / RTGS, to the bank account of Reserve Bank of India, Bhopal. Details of the bank account for payment of the EMD are as under:

| | |
|---|---|
| Name of the account holder: | RBI NEFT Inward Account |
| Account number: | 186003001 |
| Type of account: | Current Account |
| IFSC: | RBIS0BLPA01 |

5. Along with the Bid Document, the bidder(s) should also attach his/her photo identity proof, such as copy of the passport, election commission card, driving license, copy of the PAN card issued by the Income Tax Department, Aadhar Card etc. and the proof of residence, countersigned by the bidder herself/himself.

6. The proposal, duly completed in all respects and signed by the authorised signatory of the bidder shall be submitted in sealed envelopes, superscribed with ‘Proposal from Mr/ Mrs/ Ms/Messer [Name of the bidder(s)/Offeror(s)] as offer for acquiring the Bank’s leasehold rights and interest in the property at Teela Jamalpura, Bhopal, Madhya Pradesh.

   **Please note that the proposal must be submitted in separate covers. Techno-commercial Bid shall be in Cover - I & Price Bid shall be in Cover - II.**

The following shall also be written on the envelopes:

i) Name and address of the bidder:

ii) Contact number:

iii) Email ID:

The proposal shall be submitted in sealed envelopes as instructed above and addressed to 'The Regional Director, Reserve Bank of India, Estate Department, Hoshangabad Road, Bhopal - 462 011', so as to reach this office before 03:00 PM on October 21, 2026.

All queries related to the title documents and requests for site inspection must be completed prior to submission of bids and shall be directed to Mr Shams Nazir Zoha (Contact Number: +91 83560 82053 & email ID: shams.zoha@cushwake.com) of M/s Cushman and Wakefield India Pvt. Ltd.

**Please note that the E-mail IDs of the prospective bidders shall be necessary, as all the relevant communication will be conveyed through e-mail only.**

Proposals which are conditional and/or which are not accompanied by stipulated EMD amount or with inadequate EMD amount shall be treated as invalid and outrightly rejected by the Bank. Cover – I (Techno-commercial Bid) of the bids will be opened as per the scheduled date and Cover - II (Price Bid) will be opened on same day, if there are no conditions put forth by any of the bidders in Cover - I (Techno-commercial Bid) of the bid. Changes, if any, in the scheduled date of opening of the bids will be advised to all the bidders by email only.

7. Bids received after the due date and time for submission shall not be considered or entertained.

8. Bidders shall not disclose the details of the Price Bid to anyone to safeguard its secrecy.

9. The successful bidder shall be informed about the acceptance of the offer in writing / by email by Reserve Bank of India, Estate Department, Bhopal. Payment of the sale consideration shall be made by the successful bidder / buyer only by

way of remittance through NEFT / RTGS in favour of the Bank, to the bank account of the Reserve Bank of India provided herein.

10. Payment of 25% of the bid amount of the successful bidder, accepted by the Bank shall be made, within 10 days, from the date of issue of Letter of Acceptance (LOA) of the bid by the Bank. The EMD amount of ₹ 3,57,000/- (Rupees Three Lakh and Fifty-Seven Thousand only), deposited by the successful bidder shall be adjusted against the 25% of the bid amount specified above. The rest of the sale consideration, i.e. 75% of the bid amount accepted by the bank, shall be paid within 30 days, from the date of issue of Letter of Acceptance (LOA) of the bid by the Bank.

11. The successful bidder shall complete all the required formalities specified herein, within the stipulated timeframe, to proceed with the balance payment and complete the sale transaction.

12. If the rest of the sale consideration, i.e. 75% of the bid amount of the successful bidder, accepted by the Bank is not remitted within the time stipulated herein above, the EMD amount remitted by the successful bidder shall be forfeited. In such an event, the Bank shall be entitled to put up the property under reference for sale again at its absolute discretion. In such an event, the defaulting party (successful bidder / buyer) shall forfeit all her / his / their rights / claims to the property. Further, expenditure incurred by the Bank in connection with such resale of the property shall be borne and paid by such defaulting bidder / buyer, who shall also be bound to make good any loss to the Bank, arising out of such re-sale, and the bidder / buyer shall not be entitled to make any claim against the Bank, in the event of higher realisation value by such re-sale.

13. The EMD remitted by the unsuccessful bidders will be refunded to them by the Bank, within **30 days,** from the date of issue of Letter Acceptance (LOA) of the bid of the successful bidder. The EMD will not carry any interest.

14. The bidders shall not be entitled to claim any interest if the refund of EMD is

delayed for any reason whatsoever.

15. The leasehold rights and interest in the property under reference are offered on ‘As is where is’, ‘As is what is’, ‘No recourse’ and ‘Whatever there is’ basis. The Bank shall not be liable for any dues / charges, including outstanding water / service charges, transfer fees, premium, electricity dues, dues, or arrears of taxes payable to the Municipal Corporation / Local Authorities / Development Authority / Gram Panchayat, sundry creditors, vendors, suppliers and / or dues of any other nature or character, if any, in respect of the said property. The Bank / the Authorized Officer of Bank does not undertake any responsibility to procure any permission / consent / approval / license etc., for transfer of the property under reference, being offered for sale or otherwise. The payment towards the same shall be the responsibility of the buyer.

16. Wherever applicable, the successful bidder shall be responsible for deduction and deposit of tax at source, in accordance with the applicable provisions of the Goods and Service Tax (G.S.T) Act / Income Tax Act 2025 and the provisions thereof and the rules made thereunder as amended from time to time.

17. Bidders are bound by the ‘Principle of Caveat Emptor’ (Buyer Beware).

18. No failure or delay by the Bank / M/s. Cushman and Wakefield India Pvt Ltd, in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

19. The Bank reserves the right to accept or to reject the highest, any or all bids or cancel the bidding process, in whole or in part, without assigning any reason, whatsoever, either to negotiate with any of the bidders or to transfer the property under reference to any of the bidders or any other party / parties, in case all the bids are rejected. The decision of the Bank in this regard shall be final and binding on all the bidders and all concerned.

20. Subsequent to the issue of Letter of Acceptance (LOA) of the successful bidder's bid by the Bank and successful completion of payment of the sale consideration (bid amount) and formalities specified herein, the Bank shall execute such a document of sale / assignment/ conveyance / transfer of interest, as approved by the Bank, as may be required for the purpose of transfer of interest of the property in favour of the successful bidder.

21. Neither the Bank nor M/s. Cushman and Wakefield India Pvt Ltd, shall be liable in any manner, whatsoever for any loss or damages caused to the bidder(s) / buyer(s), resulting directly from the use of the information by the bidder(s)/ buyer(s), including, but not limited to, any consequential, incidental, indirect, special, or punitive damages.

22. The Bank or M/s. Cushman and Wakefield India Pvt Ltd, does not warrant the accuracy or completeness of the information contained herein or as to the existence of other facts / material, which might be significant / relevant and shall not accept any responsibility or liability whatsoever for use of or placing reliance upon the publication or any of the contents hereof. It is that no bidder / buyer shall be entitled under any law, statute, rules or regulations, principles of restitution or unjust enrichment or otherwise, to claim for any loss, damage, cost or expense, which may arise from or be incurred or suffered from anything contained in this RFP, including the accuracy, adequacy, authenticity, correctness, completeness or reliability of the information contained in this RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP. The Bank or M/s Cushman and Wakefield India Pvt Ltd or its officers or, advisors, consultants, or representatives, do not have any responsibility or liability for any such information and therefore, any liability or responsibility is hereby expressly disclaimed.

23. The intending bidders / prospective buyers are advised to satisfy themselves in their own interest, with regard to the title and correctness of other details pertaining to the property, including the dimensions, shape and area of the property under

reference, as also ascertain any other dues / liabilities / encumbrances, to which it is subjected to, from the concerned authorities / person(s) etc., to his / her / its / their satisfaction, before submitting the bids. No queries in this regard shall be entertained whether before or after the date of bidding.

24. The bidders shall not raise any grievance / complaint and shall not be permitted to withdraw their bid(s) after his / her / their / its bid is accepted by Bank either on the ground of discrepancy in the title, descriptions, location, dimensions, shape, area, type and conditions of the parcels of the land and buildings or structures thereon, marketability, defect(s) in title or on any other ground whatsoever. After the bid is accepted by the Bank, such successful bidder / buyer, shall be deemed to have unconditionally accepted all the terms and conditions of transfer of leasehold rights and interest of the Bank in the property and further shall be deemed to have waived all objections as to the title, descriptions, location, dimensions, shape, area, type and conditions of the parcels of the land and buildings or structures thereon, marketability, defect(s) in title etc., pertaining to the property under reference.

25. Any error, misstatement or omission shall not be a ground for annulment of the transfer and shall neither discharge the successful bidder / Buyer of his / her / their / its obligations nor entitle such successful bidder / Buyer to claim any compensation. The bidder / Buyer shall be obliged by the statutes / regulations of the statutory authorities local / any other authority, body, person etc. whether statutory or otherwise as may be applicable regarding the use, occupancy, and disposal of the property under reference.

26. The 'Reserve Price' of the property has been fixed at ₹ 3.57 crore, which is excluding applicable Stamp Duty, Registration Charges, GST, etc. The successful bidder / Buyer shall be required to bear / pay all such expenses, including but not limited to the applicable Stamp Duty, registration charges, municipal taxes, cess, transfer of interest fee, premium and /or any other expenses / charges, incidental thereto, in connection with the transfer of rights and interests in the property or use of the property from the date of handing over the possession.

27. After execution of the Sale / Transfer of Interest Deed or handing over the possession of property, whichever is later, the property shall remain and be at the sole risk of the successful bidder / buyer, in all respects, including but not limited to loss or damage caused by fire, theft, force majeure or other risks from the date of execution of Sale / Transfer of Interest Deed or handing over the possession of the property.

28. The intending bidder(s) may, if they so desire, scrutinise / verify the relevant documents of title and papers pertaining to the property under reference, available in the Bank's record. The same shall be available / made available for scrutiny / verification between the date of publication of the RFP and the due date and time for submission of the bids, with prior appointment and on the written request of the intending bidders. In the event the intending bidders, fail or choose not to scrutinize / verify the right, title, interest of or otherwise, the entitlement, authenticity, genuineness or marketability of the Bank's title to the property under reference , it shall be presumed / deemed that the bidders / buyers, wherever applicable have scrutinized / verified the documents of title and / or other papers pertaining thereto and further shall be imputed to have constructive notice of the contents thereof.

29. The Bank reserves the right to amend, modify, clarify, or supplement the RFP by issuance of corrigendum(s) / addendum(s). Any such corrigendum / addendum shall be notified on the RBI website only and shall form an integral part of the RFP. Where considered necessary, the Bank may extend the last / due date and time for submission of the bids.

30. Where the property is a subject matter of any suit, application, proceedings or litigation (Lis pendens) before any court, tribunal, forum or any other authority, the bidders / buyers shall not claim any compensation, damages, interest etc., from the Bank, Cushman and Wakefield India Pvt Ltd or their officers, advisors, consultants, representatives, employees in such an event of a court, tribunal, forum or any other authority annuls the sale. The sale, in such an eventuality shall

be subject to the outcome of such suit, application, proceedings or litigation, whether filed before or after the date of opening the bids or before / after acceptance of the bid by Bank and the bidder / buyer shall abide by the order(s) / direction(s) that may be passed therein.

31. The invalidity or unenforceability for any reason of any one or more term(s) of the terms and conditions of sale shall not prejudice or affect the validity or enforceability of its other terms, which shall continue in full force and effect.

32. Where a bidder communicates her / his / its / their decision to withdraw her / his / its / their bid in writing to the Bank, at any time before the due date for opening of the bid, the bidder shall be entitled for refund of the Earnest Money Deposit (EMD). In case of such an event, the EMD will be refunded within 30 days from the date of receipt of such communication regarding withdrawal of the bid by the bidder. The bidders shall not be entitled to claim any interest, if the refund of EMD is delayed for any reason whatsoever. Unless a bid is withdrawn, it shall constitute as an irrevocable bid and shall remain open for acceptance at the sole discretion of the Bank. Bids shall be valid for 90 days from the date the opening of the Cover - I (Techno-commercial bid) of the bid. This validity period may be extended for any further period, with the mutual consent of the Bank and the bidder, in writing.

33. If the successful bidder withdraws her / his / its / their bid / offer, after the due date and time for opening of Cover - I (Techno-commercial Bid) of the bids for any reason whatsoever, including but not limited to failure of the bidder to mobilise the requisite funds, the Earnest Money Deposit (EMD) remitted by such bidders shall be forfeited in full, without any further notice or obligation on the part of the Bank or M/s. Cushman and Wakefield India Pvt Ltd.

34. The Bank shall have the right to postpone / annul the bidding process at any time prior to its closure, without any liability or obligation for acceptance / rejection of bids and without assigning any reasons and without prior intimation / notice to the bidders.

35. The intending bidders may inspect the property, with prior appointment, on any working days of the Bank during office hours.

36. The intending bidders / buyers shall deal only with the Bank or M/s Cushman and Wakefield India Pvt. Ltd. and should not deal with and / or refrain from dealing with any other individuals / persons claiming to be Agents / Brokers of the Bank / and the Bank, M/s Cushman and Wakefield India Pvt. Ltd. or its officers, advisors, consultants, representatives, employees etc., shall not be liable in any manner, if any loss, damage or harm is caused or occasioned to the bidders / buyers, for having directly dealt with individuals or persons claiming to be the agents of the Bank or M/s Cushman and Wakefield India Pvt. Ltd. Under no circumstances should the bidders / buyers pay cash or otherwise hand over cheques / Pay Orders / Demand Drafts or prepaid instruments favouring the Bank or payments in any other form (including electronic) or mode to any individual or third party.

37. If any provision / clause / terms & conditions in this RFP document or any other document executed by the bidder(s), in this connection is held or declared to be invalid by a court of competent jurisdiction, all other provisions / clauses / terms & conditions hereof or such other document(s) shall remain in full force and effect.

38. The bidders are required to notify the Bank about his / her / their / its residential status, whether a Resident or a Non-Resident Indian / Person of Indian Origin or any subsequent change in such residential status. Where the bidder(s) or any of them is / are Non-Resident Indian(s) or Person(s) of Indian Origin as per the provision of the Foreign Exchange Management Act, 2000, or any other statutes / laws in force in India, such bidder(s) should have obtained all permissions, authorizations, approvals, sanctions and fulfilled all conditions prescribed therein as may be required.

39. On transfer of interest of the property, the bidder / buyer shall not have any claim of whatsoever nature against Bank, Cushman and Wakefield India Pvt Ltd or their

officers, advisors, consultants, representatives, employees. The bidders shall bear all the costs and charges associated with or relating to the preparation and submission of their bids including but not limited to preparation, copying, postage, delivery fees or any other costs incurred in connection with or relating to their bid.

40. **Non-Disclosure Clause:** The bidders shall not disclose directly or indirectly any information, materials infrastructure / system / equipment etc., which may come to the possession or knowledge of the bidder during the course of discharging their contractual obligations in connection with the contract, to any third party and shall at all times hold the same in the strictest confidence. The bidders shall treat the details of the contract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with applicable laws. The bidders shall not publish, permit to be published, or disclose any particulars of the contract in any trade or technical paper or elsewhere, without the previous written consent of the Bank. The bidders shall indemnify and keep the Bank indemnified for any loss suffered it, as a result of disclosure of any confidential information by the bidder. Failure to observe the above shall be treated as breach of contract on the part of the bidder and the Bank shall be entitled to claim damages and pursue legal remedies.

41. The bidders shall take all appropriate actions to ensure that the obligations of non-disclosure of confidential information under this contract are fully satisfied.

42. **Settlement of dispute by Arbitration**:

All disputes and differences of any kind whatever arising out of or in connection with this the terms and conditions hereof or anything done or omitted to be done pursuant hereto (whether during the progress of the sale proceedings or after its completion and whether before or after the determination of abandonment or breach of the terms and conditions hereof) shall be referred to and settled by the Bank who shall state its decision in writing. Such decision may be in the form of a final certificate or otherwise. The decision of the Bank with respect to any of the expected matters shall be final and without appeal as stated thereof. But if the buyer is dissatisfied with any matter on which a decision is taken by the Bank as above, except any of the expected matters, the buyer may within 28 days after receiving notice of such decision give a written notice to the other party requiring that matters in dispute be arbitrated upon. Such written notice shall specify the matters which are in dispute or difference of which such written notice has been given. If both the parties agree, a single Arbitrator would be appointed for the purpose. In case no agreement could be reached on the appointment of single Arbitrator, both the parties will nominate one person each as an Arbitrator on their behalf. The two Arbitrators nominated by the parties shall nominate one more person to act as third Arbitrator.

The Arbitrator or Arbitrators shall have power to open up, review and revise any certificate, opinion, decision, requisition, or notice, save in regard to the excepted matters, referred to in the preceding clause, and to determine all matters to dispute which shall be submitted to arbitration and of which notice shall have been given as aforesaid.

The Arbitrator or Arbitrators shall make her / his / its / their award within one year (or such further extended time as may be decided by her / him / it / them, as the case may be, with the consent of the parties) from the date of entering on the reference. In case during the arbitration proceedings the parties mutually settle or compromise their dispute or difference, on the parties filing their joint memorandum of the settlement or compromise, the Arbitrator, or the Arbitrators, shall make an award in terms of such settlement or compromise.

Upon any such reference, the decision on the cost incidental to the reference and award respectively shall be at the discretion of the Arbitrator or Arbitrators, who may determine the amount thereof or direct the same to be taxed as between the party and party and shall direct by whom and to whom and in what manner the same shall be borne and paid. This submission shall be deemed to be a submission to arbitration within the meaning of the Indian Arbitration and Conciliation Act, 1996 or any statutory modification thereof.

The award of the Arbitrator or Arbitrators shall be final and binding on the parties. It is agreed that the buyer shall not delay the sale proceedings, by reason of any such matter, question or dispute being referred to arbitration, but shall proceed with the sale proceedings with all due diligence and shall until the decision of the Arbitrator or Arbitrators is given, abide by the decision of the Bank. No award of the Arbitrator or Arbitrators shall relieve the buyer of her / his / its / their obligations to adhere strictly to the Bank's instructions regarding the actual carrying out of the sale proceedings. The Bank and the buyer hereby also agree that arbitration under this Clause shall be a condition precedent to any right of action under the Contract. The venue of arbitration shall be BHOPAL, MADHYA PRADESH, INDIA.

43. The highest responsive and otherwise acceptable Price Bid shall normally be considered for selection subject to the Bank's acceptance. All charges related to transfer/assignment of the leasehold rights and interests, including paperwork, documentation, registration, transfer/assignment charges, premium and other legal/statutory requirements, shall be borne by the successful bidder/buyer. The Bank shall provide such consent and execute such documents as may be required from it for giving effect to the transfer, subject to the terms and conditions of the Lease Deeds and requirements of the lessor/competent authorities.

44. **Jurisdiction and Governing Law:** Subject to the arbitration clause above, the courts at Bhopal, Madhya Pradesh, shall have jurisdiction in respect of matters arising out of or in connection with the terms and conditions hereof or anything done or omitted to be done pursuant hereto. The Governing Law/s shall be the law/s of India.

45. The bidders shall submit an undertaking on their letterheads stating that they have not committed any transgression in respect of the code of integrity.

By accepting this RFP, the bidders are deemed to have acknowledged and accepted the Terms and conditions of the sale, including the disclaimers set out herein and that it forms an integral part of the RFP. The bidder further is deemed to have unconditionally acknowledged that the Bank, M/s. Cushman and

Wakefield India Pvt Ltd, or their officers, advisors, consultants, representatives, employees do not accept any liability for any and all information contained in this RFP.

**For Reserve Bank of India**

Sd/- Authorized Signatory

I / We have diligently perused and fully understood the terms and conditions, specified in this RFP, and I / We unconditionally agree to the terms & conditions of sale, declarations, and other documents.

X

________________________________________ **(Signature of the Bidder)**

(With Seal)

X

________________________________________ **(Full Name of the Bidder)**

**Date** : ___________

**Place** : ___________

## अनुलग्नक I : संपत्ति का विवरण
## Annexure I : Description of the property

The property under reference, in 03 (three) parcels, with distressed buildings and structures thereon are situated at Teela Jamalpura, Bhopal, Tehsil - Huzur, District. Bhopal, Madhya Pradesh (M.P.), within the limits of Bhopal Municipal Corporation.

2. The property is on lease from Madhya Pradesh (M.P) Housing Board, Bhopal through two separate Lease Deeds. Both the lease deeds, which are presently in force are valid up to April 30, 2036. The buildings and structures thereon are not in use since 2007 and are in distressed condition. M.P Housing Board, Bhopal has conveyed their 'No Objection' for sale of properties by the Bank vide their letter dated May 02, 2008.

3. Under one lease, there are two parcels of land (residential plots) admeasuring 13,902.39 sq. ft., on which the following 16 L.I.G. flats are constructed:

   Flat Nos.: 207, 208, 209, 210, 211, 212, 213, 214, 249, 250, 251, 252, 253, 254, 255 and 256.

   The property is bounded by:

| **Direction** | **Boundary** |
|---|---|
| North | Independent House |
| South | Independent House |
| East | Independent House |
| West | Road |

   The flats are in a dilapidated condition and are unfit for habitation.

4. Under the other lease, there is one parcel of land (residential plot) admeasuring 6,874.75 sq. ft., on which the following 12 E.W.S. flats are constructed:

   Flat Nos.: 183, 184, 185, 186, 229, 230, 231, 232, 233, 234, 235 and 236.

   The property is bounded by:

| **Direction** | **Boundary** |
|---|---|
| North | Road |

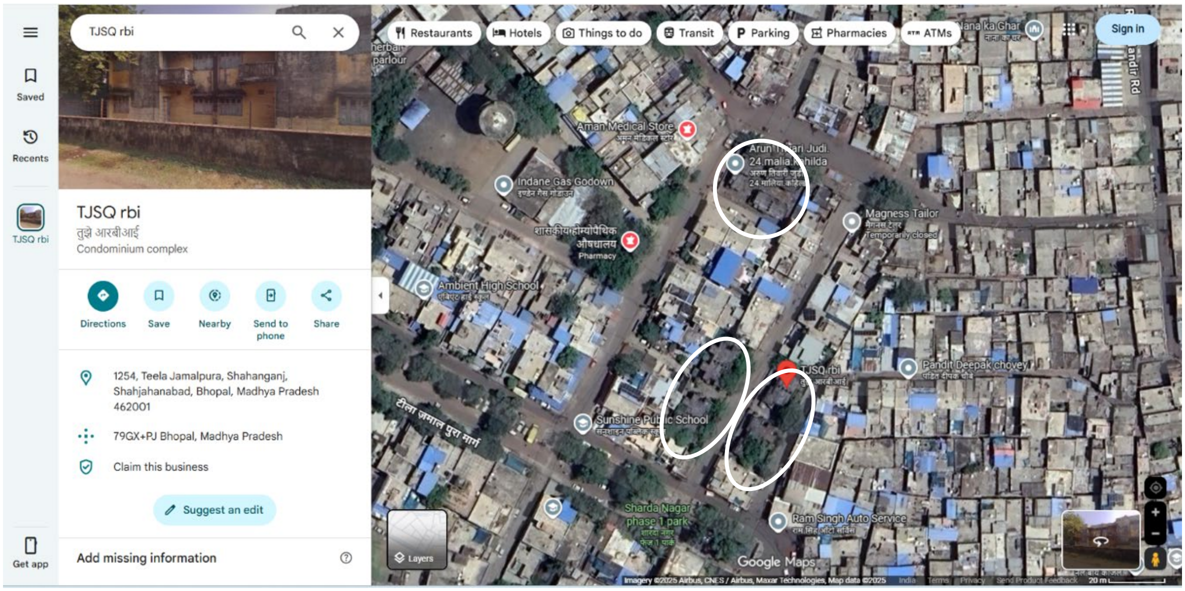
| | |
|---|---|
| South | Independent House |
| East | Shop – Magness Tailor |
| West | Road |

The flats are in a dilapidated condition and are unfit for habitation.

5. The location details of the property are as under:

| | |
|---|---|
| **Address** | Reserve Bank of India Staff Quarters, Teela Jamalpura, Berasia Road, Bhopal, Madhya Pradesh - 462 001 |
| **Total area of land:** | 20,777.14 sq. ft. |
| **Construction:** | 28 Flats and other miscellaneous structures |
| **Google Coordinates** | N23.276854, E077.398865 |

## 6. Location Map:



## Photos of the property

## Instructions for filling up the Bid Document

The Bid Document should be duly filled up and signed by the authorized signatory of the bidders and should be submitted along with copies of any of the following documents / Proof of Identity etc. of the Bidder(s).

2. In case of an individual, self-attested copies of:
   - PAN Card and Passport / Driving License / Voter's Identity Card (Any other proof of identification, with photograph, subject to the satisfaction of the authorized Officer of Bank.
3. In case of a Sole Proprietorship Concern, certificate issued by a scheduled commercial bank should be submitted along with the Bid Document, to the effect that the individual signing / executing the Bid Document is the Sole Proprietor thereof and that the account from which payments are made is maintained / operated by and in the name of the Sole Proprietorship Concern. The Bid Document should be signed / executed by the Sole Proprietor and the seal / stamp of the Sole Proprietorship Concern should be affixed wherever required. In addition to the above, copies of PAN Card or any other documents, like GST registration certificate in the name of the Sole Proprietorship concern should also be submitted along with the Bid Document. Originals of these documents shall be submitted by the bidders, on demand by the Bank.
4. In case of a Partnership Firm (including a Limited Liability Partnership Firm i.e. LLP), a certified true copy of the Partnership Deed, along with the proof of registration of the firm with the Registrar of Firms should be submitted. The Bid Document should be jointly signed / executed by all the partners of the firm or by such partner(s), holding a valid and express authority from the other partners, duly empowering any such one or more partner(s) to execute, submit bids(s) on behalf of the Partnership Firm and / or otherwise represent the Partnership Firm, subject however to the provisions contained in the Indian Partnership Act / the Limited Liability Partnership Act, as the case may be. The seal / stamp of the Partnership Firm should be affixed wherever required.
5. In case of a Company, a certified true copy of the Certificate of Incorporation, Memorandum and Articles of Association, along with necessary Resolutions of the

Company should be submitted. The Bid Document should be signed / executed by the Director(s), empowered to sign and represent the company as per the resolutions passed from time to time and / or as set out in the Memorandum and Articles of Association of the Company, subject however to the provisions contained in the Companies Act, 1956 / the Companies Act 2013. The Common seal / stamp of the Company should be affixed wherever required. The main objects of the company and / or other objects incidental to the main objects as enshrined in the Memorandum and Articles of Association of the Company should clearly include and / or indicate the power / right / authority of the Company to buy, purchase, hold or acquire property.

6. In case of a Trust, a certified true copy of the Trust Deed, clearly setting out the names of the beneficiaries, along with the proof of registration of the Trust, if any, should be submitted. The Bid Document should be jointly signed / executed by all the Trustees or by such Trustee(s), holding a valid and express authority from the other Trustees, empowering any such one or more Trustees(s), to execute or submit bids(s) on behalf of the Trust and / or otherwise, to represent the Beneficiaries of the Trust, subject however to the provisions contained in the Indian Trusts Act or any other state or central legislation / enactment dealing with trusts. The seal / stamp of the Trust should be affixed wherever required. A certificate from a scheduled commercial bank should be submitted to the effect that the individual(s) signing / executing the Invitation to Bid Document(s) is / are the Trustee(s) thereof and further stating that the account from which payments are made or Pay Orders / Demand Drafts are issued is maintained / operated by and in the name of the Trustee(s) of the Trust on behalf of the individuals beneficially entitled to the amounts in the said account and the amounts form part of the Trust's property. The main objects of the Trust and / or objects incidental to the main objects as enshrined in the Trust Deed should clearly include and / or indicate the power / right / authority of the Trustees, to buy, purchase, hold or acquire property.

7. In case of a Hindu Undivided Family (HUF), a certified true copy of the HUF Declaration, clearly setting out the names of all the members / co-parceners, along with copy of PAN Card in the name of the Karta of the HUF should be submitted. The Bid Document should be signed / executed by the Karta on behalf of the HUF,

or any other co-parcener, empowered to represent the HUF. The seal / stamp of the HUF should be affixed wherever required. A certificate issued by a scheduled commercial bank, to the effect that the individual signing / executing the Invitation to Bid Document, Declaration etc. is the Karta thereof and further stating that the account from which payments are made or Pay Orders / Demand Drafts are issued is maintained / operated by and in the name of the HUF should be furnished. The bank should also confirm the names of the members and / or co-parceners of the HUF in writing.

8. Full signatures of the bidder(s) along with stamp / seal, wherever necessary, are also required to be affixed on each page at the place marked [X] in token of acceptance of the terms and conditions of the bidding process.

**Declaration**

**To**

**The Regional Director**

**Reserve Bank of India**

**Estate Department**

**Bhopal**

**Madhya Pradesh - 462011**

Dear Sir / Madam,

I / We, the bidder(s) aforesaid do hereby state that, I / We have diligently perused and acquainted ourselves with the terms and conditions for transfer of leasehold rights and interest in the property under reference, in the RFP, Bid Document, and Declaration etc. I / We, hereby unconditionally agree to comply with and to be bound by the said terms and conditions, as mentioned in the RFP, Bid Document, and Declaration etc.

I / We further declare that I / We intend to acquire leasehold rights in respect of the property under reference from the Reserve Bank of India (the Bank), against consideration. The information furnished by me / us in the Bid Document is true and correct to the best of my / our knowledge and belief. I / We understand / agree that in the event any of the statement / information, furnished by me / us is found to be incorrect and / or untrue and /or I / We default in making payment within the stipulated period or otherwise, fail to comply with the terms and conditions of the Bid Document, my / our bid / offer shall be treated as invalid and liable to be rejected and in such an eventuality the EMD amount remitted by me / us to the Bank shall stand forfeited and the Bank shall be at liberty to annul the sale / withdraw its acceptance to the offer made to me / us at any point of time. I / We also agree that after acceptance of my / our bid / offer for purchase of the property by the Bank, if I / We fail to act upon the terms & conditions of the Bid Document / Letter of Acceptance (LOA) or am / are not able to complete / conclude / consummate the transaction within the time limit specified in the Letter of

Acceptance / Bid Document for any reason whatsoever and / or fail to fulfill or comply with any / all the terms & conditions of the Bid Document, RFP, Declaration, undertakings, Affidavits, Letter of Acceptance (LOA) etc., the EMD amount remitted by me / us to the Bank shall be liable to be forfeited by Bank.

Notwithstanding what is stated hereinabove, and, in the event, the Bank decides not to cancel / annul the offer, I / We, hereby declare and confirm that Bank shall have the right to proceed against me / us for any breach of the contract.

I / We hereby declare that the amount remitted by me / us towards the Earnest Money Deposit (EMD) and / or the amounts that will be remitted by me / us or caused to be remitted on my / our behalf in future towards sale consideration (in the event my / our offer is accepted by the Bank.), is / shall be generated through legitimate sources and does not / shall not include directly or indirectly any proceeds derived / arising out of any offense committed / abetted by me / us and / or is not designed / intended for the purpose of contravention or evasion under the Prevention of Money Laundering Act, 2002, the Rules framed thereunder and guidelines issued by the National Housing Bank (NHB) and / or the Reserve Bank of India (RBI) on Anti Money Laundering, or under any other law for the time being in force.

I / We hereby covenant, agree and undertake to indemnify and keep indemnified, save harmless the Bank, against any loss that may be caused or occasioned on account of breach of the terms and conditions of sale, whether by me,/,us including but not limited to the invitation of the bid , RFP, Declarations, Undertakings, Letter of Acceptance (LOA) etc. or in the event any of my / our representations, statements, disclosures etc. whether under the Know Your Customer (KYC) Guidelines and / or the Prevention of Money Laundering Act, 2002, or otherwise turns out to be false or incorrect for any reason whatsoever or for that matter any material information is suppressed and also against all costs, losses, charges, expenses, damages or payments whatsoever that Bank may make, be liable to pay, suffer or incur consequent upon any act, deed, matter or thing done or executed or omitted by me / us or my / our agent(s), substitute(s).

I / We am / are aware that in the event the Bank perceives, construes or has reason to believe that any one or more transactions / payments made by me / us as dubious, suspicious or undesirable (which reasoning shall be final and binding upon the bidders / purchaser and shall not be open to challenge), the Bank reserves the right to unilaterally withdraw, cancel and / or annul the transaction without assigning any reasons and inform / intimate such law enforcement agencies as it may be deemed fit and proper for investigation.

I / We am / are aware that if, for any reason the amounts remitted by me / us to the Bank, towards sale consideration is attached and /or seized or rendered liable for attachment and / or seizure or any reason whatsoever in possession of the Bank, the sale shall without any further act, deed or thing stand and / or be deemed to have been cancelled / annulled, notwithstanding execution and / or registration of the Sale / Transfer of Interest Deed in my / our favour and I / We, hereby agree and undertake to handover or cause to be handed over to the Bank, all the documents of title and other papers, Sale / Transfer of Interest Deed, possession receipts, letters etc. in my / our possession / custody / control immediately, without any demur or protest and render full co-operation to the Bank in every manner possible.

I / We, hereby confirm that the entire / part of the sale consideration / sale price remitted, rightfully belongs to me / us and the same has been paid from my / our account, maintained with banks, whether singly or jointly with others. I / We hereby confirm that the joint account holders have no objection to me / us making payment towards part / entire sale consideration to the Bank for purchasing / acquiring the property under reference.

I / We, are not disqualified in any manner and have full authority to submit bids / offers and enter binding obligations and I / We am / are not under any disability, restriction or prohibition that shall prevent me / us from performing or observing any of my / our obligations under the bidding process.

I / We am / are satisfied with the procedure followed and compliances done by the Bank, for the purpose of transfer of leasehold rights and interest in the property under reference. I / We have independently ascertained that no irregularity exists or has been committed by the Bank, M/s. Cushman and Wakefield India Pvt Ltd, or their officers, advisors, consultants, representatives, employees, while exercising powers thereunder. If the transaction is vitiated on account of any one or more irregularities in the procedure, I / We, shall not hold the Bank responsible in any manner. I / We hereby unconditionally agree and undertake to abide by and / or comply with order(s) / direction(s), if any, passed or that may eventually / ultimately be passed in any suit, application, proceeding, litigation by a court, tribunal, forum or any other authority touching or concerning the property under reference.

I / We am / are aware of the inherent risks of purchasing property in the bidding process. I / We, confirm that I / We have been given / afforded an opportunity to ask questions and satisfy myself / ourselves before signing / submitting the Bid Document / Declaration, Affidavit(s), undertakings etc. I / We also confirm having perused / scrutinized / inspected or caused to have perused / scrutinized / inspected, all the documents of title, pertaining to the property under reference, available with the Bank, before submitting the proposal / bid. I / We, also confirm having physically inspected the property(ies) under reference and made necessary enquiries with the project / society / condominium / association / company / builder / local authority / gram panchayat / statutory corporation / registration office / registering authority, marketability of the property etc. I / We, also confirm having acquainted as regards the nature of proceedings / suit, pending before the court / tribunal / authority wherever applicable, prior to submitting the proposal.

I / We unconditionally and irrevocably declare and confirm that I / We shall take possession of the property, for which the bids are being invited for, at the price quoted by me / us, through the bid submitted by me / us and at the terms and conditions specified herein by the Bank. All prices quoted by me / us shall be legally binding on me / us. Failure to honor the bids placed during bidding process shall render me / us liable for penal action as deemed fit by the Bank, including forfeiture of Earnest Money Deposit (EMD).

Notwithstanding the above and despite having been informed about the potential risks / hazards of purchasing a property in the bidding process by the authorized Officer of Bank / employee of M/s. Cushman and Wakefield India Pvt Ltd, I / we shall not hold Bank / the authorized Officer of Bank / M/s. Cushman and Wakefield India Pvt Ltd, responsible for the consequences arising out of accidental, honest and unintentional non-disclosure / erroneous disclosures or omissions of material facts. I / We exonerate the Bank from accidental, honest and unintentional non-disclosures / omissions including accidental, honest and unintentional non-disclosures / omission between the date of publication of the RFP, till the due date and time for opening the bids and / or any time thereafter.

I / We, confirm that the information furnished by me / us to herein is all true and correct to the best of my / our knowledge and belief and no material facts have been concealed by me / us. I am competent and authorized to enter into agreements on behalf of my Company / firm / HUF.

Yours faithfully

Date : ___________

Place : ___________

**FULL NAME & SIGNATURE OF THE BIDDER(S)**

(With Company Seal)

**Address:**

Office:

____________________________________

____________________________________

____________________________________

Residence:

____________________________________

____________________________________

____________________________________

**Telephone Number**

Office : ____________________________

Residence : ____________________________

Mobile No. : ____________________________

Email ID : ____________________________

**Price Bid (Cover - II)**

Madam/Dear Sir,

I / We _________________________________, express my / our willingness to participate in the bid notified vide your RFP dated September 22, 2026, for acquiring leasehold rights in the immovable property described in Annexure-I. I / We hereby submit the Price Bid as under:

| Description | Bid (Amount in ₹) |
|---|---|
| Transfer by sale of the leasehold rights and interests of the Reserve Bank of India in the property situated at Teela Jamalpura, Bhopal, Tehsil - Huzur, District. Bhopal, Madhya Pradesh – 462 001, comprising 03 (three) parcels of residential plots, with a consolidated land area of 20,777.14 sq. ft., along with 28 dwelling units (flats) and other miscellaneous structures in dilapidated conditions thereon and under lease with Madhya Pradesh (M.P) Housing Board, Bhopal presently in possession of the Reserve Bank of India, Bhopal | |
| Total Amount ₹ (in words)<br>……………………………………………………………………… | |

Date : ____________

Place : ____________

Seal and Signature of the Bidder / Authorized Signatory

Name of the Bidder : _________________________

Address : _________________________

Email Id : _________________________

PAN No. : _________________________

| | |
|---|---|
| CIN/Registration No., if applicable: | : ________________________ |
| Name and designation of Authorized Signatory, if applicable: | : ________________________ |