Notice Inviting Tender

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<tr><td>Account Number</td><td>8614038</td></tr>
<tr><td>Type of Account (Savings, Current etc)</td><td>Current</td></tr>
<tr><td>PAN Number</td><td>AAIFR5286M</td></tr>
<tr><td>Name of the Bank</td><td>Reserve Bank of India</td></tr>
<tr><td>Name of the Branch</td><td>CAB, PUNE</td></tr>
<tr><td>Address of the Bank</td><td>CAB, RBI, University Road, PUNE</td></tr>
<tr><td>NEFT/IFS Code</td><td>RBIS0PUPA01 (0 in the code represents ZERO)</td></tr>
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Part-II Price Bid of the tender shall be opened on a subsequent date after scrutiny of documents submitted for the Technical-Bid and it would be intimated to qualified bidders	
Place of submission of Tender	The Principal Reserve Bank of India College of Agricultural Banking Pune, 411016
Address for Communication	Same as above
Validity of the bid	90 days from the date of opening of Tender

Tenders shall be submitted in two parts separately in one envelope viz. Part I containing technical and commercial details of the offer and Part II containing prices only.

If any of the above dates is declared as a holiday for Reserve Bank of India, the next working date will be considered. Reserve Bank of India reserves the right to change the dates mentioned in this document.

Tender for Appointment of Realty Consultant Agency (RCA) for handling the work related to Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation)

OPEN TENDER
Part I- Technical Bid

Name of the Firm: ______________________________

Address: ____________________________________

____

Due date and time for submission of Tender: 12.00 pm on 05.10.2026

Estate Department
College of Agricultural Banking (CAB)
Reserve Bank of India
Pune – 411016, Maharashtra, India

Appointment of Realty Consultant Agency

(Invitation for Tender)

Reserve Bank of India invites Tender from Realty Consultant Agencies for appointment as a Realty Consultant Agency for handling the work related to sale of its property NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation). Accordingly, only those Realty Consultant Agencies, may respond.

The Tender complete in all respects should be submitted in closed / sealed cover to the following address on or before 12.00 pm on the 05.10.2026

RBI reserves the right to accept or reject any or all Tenders without assigning any reasons andno correspondence will be entertained in this regard.

Address:

The Principal
Estate Department
College of Agricultural
Banking (CAB)
Reserve Bank of India
Pune – 411016,
Maharashtra, India

Important Notice

This document is not transferable. A Hindi version of this document has also been hosted on the Bank's website. In the event of any inconsistency, the English version shall apply and be binding upon the parties.

RCAs are advised to study this document carefully. Submission of responses shall be deemed to have been done after careful study and examination of this document with full understanding of its implications.

The response to this document should be full and complete in all respects. Incomplete or partial Tender shall be rejected. The RCA must quote for all the items asked for, in this document.

The RCA shall bear all costs associated with the preparation and submission of the Tender, including cost of presentation and demonstration for the purposes of clarification of the Tender, if so desired by Reserve Bank of India. Reserve Bank of India will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the Tender process.

Contact Details:	Shri Biswanath Dey, Assistant General Manager, Estate Department College of Agricultural Banking Reserve Bank of India Pune – 411016 Contact- 9463952113	Shri Sanjay Gajjar, Assistant Manager Estate Department College of Agricultural Banking Reserve Bank of India Pune – 411016 Contact- 9099938217
Address of Communication	The Principal Estate Department College of Agricultural Banking (CAB) Reserve Bank of India Pune – 411016	
Email Address	premisescab@rbi.org.in	

The Tender shall be submitted in two parts in separate sealed envelopes (Part I and Part II) dropped in the tender box kept at/ addressed to the 'The Principal, Estate Department, College of Agricultural Banking, Reserve Bank of India, University Road, Pune – 411016':

- Part I shall have proof of payment of EMD and all commercial terms and conditions and technical particulars.
- Part II shall have the Price Bid in sealed cover in the Bank's proforma (as mentioned in Part II of this document).

All the envelopes shall be superscribed "Part I/Part II (with the Name of the work on top- Tender for Appointment of Realty Consultant Agency (RCA) for handling the work related to Sale of NISHIGANDHA COLONY) as applicable. All the covers should also indicate clearly the name and address of the Bidder.
Please note that prices should not be indicated in the Technical Bid (Part I). If on opening the single sealed cover, it is discovered that the Technical Bid and Price Bid have not been put in separate cover, the Bid will be liable to be rejected.

Index

FORM OF TENDER

Place:

Date:

To

The Principal

Estate Department

College of Agricultural Banking

Reserve Bank of India

Pune – 411016

Dear Sir,

Having read and examined the Notice Inviting tender, specifications, designs, schedule of quantities, various schedules, General conditions of contract and clauses, Special conditions of contract, General rules and instructions to tenderers and all other contents in the tender document for the work specified in the memorandum hereinafter set out and having examined the site of the works and having acquired the requisite information

relating thereto as affecting the tender, I/We hereby offer to execute the works specified in the said memorandum within the time specified in the said memorandum at the rates mentioned in the attached schedule of quantities and in accordance in all respects with the specifications, designs, drawings and instructions in writing referred to in Conditions of Contract, the Articles of Agreement, Special Instructions, Schedule of Quantities and Special Conditions of Contract and with such materials as are provided for, by and in all other respects in accordance with such conditions so far as they may be applicable.

MEMORANDUM

Name of the Work:	Appointment of Realty Consultant Agency (RCA) for handling the work related to Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist-Pune (within the limits of Pune Municipal Corporation)
Estimated Cost of the work	₹ 18,00,000/-
Earnest Money Deposit (EMD)	₹36,000/-
Time allowed for completion of work	04 Months

2. We agree to keep the tender open for the validity period specified in the tender and not to make any modification in its terms and conditions during the validity period or any other extended period as agreed mutually.

3. I/We hereby declare that I/We shall treat the tender documents, scope of work, pictures of property and other records connected with the work as secret/confidential documents and shall not communicate information/derived therefrom to any person other than a person to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the Reserve Bank of India.

4. Should this tender be accepted, I/We hereby agree to abide by and fulfil the terms and provisions of the said Conditions of Contract annexed hereto so far as they may be applicable or in default thereof to forfeit and pay to the Reserve Bank of India the amount mentioned in the said conditions.

5. All the details at section VI of the tender have been filled/ provided.

6. I / We, the bidder, do hereby solemnly affirm and declare that the information furnished hereinabove is true, complete and correct to the best of my / our knowledge and belief; that nothing material has been concealed therefrom; and that in the event any of the said information is found false, incorrect or misleading, I / We shall be liable to action by the Bank, including forfeiture of EMD, blacklisting / debarment from future tenders and termination of contract, and the Bank shall be free to report the matter to the concerned Real Estate Regulatory Authority (RERA) and to any other authority, without prejudice to the Bank's other rights and remedies.

7. Our bankers are (Name and full address)

(i)	
(ii)	

The names of partners of our firm are:

(i)	
(ii)	

Name of the partner of the firm authorized to sign	
OR	
Name of person having power of Attorney to sign the Contract (certified true copy of the Power of Attorney in the prescribed format as per Annex 5 of this tender should be attached)	

Yours faithfully,

Signature of Tenderer with seal

	Signature	Address

(i) (ii)		

Signatures and addresses of witnesses

Place:
Date

Reserve Bank of India
College of Agricultural Banking, Pune

OPEN TENDER

Tender for Appointment of Realty Consultant Agency (RCA) for handling the work related to Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist-Pune (within the limits of Pune Municipal Corporation)

Schedule of Tender (SOT)

Title of work	Tender for Appointment of Realty Consultant Agency (RCA) for handling the work related to Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation)
Mode of work	Physical Tender (Part I- Technical Bid and Part II- Price Bid)
Date from which invitation of Tender started / Tender available on Bank's website	September 16, 2026 from 05.00 PM
Bank's Estimated Fee Amount	**Rs 18 Lakhs**
Last date for submission of Tender	12.00 pm on October 05, 2026
Date & time of opening of Tender	03.00 pm on October 05, 2026
Time for completing the entire scope of work forwhich the Tender is invited	The entire work of sale of Bank's property shall be completed within a period of 04 months from the 10th day of issue of work order.
Damages for non-completion	If the RCA fails to complete the works within tender specified completion period, the RCA shall pay the Employer at rate of 0.25 % of the cost of work executed per week for the period during which the said works shall so remain incomplete subject to a maximum of 10% of the contract amount and the Employer may deduct such damages from any money due to the RCA.

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and it would be intimated to qualified bidders	
Place of submission of Tender	The Principal Reserve Bank of India College of Agricultural Banking Pune, 411016
Address for Communication	Same as above
Validity of the bid	90 days from the date of opening of Tender

Tenders shall be submitted in two parts separately in one envelope viz. Part I containing technical and commercial details of the offer and Part II containing prices only.

If any of the above dates is declared as a holiday for Reserve Bank of India, the next working date will be considered. Reserve Bank of India reserves the right to change the dates mentioned in this document.

Section-I

TERMS OF REFERENCE

1. Reserve Bank of India (herein after referred to as "RBI or "Principal Employer") invites non-binding Tenders from Realty Consultant Agencies for appointment as a Realty Consultant Agency (herein after referred to as "RCA or Bidder") forhandling the work related to sale of its property of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation).

2. The Tender should be signed by Authorised Signatories. Where the bidder is a **partnership firm**, it should be signed by duly authorized partner(s) and copy of Partnership Deed and Letter of Authority from other partners should be annexed. Where the bidder is a **Limited Company or Society or Trust**, the same should be signed by authorised Director(s) /Official(s) and a true copy of Memorandum and Articles of Association of Limited Company or constitution of Trust or Association and true certified copy of Resolutions authorizing such official(s) should be submitted along with the Bid. The authorised signatory on behalf of the agency has to put the seal of the agency alongside as mentioned in Part I of the tender.

3. **The following are details of property to be sold: -**

   The total area of the property (Non-agricultural plots along with constructed 3 residential buildings) proposed to be sold is approx. 2464.94 sqm or 26522.75 sqft. The Plan layout and few pictures of the property are annexed at the end of this document.

   Plot No./ Survey No.: Plot Nos. 2561, S. No. 2/2/2/2
   Building details: 2 building of GF+3 and 1 building Stilt +3
   Year of construction: 1986
   Age: 39 years
   Condition of structure: Weak.
   Area of land: 2464.94 sqm

4. **BID PREPARATION AND SUBIMISSION**:

   Bidders shall submit their Tender in sealed cover and super scribed as **"Invitation of Tender for Realty Consultant Agency for Reserve Bank of India."**along with supporting documents addressed to RBI's office as per schedule of events.
   SPECIAL CONDITIONS FOR SUBMITTING TENDER

   i. The Tender shall be lump-sum and will **not** be in terms of percentage of Project Cost.
   ii. There should be no precondition from the Realty Consultant Agency in the Tender.
   iii. The Tender will mention Fixed Absolute Amount Bid price.

5. **SPECIAL CONDITIONS OF TENDER**

i. If a firm quotes NIL charges / consideration, the bid shall be treated as unresponsive and will not be considered.
ii. If a firm doesn't provide RERA registration number, their Tender shall be ineligible/ non- bonafide. Their Tender shall not be opened.
iii. Unsigned responses would be treated as incomplete and are liable to be rejected.
iv. The bids containing erasures or alterations will not be considered. There should be no hand-written material, corrections or alterations in the bid.

6. DEADLINE FOR SUBMISSION OF BIDS

I. Tender shall be submitted by the date and time mentioned in the 'Schedule of Tender'.

II. In case RBI extends the scheduled date of submission of Tender, the bids shall be submitted by the time and date rescheduled. All rights and obligations of RBI andbidders will remain the same.

III. Any Tender received after the deadline for submission of Bids prescribed, will berejected, and returned unopened to the bidder.

7. The selected Realty Consultant Agency shall declare the mandate from any bidder etc, if any, for buying of property. They will give an undertaking that this mandate will not influence their decision in selecting the best bid for RBI. Decision of Reserve Bank of India shall be final in all cases.

8. The selected Realty Consultant Agency will sign an Integrity Pact with RBI.

9. Realty Consultant Agency has to submit Fixed (Absolute) Amount Bid Price irrespective of the area of location of the selected Premises, subject to/ till successful completion of the project, i.e., sale of its property NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation).

10. The Realty Consultant Agency, shall be appointed for the said work based on the method of Least Cost to the Bank, from the qualified bidders

11. RBI reserves the right to reject / not to select any or all the bids, so received without assigning any reason therefor. The Agency shall not be entitled to challenge decision by RBI in this regard. Canvassingin any form will disqualify the bid. No brokerage will be payable.

12. Further, no contractual obligation whatsoever shall arise from the advertisement/presentation / process unless and until a formal contract is signed and executed by the duly authorised officer(s) of RBI and the selected Agency.

13. All materials and information whether marked and identified by RBI as 'Confidential'

or not are valuable assets of RBI and are to be considered as proprietary information and property. The selected agency shall treat all confidential materials and information provided by RBI with the highest degree of care necessary to ensure that unauthorized disclosure does not occur. The Realty Consultant Agency shall not use or disclose any material or information provided by RBI without RBI's prior written approval.

14. This document contains information proprietary to RBI. Each recipient is entrusted to maintain its confidentiality. The recipient shall hold in strict confidence all terms of this document and all information obtained pursuant to this document and shall not disclose the terms of the contract, or any provision thereof, to any person other than a person employed by the Realty Consultant Agency in the performance of this contract. It shall be disclosed only to those employees involved in preparing the requested responses. The information contained in this document may not be reproduced in whole or in part without the express permission of RBI.

15. RBI expects the Realty Consultant Agency to adhere to the terms of this document and its subsequent addendums and would not accept any deviations to the same. Any assumptions made by the Realty Consultant Agency would be ignored during the selection process and in any future discussion.

16. RBI intends that the Realty Consultant Agency appointed under this tender document shall have the single point of responsibility for fulfilling all obligations and providing all deliverables and services required.

17. Responses to this tender document should not be construed as an obligation on the part of RBI to award a contract for any services or combination of services. Failure of RBI to select a Realty Consultant Agency shall not result in any claim whatsoever against RBI and RBI reserves the right to reject any or all proposals in part or in full, without assigning any reason whatsoever.

18. All responses including commercial and technical proposals would be deemed to be irrevocable bids from the Realty Consultant Agency and if accepted by RBI will form part of the final contract between RBI and the selected Realty Consultant Agency.

19. RBI is not responsible for any assumptions or judgements made by the Realty Consultant Agencies for arriving at any type of costing.

20. All the expenses for the entire life of the contract should be borne by the Realty Consultant Agency. No extra costs on account of any items or services or by way of

any out-of-pocket expenses, including travel, boarding and lodging etc. will be payable by RBI. The Realty Consultant Agency cannot take the plea of omitting any charges or costs and later lodge a claim on RBI for the same.

21. The prices quoted by the Realty Consultant Agency shall include all costs, taxes, levies, cess, local entry tax, GST as applicable in India that needs to be incurred as applicable from time to time.

22. All costs and expenses incurred by Realty Consultant Agency in any way associated with the development, preparation, and submission of responses, including but not limited to attendance at meetings, discussions, demonstrations, etc. and providing any additional information required by RBI, will be borne entirely and exclusively by the Realty Consultant Agency.

23. Responses received become the property of RBI and cannot be returned. Information provided by each Realty Consultant Agency will be held in confidence and will be used for the sole purpose of evaluating a potential business relationship with the Realty Consultant Agency.

24. The Realty Consultant Agency shall undertake that the proposed solution and its documentation and/or use of the same by RBI shall not violate or infringe the rights of any third party or the laws or regulations under any governmental or judicial authority.

25. The Realty Consultant Agency shall obtain and maintain validity, of all appropriate registrations and permissions and approvals, which are statutorily required to be obtained by the Realty Consultant Agency for performance of the obligations of the Realty Consultant Agency.

26. The Realty Consultant Agency shall be solely responsible for performance of all obligations under the tender document. The Realty Consultant Agency shall also have the responsibility for payment of all dues and contributions, as applicable, towards statutory benefits for its employees, agents.

27. The Realty Consultant Agency shall be responsible for managing the activities of its personnel or the personnel of its subcontractors/franchisees and will be accountable for both. The Realty Consultant Agency shall be liable for any acts, deeds or things done by their employees, agents, contractors, subcontractors etc. which is outside the scope of power vested or instructions issued by RBI.

28. Realty Consultant Agency shall be the principal employer of the employees, agents etc. engaged by Realty Consultant Agency and shall be liable for all the acts, deeds or things, whether the same is within the scope of power or outside the scope of power, vested under the contract to be issued for this document.

29. In no event RBI shall be the employer of the employees, agents etc. engaged by Realty Consultant Agency. No right of any employment shall accrue or arise, by virtue

of engagement of employees, agents etc. by the Realty Consultant Agency, for any assignment under the contract to be issued for this document.

30. The successful Realty Consultant Agency shall be required to enter into a contract with RBI, within 10 days of the award of the work or within such extended period as may be decided by RBI along with submission of the letter of acceptance, adhere to Non-Disclosure clause and other terms and conditions as may be determined by RBI to be necessary for the due performance of the work in accordance with the Bid and acceptance thereof.

31. The contract/agreement will be based on Realty Consultant Agency bid document with all its enclosures, modifications arising out of negotiation /clarifications etc. and will include project plan - phases & milestones and schedule, copies of all necessary documents, licenses, certifications etc.

32. RBI reserves the right to stipulate, at the time of finalization of the contract, any other document(s) to be enclosed as a part of the final contract.

Work not in the scope of Realty Consultant Agency (RCA)

The advertisement cost for sale of property do not fall within the scope of Realty Consultant Agency and the cost for newspaper advertisement should not be considered while quoting their professional fee. However, the Realty Consultant Agency will coordinate / liaison for completion of the said works. All payments related to these activities will be made by RBI.

33. **Cancellation of Contract** – RBI shall have the right to cancel the contract with the selected Realty Consultant Agency at any time during the contract period, by giving a written notice of at least 15 (fifteen) days, for any reason, including but not limited to the following reasons:
    a) Laxity in following security standards that are laid down by RBI
    b) Excessive delay in execution of orders placed by RBI. If RCA doesn't provide tender documents for floating of advertisement for sale within 30 days from the date of award of work, RBI shall cancel the award of work/ contract at its discretion.
    c) Discrepancies / deviations in the agreed processes and/or products.
    d) Violation of terms & conditions stipulated in this document.

    RBI may be at its liberty not to assign any reason for cancellation of the contract with the selected Realty Consultant Agency.

34. If the contract is terminated as per the termination clause mentioned in this document, contract duly signed between RBI and the selected Realty Consultant Agency, should hand over all documents / RBI's data/ resources or any other relevant information/documents/property to RBI within the notice period of the termination of the contract and should also support the orderly transition to another Realty Consultant Agency or to RBI. RBI's right to terminate a contract will be in addition to the penalties mentioned in the Contract.

35. Subcontracting of work to fulfil part or whole set of requirements is not permitted without prior written approval of RBI.

36. **Disclaimers** - Subject to any law to the contrary, and to the maximum extent permitted by law, RBI and its officers, employees, contractors, agents, and advisors will not be liable for any loss or damage (whether foreseeable or not) suffered by any person acting on or refraining from acting because of any information, including forecasts, statements, estimates, or projections contained in this document or conduct ancillary to it whether or not the loss or damage arises in connection with any negligence, omission, default, lack of care or misrepresentation on the part of RBI or any of its officers, employees, contractors, agents, or advisors.

37. **Liquidated Damages** - The delivery of services will be as per the schedule of Service Level Agreement to be mutually agreed between RBI and selected Realty Consultant Agency; failure to do so will attract penalties. If, at any time during the performance of the contract, the Realty Consultant Agency should encounter conditions impeding timely delivery of services, the Realty Consultant Agency shall promptly notify RBI in writing of the fact of the delay, its likely duration and its cause(s). After receipt of the Realty Consultant Agency notice, RBI shall evaluate the situation and may, at its discretion, extend the Realty Consultant Agency time for performance, with or without liquidated damages. In such cases, liquidated damages shall be recovered from the amount due to the Realty Consultant Agency. The recovery of Liquidated Damages shall be at the rate of 0.25% per week of Estimated Cost with a cap of 10% of the accepted tender amount.

38. **Arbitration clause -** The parties shall first attempt to resolve any dispute or disagreement in a friendly and amicable manner within a period of 30 (thirty) days. If any dispute or difference cannot be settled amicably, it shall be settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996. Any and all disputes or differences that may arise under or in respect of or in any manner shall be referred to the arbitration of a sole arbitrator. The arbitration proceedings shall be held in Puneand shall be conducted in English language. The Award shall be final and binding upon the parties and the parties shall bear their own legal costs.

39. **Non-Disclosure clause**: The Contractor shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure/systems/equipment etc., which may come to the possession or knowledge of the Contractor during the course of discharging its contractual obligations in connection with this agreement, toany third party and shall at all times hold the same in strictest confidence. The Contractor shall treat the details of the contract as private and confidential, except tothe extent necessary to carry out the obligations under it or to comply with applicablelaws. The Contractor shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or elsewhere without the previous written consent of the Employer. The Contractor shall indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the Contractor and the Employer shall be entitled to claim damages and pursue legal remedies. The Contractor shall take all appropriate actions

with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are fully satisfied. The Contractor's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.

40. Integrity pact -The bidders/ prospective vendors shall be required to enter into an agreement with the Reserve Bank of India (RBI) called Integrity Pact (IP). The IP envisages an agreement between the RBI and the bidders/ prospective vendors as per the approved proforma annexed hereto (Annexure-A), committing the persons/ officials of both sides not to resort to corrupt practices in any aspect/ stage of the contract. The IP shall be applicable from the stage of invitation of bids till the complete execution of the contract. The tenders of those bidders/ prospective vendors which do not contain the IP in the approved proforma shall be liable for rejection.

41. The responses prepared by the Realty Consultant Agency and all correspondence and documents relating to the bids exchanged by the Realty Consultant Agency and RBI, shall be written in English language.

42. All the pages of Part-I and Part – II shall be signed (with seal of the agency) by the bidder.

43. The COMPANY should not rotate qualified personnel on frequents basis. *The COMPANY should minimize attrition and keep it low*. The COMPANY should inform the Bank in writing preferably in advance about the change of qualified personnel that may arise due to resignation / long leave etc.

44. **WAIVER / BREACH OF ANY TERM / CONDITION OF THE AGREEMENT**: No term or provision described herein, shall be deemed as waived and no breach excused unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party to waiver or breach by the other whether expressed or implied shall not constitute consent to waiver of or excuse for any other different to subsequent breach.

45. Guidelines in view of SH Act 2013.

The Contractor / Agency shall be solely responsible for full compliance with the provisions of “the Sexual Harassment of women at work place (Prevention, Prohibition and Redressal) Act, 2013”. In case of any complaint of sexual harassment against its employees within the premises of the Bank, the complaint will be filed before the internal Complaints Committee constituted by the Contractor / Agency and the Contractor / Agency shall ensure appropriate action under the said Act in respect to the complaint.

Any complaint of Sexual Harassment from any aggrieved employee of the contractor against any employee of the Bank shall be taken Cognizance of by the Regional Complaints Committee Constituted by the Bank.

The contractor shall be responsible for any monetary compensation that may need to be paid in case the incident involves the employees of the contractor, for instance any monetary relief to Banks employee, if sexual violence by the employee of the

contactor is proved. The Contractor shall be responsible for educating its employees about prevention ofsexual harassment at work place and related issues.
The Contractor shall provide a complete and updated list of its employees who are deployed within the Banks premises.

46. **Payment to RCA:** RCA shall submit bills (GST compliant) on accomplishment of milestones as indicated at Section- IV of the tender. RBI shall release the payment with 15 working days upon receipt of bills and RCA fulfilling the conditions of contract and scope of work.

Section- II

Scope of Work of Realty Consultant Agency:

The scope of work described herein shall be performed by the qualified personnel.

The responsibilities of the Realty Consultant Agency are given hereunder:

1. Brief the Bank and its concerned officials about the real estate scenario in specified location as given by RBI.
2. To carry out valuation of the property listed for sale from an approved / registered valuer.
3. To assist and arrange for the sale of Bank's property having land area 2464.94 Sqm, Builtup area 1872.50 Sqm, Usable Carpet area 1598.88 Sqm having total 3 Building (2 building of GF+2 and 1 building Stilt +3 each along with physical assets situated there on as is where is basis at Plot No. 2561 / Survey No 2/2/2/2.
4. To assist the Bank (RBI) and arrange for sale at highest possible price.
5. To provide a draft bid document for sale of property through competitive tender/ bid.
6. Assist RBI in preparation and release of advertisement for inviting bids from Developers, Individual Buyers, Builders for sale of its property NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation). **Newspaper advertisement cost will be borne by RBI.**
7. Assist RBI in preparing responses to the pre-bid queries.
8. Coordinate / Liaison for site visits by qualified buyers to the said Bank's property andprepare reports and comments.
9. Assist RBI in assessing the bids by qualified buyers.
10. Arrange for meetings with prospective buyers.
11. Coordinate / Liaison for conduct of price negotiations with the successful bidder. Negotiation will be carried out by RBI, if required.
12. Coordinate / Liaison for due diligence/title clearance and verify and confirm about the compliances required as per regulations of various statutory authorities of PuneMunicipal Corporation / Govt of Maharashtra/ Central Govt.
13. Coordinate / Liaison in preparing the Agreement for Sale to be entered into with the the buyer of the Bank's property in consultation with RBI.
14. Coordinate / Liaison for payment of stamp duty/ registration charges, other applicabletaxes by the buyer and execution/ registration of the Agreement for Sale. All land tax,building tax, utility charges till the date of sale will be paid by RBI.
15. Coordinate / Liaison handing over of the said property with all related documents on as is where is basis.
16. Maintain proper records of all important steps in the process of disposal of property and prepare Minutes of all the related meetings complete till disposal of the property.

17. Consultant should provide a checklist of documents to be executed with various authorities towards sale of property and also facilitate execution of all such documentswith appropriate authorities.
18. Preparatory work for Execution of agreement for sale /purchase, sale deed, mutationand transfer of the other relevant papers including utility services.
19. The Consultant is responsible for collection of all these documents from the respective authorities after execution and handover the same to the Bank.
20. In case of any litigation with any civic agency, local body, any government department,any private firm/persons, in this case for sale of property as stated above, it will be the sole responsibility of the Consultant firm to resolve the issue, at their own expenses.
21. Arranging response, shortlisting of proposals, scrutinize the offers along with technicaland financial evaluation/implication, preparation of comparative statement along withmerits & demerits.
22. Obtain legal opinion, search report, EC, possession certificate, etc. from various statutory authorities. Statutory charges shall be reimbursed by RBI on production of original receipts.

SECTION- III

Commercial Conditions

Tenders are invited for the work of "APPOINTMENT OF REALTY CONSULTANT AGENCY – CAB, Pune." Tenders comprising duly filled in details of both Part I and Part II specifications of the tender should be dropped in the tender box at Estate Department, CAB, Pune not later than 12:00 pm on October 05, 2026. The bidders who fulfil the following Qualification criteria shall be eligible to participate in tendering process.

A.	Composition of the firm / organization.	Details of registration of the firm / organization - whether Sole Proprietorship / Partnership firm / Private Limited / Limited or Co-operative Body etc - Name of registering authority, date, registration number, etc. The bidder should have valid Goods and Service Tax registration.	Bidder should submit following supporting documents. (i) Copy of registration certificate. (ii) Copies of the Articles of Association / Power of Attorney / other relevant documents. (iii) Copies of PAN card, TIN, Goods and Service Tax (GST) registration certificates. (iv) Active RERA Registration Certificate.
B.	Duration of past experience.	Realty Consultant Agency having minimum 5 years of experience of executing similar work(s)*. Bidder shallsubmit the documentary evidence (indicating scope and value of works) in support of minimum experience of 5 years (i.e., the bidder should have undertaken similar work(s)* prior to August 30, 2021.	i) Bidder should fill-up the information in **Format 1** annexed hereto indicating client-wise names of similar work(s)*, awarded and actual cost(s), completion date stipulated in contract and actual dated of completion date etc and should submit along with the documentary evidence as proof of minimum 5 years of experience of completed similar work(s)* viz. copies of detailed **work order(s)**/ **completion certificate(s)** and **Tax Deducted at Source (TDS) certificate(s)** issued by the client(s) for works executed for private companies.

C.	Minimum value of each completed similar work(s)* (qualifying) during specified period.	The bidder should have experience of satisfactorily completed similar work(s)* (completed before August 30, 2026 from August 01, 2021) should be either of the following: i) **Three** completed similar works* each costing not less than the amount equal to **₹11.20Cr.** **or** **ii) Two** completed similar works* each costing not less than the amount equal to **₹14.00 Cr.** **or** **iii) One** completed similar work* costing not less than the amount equal to **₹22.40Cr.** [Any one of the (i), (ii) or (iii) above]	Bidder should submit following documents as proof of having successfully completed similar work(s)*. (i) Copies of detailed **work order(s)** for qualifying works indicating date of award, contract amount, time given for completing the work etc and the corresponding **completion certificate(s)** indicating actual date of completion and actual value of executed similar work(s) issued by the client(s) for works executed for government / public sector companies and copies of work order, work completion certificate along with **Tax Deducted at Source (TDS) certificate(s)** issued by the client(s) for works executed for private companies.
D.	Annual financial turnover.	Bidder should have had an annual financial turnover of amount equal to **₹ 18.00 l**akh or more per year during the last 3 financial years, ending 31st March 2026 (2023-24, 2024-25, 2025-26).	Bidder should submit following documents ~~(i)~~ Copies Audited financial statements/ accounts of the business of the bidder duly **certified by a Chartered Accountant** indicating the turnover for last three financial years or Income Tax returns.
E	Service Setup	Full-fledged service setup should be available for the specified job either at Pune or near by metropolitan city where from required services can be provided.	Bidders should indicate details of the office within Pune metropolitan area or near by metropolitan city, the staff strength,contact numbers.

a) Firm should have an active registration with RERA.

b) If the space in the format is insufficient for furnishing full details, the same information may be furnished on a separate sheet of paper strictly as per the format prescribed by the Bank duly signed with seal, scanned and uploaded along with supporting documents.

c) The bid submitted by a bidder who is found to be not satisfying the above prequalification criteria will be disqualified. Bids containing false and / or incomplete information are liable for rejection.

d) The Reserve Bank of India reserves the right to accept or reject any or all the tenders, in full or in part, without assigning any reason therefore. The Bank also reserves the right to accept the tender of any firm.

e) Vendors are advised to verify Bank's website for corrigendum, if any before submitting the bid. No clarification will be entertained after pre-bid meeting.
f) Vendors are requested to quote final total amount including G.S.T and other applicable taxes. No change in quoted rates will be accepted after opening of the tender.
g) Proof of remittance of EMD with transaction number (scanned copy) shall be attached / uploaded. A tender which is not accompanied by such EMD will not be considered.
h) No interest will be paid on EMD. EMD of the unsuccessful vendor(s) will be refunded / returned by the tender inviting authority in due course.
i) EMD of successful bidder will be released upon submission of 5% PBG and its verification. The EMD of unsuccessful tenderer shall be released on acceptance of the tender.
j) Bidders are advised to submit all required documents as proof of eligibility along with tender itself. The Bank may not ask for further shortfall documents and the tender may be rejected.
k) Performance Bank Guarantee (PBG) as security deposit for completion period: On award of the work, the successful tenderer shall furnish an amount equal to 5% (five percent) of the contract value in the form of a Performance Bank Guarantee (PBG) from any scheduled commercial Bank in the form prescribed by the Bank towards security deposit for the due fulfilment of the contract. This Performance Bank Guarantee (PBG) shall be valid for a period of contract duration and shall be suitably extended till final completion of the work in case of extension of contract period. Such Performance Bank Guarantee (PBG) should be submitted to the Bank within 15 days of the issue of work order.

**Similar work shall mean "Sale of Properties costing approximately Rs.28 Cr or above". In respect similar work completion certificate(s), client certificate(s) issued by the private companies shall also accompany copy of Tax Deducted at Source (TDS) certificates. Bids received without the specified certificates shall be rejected and the Bank shall have the right to verify / cause verification of authenticity of the said documents whenever felt necessary.*

In the event any information so furnished is found to be false, incorrect, misleading or incomplete, or any material information has been suppressed, the bidder shall be liable to such action as the Bank may deem fit, including rejection of the bid, forfeiture of the Earnest Money Deposit / Bid Security, blacklisting / debarring from future bidding, termination of any contract awarded, and recovery of any loss caused, without prejudice to any other rights and remedies available to the Bank. The Bank shall also be at liberty to report the matter, together with the relevant records, to the concerned State Real Estate Regulatory Authority (RERA) constituted under the Real Estate (Regulation and Development) Act, 2016, and to any other statutory or regulatory authority, without reference to the bidder.

Section IV

TIME SCHEDULE FOR COMPLETION OF VARIOUS ACTIVITIES

Stage	Activity	Time (working days)
1	Brief the Chief Procurement Officer (CPO) and Contract, Asset and Procurement Committee (CAP) about the real estate scenario in the specified location	3 days
2	Prepare and finalize the tender for sale with the approval from RBI (Time frame for payment, agreement, conditions sale deed, taking possession etc. to be outlined)	10 days
3	Preparation and release of advertisement for inviting bids	3 days
4	Coordinate/ Liaison for site visits by the interested buyersto the said property and prepare visit reports with comments	15 days
5	Preparing responses to the pre-bid queries	4 days
6	Scrutinizing and verifying the receipt of documents and approvals submitted by the Bidders	3 days
7	Evaluation of part I of bids and preparation of assessment report/ eligibility statement	8 days
8	Finalizing the qualified bidders whose price bids will be opened	3 days
9	Evaluation of bids for highest price	5 days
10	Coordinate/Liaison for conduct of price negotiations withthe successful bidder, if any	2 days
11	Coordinate/Liaison for due diligence/title clearance and confirm about the compliances required as per regulations of various statutory authorities of Pune Municipal Authority/ Local body/ Govt of Maharashtra/ Central Govt	15 days
12	Preparing the Agreement for Sale	15 days
13	Liaison for execution/ registration of the Agreement for Sale	30 days
14	Liaison for proper handing over of thePremises with related documents	5 days

SECTION-V

PAYMENT SCHEDULE

Stage wise payment schedule to Realty Consultant Agency

Stage	Activity	Payment subject to TDS
1	On signing of Agreement of sale with buyer	Up to 40% of the quoted amount
2	After signing of the sale deed and handing over of the property (Transaction complete in all respect)	Balance 60% of the quoted amount

SECTION- VI

Basic Information of Realty Consultant Agency

Sr No	Information	Details
1	**Details of the Realty Consultant Agency**	
1.a	Name of the Agency	
1.b	Address of Head/Registered Office	
1.c	Mobile Number Landline (if any) Email address	
1.d	Constitution of the Agency and Date of establishment with details of Technical & other personnel in the Company	
1.e	Details of GST No.	
1.f	Details of IT / PAN no.	
1.g	Details of ESIC / EPF number if any	
1.h	Address of Pune office	
1.i	Mobile Number Landline (if any) Email address	
1.j	RERA Number	
2	**Contact Details**	
2.a	Name of CEO and his contact details	
2.b	Name of the authorized contact person and his contact details Mobile Number Landline (if any) Email address	

3	List of prominent works completed in the last 7 years	
4	List of current major works in hand	
5	Any other information, Agency would like to furnish.	
6	Work done with RBI or any of its related entity or subsidiaries, if any and attach copies for the same	
7	Name of work done by agency for PSUs/ Govt. in the last 5 years, if any	

Expected timeline for completion of all the activities of Realty Consultant Agency as per their scope of work for sale of the property is "**4 months"**.

All information furnished above and enclosed in Annexures are true and correct to the best of our knowledge and belief.

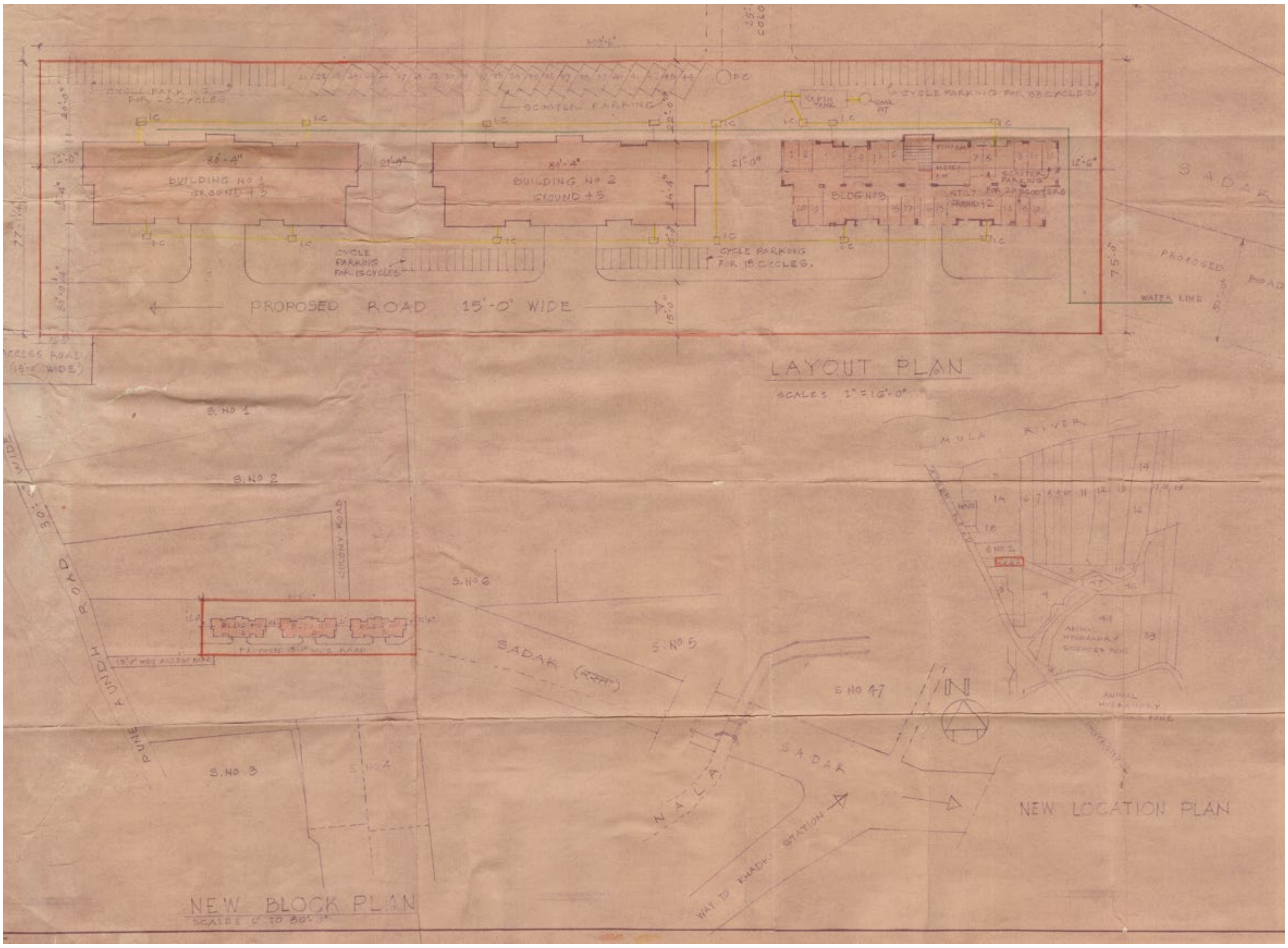
(Authorized Signatory)

Seal of the Agency

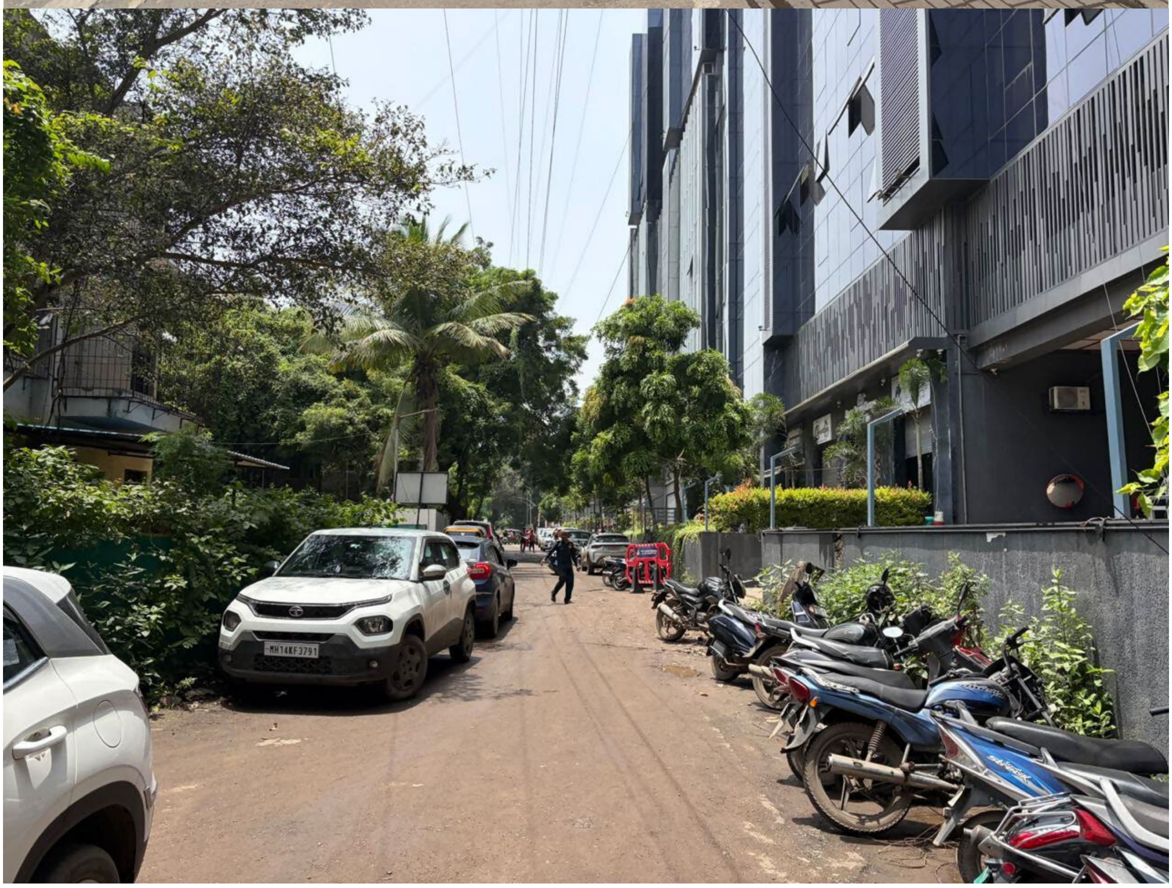
Date:

SECTION- VII

LAYOUT PLAN



Main Entry Gate, Property, Approach Road till Main Aundh - Wakad Road.



Articles of Agreement

(On Non Judicial Stamp Paper of appropriate value)

ARTICLES OF AGREEMENT made the .... day of .... between the College of Agricultural Banking, Reserve Bank of India, Pune having its Central Office at Mumbai (hereinafter called "the Employer") of the one part and ......(hereinafter called "the Realty Consultant Agency or RCA") of the other part.

WHEREAS the Employer is desirous of engaging RCA for Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation).

And WHEREAS the RCA has offered to engage as RCA and tendered (signed tender copy attached)

AND WHEREAS the scope of works and the Schedule of Quantities have been signed by or on behalf of the parties hereto.

AND WHEREAS the RCA has agreed to execute upon and subject to the Conditions set forth herein and to the Conditions set forth in the Special Conditions and in the Schedule of Quantities and Conditions of Contract (all of which are collectively hereinafter referred to as "the said Conditions") the works shown upon the scope of works and/or described in the said Specification and included in the Schedule of Quantities at the Respective rate therein set forth amounting to the sum as therein arrived at or such other sum as shall become payable there under (hereinafter referred to as "the said Contract Amount").

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In considerations of the said Contract Amount to be paid at the times and in the manner set forth in the said conditions, the RCA shall upon and subject to the said conditions execute and complete the sale as shown upon the scope of works and described in the said Specifications and the Schedule of Quantities.

2. The Employer shall pay the RCA the said Contract Amount or such other sum as shall become payable, at the times and in the manner specified in the said Conditions.

3. The Reserve Bank of India shall administer and directly arrange for supervision of sale process, certification of bills, making payments and implementation of various terms, conditions and stipulations of the contract.

4. The said conditions and various schedules shall be read and construed as forming part of this agreement, and the parties hereto shall respectively abide by, submit themselves to the said Conditions and perform the agreements on their part respectively in the said Conditions contained.

5. The agreement and documents mentioned herein shall form the basis of this Contract.

6. The RCA shall afford every reasonable facility for the carrying out of all works of sale mentioned in scope of work and other ancillary works in the manner laid down in the said conditions and shall make good any damages done after the completion of such works.

7. The Employer reserves to itself the right of altering the scope of work of sale by adding to or omitting any items of work or having portions of the same arrived out without prejudice to this contract.

8. The RCA hereby agrees to commence the work from 10th day of date of work award letter and to complete the entire work within 4 Months subject nevertheless to the provisions for extension of time in writing by such form (i.e. by way of a deed of agreement or by exchange of letters/e-mails) as may be mutually decided by the parties. Time shall be considered as the essence of this Contract.

9. All payments by the Employer under this Contract will be made only at Pune.

10. All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen at Pune and only Courts in Pune shall have jurisdiction to determine the same.

11. That the several parts of this Contract have been read by the RCA and fully understood by the RCA. The RCA shall not be entitled for the payment for the quantities beyond the tendered quantities unless ordered for by specific written instructions from the Bank's concerned officer.

12. The RCA shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure/systems/equipment etc., which may come to the possession or knowledge of the RCA during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The RCA 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 RCA shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or elsewhere without the previous written consent of the Employer. The RCA shall indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the RCA and the Employer shall be entitled to claim damages and pursue legal remedies. The RCA shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are fully satisfied. The RCA's obligations with respect to non- disclosure and confidentiality will Survive the expiry or termination of this agreement for whatever reason.

13. Clause of Prevention of Sexual Harassment at Work place: - The firm shall be solely responsible in case of any compliant of sexual harassment against its employee within the premises of the Bank, the complaint will be filed before the Regional Committee constituted by the Reserve Bank of India and Bank shall ensure appropriate action under the said Act in respect of the complaint. Any complaint of sexual harassment from any aggrieved employee of the firm against any employee of the Bank shall be taken cognizance of by the Regional Complaint Committee constituted by the Bank. The firm shall be responsible for any monetary compensation that may need to be paid in case the incident involves the employees of the firm, for instance any monetary relief to Bank's employees, if sexual violence by the employee of the firm is proved. The firm shall be responsible for educating its employees about prevention of sexual harassment at work place and related issues. The firm shall provide a complete and updated list of its employees who are deployed within the Bank's premises.

14. Non-Disclosure clause: The RCA shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure/systems/equipment etc., which may come to the possession or knowledge of the RCA during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The RCA 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 RCA shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or elsewhere without the previous written consent of the Employer. The RCA shall indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the RCA and the Employer shall be entitled to claim damages and pursue legal remedies. The RCA shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are fully satisfied. The RCA's obligations with respect to non- disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.

15. Minimum Wages Act: - RCA shall comply with minimum wage act and labour act in force. Notices /penalty, if any, issued /imposed by any statutory norms/requirements shall be paid by the RCA, without any claim to the Bank.

16. Compensation to be recovered from the RCAs in case of default on account of termination of contract: If the contract is terminated from either of the party before completion of work of selling the property of/contract, it is treated that, the RCAs are failed to complete the captioned work in stipulated time period and the approved extension. The left over or balance work of sale will be carried out directly by the Bank at the risk and cost of the RCAs. Such risk and cost amount i.e. amount arrived by evaluating

the difference of cost between cost based on tender rates of the RCAs and as per the rates of new contract engaged by the Bank for completion of work. This risk and cost amount will be recovered by the Bank, which is a direct financial loss incurred by the bank on account of forced termination of contract and against the time lost in completion of the work from any amount payable to the RCAs such as gross amount of final bill of the contract further including amount payable against any other bill/bills pending at all the Estate Department, CAB, RBI, Pune.

IN WITNESS WHEREOF the Employer and the RCA have set their respective hands to these presents and two duplicates hereof the day and year first hereinabove written. (If the RCA is a partnership or an individual)IN WITNESS WHEREOF the Employer has set its hands to these presents through its duly authorized officials and the RCA has caused its common seal to be affixed hereunto and the said two duplicates/has caused these presents and the said two duplicates hereof to be executed on its behalf, the day and year first hereinabove written. (If the RCA is a Company)

SIGNATURE CLAUSE

SIGNED AND DELIVERED by the Reserve

Bank of India by the hand of

Shri ______________________________

(Name and Designation)

In the presence of

1. ____________________________

Address ________________________

____

(2) ______________________________

Address ________________________

____

Witness

SIGNED AND DELIVERED by

In the presence of

If the party is partnership firm or an individual should be signed by all or on behalf of all the partners.

(1)

Address

(2)

Address

Witness

THE COMMON SEAL OF

Was hereunto affixed pursuant to the resolutions passed by its Board of Directors at the meeting held on ______________________ in the presence of

(1)

(2)

Directors who have signed these presents in token thereof in the presence of

If the Contractor signs under its common seal, the

(1) (2)	signature clause should tally with the sealing clause in the Articles of Association.
SIGNED AND DELIVERED BY the Contractor by the hand of Shri ________________________________ and duly constituted attorney.	If the Contractor is signing by hand of power of Attorney, whether a company or individual.

PRE CONTRACT INTEGRITY PACT

(To be submitted as part of technical bid)

PRE-CONTRACT INTEGRITY PACT

General

This pre contract Agreement (hereinafter called the integrity Pact) is made on____day of the month of______________2026, between, on one hand the Reserve Bank of India acting through The Principal, Estate Department, College of Agricultural Banking, Reserve Bank of India,Pune (hereinafter called the “PRINCIPAL” which expression shall mean and include, unless the context otherwise requires, his successors in office and assigns) of the First Part and M/s ______________________ represented by ________________________________ Officer (hereinafter called the “BIDDER” which expression shall mean and include unless the context otherwise requires, his successors and permitted assigns) of the Second Part.

WHEREAS THE PRINCIPAL proposes to engage Realty Consulting Agency (for sale of Property) and the BIDDER has offered the consultancy services and

WHEREAS THE BIDDER is a/an____________________(please indicate category eg. Individual/Partnership/LLP/Company etc.) constituted in accordance with the relevant law in the matter and the PRINCIPAL is a statutory body performing its functions under the Reserve Bank of India Act, 1934 and other relevant legislations.

NOW THEREFORE

To avoid all forms of corruption by following a system that is fair transparent and free from any influence/prejudiced dealings prior to during and subsequent to the currency of the contract to be entered into with a view to: -

Enabling the PRINCIPAL to receive the desired services at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement and

Enabling BIDDER to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the PRINCIPAL will commit to prevent corruption in any form by, its officials by following transparent procedures.

The parties hereto hereby agree to enter into this integrity Pact and agree as follows:

1. Commitments of the PRINCIPAL

1.1 The PRINCIPAL undertakes that no official of the PRINCIPAL, connected directly or indirectly with the contract will demand, take a promise for or accept, directly or through intermediaries any bribe, consideration, gift, reward, favour or any material or immaterial benefit or any other advantage from the BIDDER, either for themselves or for any person, organisation or third party related to the contract in exchange for an advantage in the contract or implementation process related to the contract.

1.2 The PRINCIPAL will, during the pre-contract stage, treat all BIDDERs alike, and will provide to all BIDDERs the same information and will not provide any such information to any particular BIDDER which could afford an advantage to that particular BIDDER in comparison to other BIDDERs.

1.3 All the officials of the PRINCIPAL will report to the appropriate authority any attempted or completed breaches of the above commitments as well as any substantial suspicion of such as breach.

2. In case any such preceding misconduct on the part of such official(s) is reported by the BIDDER to the PRINCIPAL with full and verifiable facts and the same is prima facie found to correctly by the PRINCIPAL , necessary disciplinary proceedings or any other action as deemed fit including criminal proceedings may be initiated by the PRINCIPAL and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the PRINCIPAL the proceedings under the contract would not be stalled.

3. Commitments of BIDDER

The BIDDER commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage during any pre-contract or postcontract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:-

3.1 The BIDDER will not offer, directly or through intermediaries any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the PRINCIPAL, connected directly or indirectly with the contract, or to any person, organisation or third party related to the contract in exchange for any advantagein the contracting and implementation of the contract.

3.2 The BIDDER further undertakes that it has not given, offered or promised to give,directly or indirectly any bribe, gift, consideration, reward, favour any material orimmaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the PRINCIPAL or otherwise in procuring the Contract or bearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with the Government for showingor forbearing to show favour or disfavour to any person in relation to the contractor any other contract with the Government.

3.3 BIDDER shall disclose the name and address of agents and representatives

3.4 BIDDER shall disclose the payments to be made by them to agents/brokers or any other intermediary, in connection with this contract.

3.5 The BIDDER either while presenting the bid or during pre-contract negotiations or before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the PRINCIPAL or their family members, agents, brokers or any other intermediaries in connection with thecontract and the details of service agreed upon for such payments.

3.6 The BIDDER will not collude with other parties interested in the contract to impairthe transparency, fairness and progress of the implementation of the contract.

3.7 The BIDDER will not accept any advantage in exchange for any corrupt practiceunfair means and illegal activities.

3.8 The BIDDER shall not use improperly, for purposes of competition or personal gain or pass on to others, any information provided by the PRINCIPAL as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The BIDDER also undertakes to exercise due and adequate care lest any such information is divulged.

3.9 The BIDDER commits to refrain from giving any complaint directly or through anyother manner without supporting it with full and verifiable facts.

3.10 The BIDDER shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

3.11 The BIDDER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly, or indirectly with any employee of thePRINCIPAL.

4. Previous Transgression

4.1 The BIDDER declares that no previous transgression occurred in the last three years immediately before signing of this integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify BIDDER exclusion from the contract/empanelment.

4.2 The BIDDER agrees that if it makes incorrect statement on this subject, BIDDER can be disqualified from the empanelment or the contract, if already awarded can be terminated for such reason.

5. Earnest Money

While submitting the Bid in the main tender, the BIDDER shall deposit an amount as may be specified by the PRINCIPAL in the main tender (as Earnest Money/Security Deposit) with the / PRINCIPAL through instruments, the detail of which along with the amount will be notified by the PRINCIPAL in the main tender.

6. Sanctions for Violations

6.1 Any breach of the aforesaid provisions by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER) shall entitle the PRINCIPAL to take all or any one of the following actions wherever required:-

(i) To immediately call off the pre contract negotiations without assigning any reason or giving any compensation to the BIDDER. However, the proceedings with the other BIDDER (s) would continue.

(ii) The Earnest Money Deposit (in pre-contract stage) shall stand forfeited either fully or partially, as decided by the PRINCIPAL and the PRINCIPAL shall not be required to assign any reason therefore.

(iii) To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the BIDDER, in order to recover the payments, already made by the PRINCIPAL, along with interest.

(iv) To immediately cancel the contract, if already signed without giving anycompensation to the BIDDER.

(v) To cancel all or any other Contracts with the BIDDER. The BIDDER shall be liable to pay compensation for any loss or damage to the PRINCIPAL resulting from such cancellation/rescission and the PRINCIPAL shall be entitled to deduct the amount so payable from the money(s) due to the BIDDER.

(vi) To debar the BIDDER from participating in future bidding processes for a minimum period of five years, which may be further extended at the discretion of the PRINCIPAL.

(vii) To recover all sums paid in violation of this Pact by BIDDER to any middlemen or agency or broker with a view to securing the contract.

6.2 The PRINCIPAL will be entitled to take all or any of the actions mentioned above as an offence, as defined in Chapter IX of the Bharatiya Nyaya Sanhita, 2023 (Indian Penal Code,1860) or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

6.3 The decision of the PRINCIPAL to the effect that a breach of the provisions ofthis Pact has been committed by the BIDDER shall be final and conclusive on the BIDDER. However, the BIDDER can approach the Independent Monitor(s) appointedfor the purposes of this Pact.

7. Fall Clause

The BIDDER undertakes that it has not supplied/is not supplying similar product/systemsor subsystems at a price lower than that offered in the present contract in respect of any other Ministry/Department of the Government of India or PSU and if it is found at any stage that similar products/systems or sub systems was supplied by the BIDDER to any other Ministry/Department of the Government of India or a PSU at a lowerprice, than that very price, with due allowance for elapsed time, will be applicable to the present case and the difference in the cost would be refunded by the BIDDER to the PRINCIPAL , if the contract has already been concluded.

8. **Independent Monitors**

8.1 The Reserve Bank of India has appointed Shri Nageshwar Rao Koripalli, IRS (Retd.), and Shri Pramod Shripad Phalnikar, IPS (Retd.), as the Independent External Monitors (IEM) to oversee the compliance of both the parties to the Integrity Pact. The contact details of IEM are:

1. Shri Nageshwar Rao Koripalli, IRS (Retd.)
   38, The Trails, Manikonda, R.R. District, Hyderabad - 500 089
   Mobile No. 097889 19555, 089859 70045
   Email - knageshwarrao@gmail. com

2. Shri Pramod Shripad Phalnikar, IPS (Retd.)
   A-2,602 Phase - I, Aditya Shagun CHS, NDA-Pashan Road,
   Bavdhan, Pune, Maharashtra - 411 021
   Mobile No. 0901 19 43674
   Email - pramodphalnikar@gmail.com

8.2 The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under his Pact.

8.3 The Monitors shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.

8.4 Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings.

8.5 As soon as the Monitor notices, or has reason to believe a violation of this Pact he will so inform the Authority designated by the PRINCIPAL.

8.6 The BIDDER accepts that the Monitor has the right to access without restriction to all Project documentation of the PRINCIPAL including that provided by the BIDDER. The BIDDER will also grant the Monitor upon his request and demonstration of a valid interest unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors. The Monitor shall be under contractual obligation to treat the information and documents of the BIDDER /Subcontractors(s) with confidentiality.

8.7 The PRINCIPAL will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

8.8 The Monitor will submit a written report to the designated Authority of PRINCIPAL /Secretary in the Department/within 8 to 10 weeks from the date of reference or intimation to him by the PRINCIPAL /BIDDER and, should the occasions arise, submit proposals for correcting problematic situations.

9. Facilitation of investigation

In case of any allegation of violation of any provisions of this Pact or payment of commission, the PRINCIPAL or its agencies shall be entitled to examine all the documents including the Books of Accounts of the BIDDER and the BIDDER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

10. Law and Place of Jurisdiction

This Pact is subject to Indian Law. The place performance and jurisdiction is the seat of the PRINCIPAL.

11. Other Legal Actions

The actions stipulated in this integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or original proceedings.

12. Validity

12.1 The validity of this integrity Pact shall be from date of its signing and extend upto five years or the complete execution of the contract to the satisfaction of both the PRINCIPAL and the BIDDER, including warranty period, whichever is later.

12.2 Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact shall remain valid. In this cases the parties will strive to come to an agreement to their original intentions.

13. The parties hereby sign this integrity Pact at__________________on________, 2026.

The Principal
Estate Office,
Reserve Bank of India
College of
Agricultural Banking
Pune-411016

Witness

1.___________________

2.____________________

BIDDER

Name of the Authorised Signatory
Designation

Name of the Applicant

____

Witness

1.____________________

2._________________

Format 1

Details of Past Experience

. Sl. No.	Name of the firm with full address and Name of Contact person with numbers / fax / e-mail etc.	Name of work	Value of the work	Completion date	Date of award of the work	Status

Place:

Date: **Seal & Signature of Tenderer**

Tender for Appointment of Realty Consultant Agency (RCA) for handling the work related to Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation)

Part – II PRICE BID

Name of the Tenderer: ______________________________

Address: ____

____

Due date and time for submission of Tender: 12.00 pm on 05.10.2026

Estate Department
College of Agricultural Banking
Reserve Bank of India
Pune – 411016, Maharashtra, India

Tender for Appointment of Realty Consultant Agency for handling the work relatedto Sale of NISHIGANDHA COLONY located in Aundh, Taluka-Pune City, Dist- Pune (within the limits of Pune Municipal Corporation)

Price Bid

Description of work	**Quantity**	**Unit**	**Quoted Amount in Rs.**
Carry out and provide various works as Realty Consultant Agency for sale of Bank's property having land 2464.94 Sqm, Builtup area 1872.50 Sqm, Usable Carpet area 1598.88 Sqm having total 3 Building (2 building of GF+3 and 1 building Stilt +3 each along with physical assets situated there on as is where is basis at Plot No. 2561 / Survey No 2/2/2/2. located in Aundh, Tal- Pune City, Dist- Pune (Detailed Scope of Work of Realty Consultant Agency as described in this document and as per the scheduled time mentioned for various activities vide section IV) on as is where is basis. Detailed scope of work as mentioned in Part I of the tender.	Job Work	Lump sum (A)	
GST		______% of above (B)	
Grand Total (A+B)			

The rates quoted shall be inclusive of transport, halting, visit charges, insurance etc. and shall be for the complete upto final sale agreement, handing over of the property etc complete. The prices quoted shall remain firm for the entire period of contract and shall not be subjected to any variations in the foreign exchange or variations of any other taxes, levies, duties etc. Tenderer should have GST registration number. The Bank is not responsible for payment of GST for the service rendered by the contractor. It is the responsibility of the contractor to pay the GST to the tax authority.

Date:

Place:

Signature of the Realty Consultant Agency with seal
(Authorized Signatory)