



PRE-BID QUERY WITH REPLY
SALE OF BANK'S PROPERTY AT PEDDAR ROAD, MUMBAI

SR. NO	BIDDER REQUISITIONS LIST	BANK'S RESPONSE
1.	Please provide a comprehensive description of the Property (specifying the Cadastral Survey Numbers and the corresponding areas) along with the latest plan demarcating the Property in ownership and possession together with super-imposition of the cadastral survey numbers and corresponding area under each cadastral survey number.	The relevant drawings were made available for review during document verification process. Super-imposition drawing is not available.
2.	Based on the review of the documents, it appears that the Property comprises of freehold and leasehold interest. In this regard, please provide us an exact demarcation and area bifurcation of the leasehold and freehold part of the property (along with details of the corresponding cadastral survey nos.).	The said drawings /documents were made available for review during document verification process.
3.	In case any portion of the Property is held on leasehold basis, please provide documents supporting payment of lease rent.	No such claim as per available record.
4.	Please confirm whether any portion of the Property held on freehold ownership basis is subject to any third-party lease. If yes, please provide details of the same along with supporting documents.	No
5.	We understand that certain structures were previously constructed on the Property. Please provide copies of sanctioned plans and approvals for such construction along with full occupation certificate. Please also specify the end use of such construction.	Pedder Road (eAB) Branch was housed at the said property which was later on demolished. Now, it is open land.
6.	We understand that the structures standing on the land have been demolished, please provide copies of all the permissions and approvals permitting such demolition.	Planning permission obtained for construction
7.	Please confirm whether there are any structures (permanent or temporary) currently standing on the Property. If yes, please provide details.	Boundary Wall, Guard room, Signboard and Toilet etc. are available at the site.
8.	Please confirm if the Property (or any structures thereon) was at anytime used for the purpose of residence by the Bank (or its employees/staff).	It was used for Branch / Bank's officers' quarters. Now, it is vacant.
9.	Please confirm whether the Bank is in the sole and exclusive judicial and physical possession of the Property and is completely bounded/fenced. Further please confirm if the Property is subject to any encroachments.	Bank is in the sole and exclusive judicial and physical possession of the Property and is completely bounded/fenced. Please refer tender document.



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10.	<p>We have been made to understand that certain areas under the holding/ownership of Allahabad/Indian Bank is not under the Bank's physical possession/ outside the boundary. In this regard, please provide details of the land area (along with corresponding cadastral survey numbers) that is not in possession of the Bank along with plan demarcation.</p> <p>Separately, please confirm if there are any disputes (including easementary or boundary disputes) with any adjoining landowners/holders. If yes, please provide details and supporting documents.</p>	<p>The relevant drawings were made available for review during document verification process.</p> <p>Bank intend to sale the said property "as is where is", "as is what is" and "whatever there is" condition.</p>										
11.	<p>Please confirm if the Property (or any part thereof) is subject to any mortgage, charge, lien, encumbrance or attachment. If yes, please provide all details and documents for the same.</p>	<p>No</p>										
12.	<p>Please provide a list of original documents that are in the custody and possession of Allahabad/Indian Bank.</p>	<table border="1"> <thead> <tr> <th data-bbox="1367 660 1486 695">Date</th> <th data-bbox="1486 660 1919 695">Description of Documents</th> </tr> </thead> <tbody> <tr> <td data-bbox="1367 695 1486 792">06.07. 1925</td> <td data-bbox="1486 695 1919 792">Decree between Gokuldas Damodhar and Parekh & anr and Allahabad Bank</td> </tr> <tr> <td data-bbox="1367 792 1486 894">18.03. 1926</td> <td data-bbox="1486 792 1919 894">Sale deed executed by Gokuldas Damodhar in favour of Allahabad Bank</td> </tr> <tr> <td data-bbox="1367 894 1486 997">30.09. 1959</td> <td data-bbox="1486 894 1919 997">Sale deed executed by Jamsetjee Jejeebhoy Baronet & 2 others in favour of Allahabad Bank</td> </tr> <tr> <td data-bbox="1367 997 1486 1094">30.06. 1965</td> <td data-bbox="1486 997 1919 1094">Sale deed executed by Jehangir Hormusjee cama & Another in favour of Allahabad Bank</td> </tr> </tbody> </table>	Date	Description of Documents	06.07. 1925	Decree between Gokuldas Damodhar and Parekh & anr and Allahabad Bank	18.03. 1926	Sale deed executed by Gokuldas Damodhar in favour of Allahabad Bank	30.09. 1959	Sale deed executed by Jamsetjee Jejeebhoy Baronet & 2 others in favour of Allahabad Bank	30.06. 1965	Sale deed executed by Jehangir Hormusjee cama & Another in favour of Allahabad Bank
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13.	<p>We note that pursuant to merger/takeover by Indian Bank, the name of Indian bank is not reflected as the owner of the property in the land records/property/survey register card. Please clarify the reason for not updating the records in the name of Indian Bank (in place of Allahabad Bank). Also, please clarify whether there are any incidental charges payable on the said transaction (like stamp duty / nazarana / others).</p>	<p>As such it is not called upon. In case, if any incidental charges payable on the said transaction , will be paid by Bank</p>										
14.	<p>We note that at a previous occasion, this Property was proposed to be sold/monetised by way of an auction process. However, the auction/monetization while initiated, was not completed/proceeded with. Please clarify the reason for the same.</p>	<p>Due to administrative reason, previous auction was not proceeded further.</p>										



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	Please also provide documents supporting bank/board's approval confirming cancellation/termination of such auction/monetization process and confirm whether any claims or objections have been raised by any bidder/third party in relation to termination of the auction process.	There is no such record for claim or objection raised by bidder / third party.
15.	Please confirm whether any arrangements or agreements have been previously proposed/entered into with any third party for monetization, transfer, sale or development of the Property. If yes, please provide details of the same together with documents supporting cancellation of such arrangement.	At present, there is No such contract exist.
16.	Please confirm whether transfer/sale of the Property requires procurement of consent/approval/NOC of any authority or third party and if any nazarana/premium/fee etc. is payable for the same.	Bank is sole owner of the property.
17.	Please confirm whether there are any restrictive covenants or any embargo /restriction on the Property in terms of its end use, or restriction of development, or consumption of full development potential.	Bidder has to ascertain
18.	Please confirm whether any portions of the Property have been taken over/acquired by any authority/MCGM for any reservation/set-back etc. If yes, please provide details of the same.	The relevant documents/Drawings were made available for review during document verification process.
19.	Please confirm if the property tax in respect of the structures standing on the land have been paid. If yes, please provide bills and receipts evidencing the same. In case of any outstanding or disputed dues, please provide details. Further, please confirm if any property tax related claims, objections or disputes have been filed and/or are pending before any court / authority. If yes, please provide details of the same.	Property Tax is being paid from time to time. In case of pending if any, will be taken care by bank. No.
20.	Please provide us a copy of all the Notification(s) / Order(s) and Documents by which Allahabad Bank Limited stood merged with the Indian Bank Limited and the Property stood transferred to Indian Bank.	Please refer Gazette of India. (CG-DL-E-04032020-216535)
21.	Please provide us copies of the latest development plan remarks pertaining to CS Nos. 704, 750, 751, 752 and 571. Further, please confirm if the land is affected by any reservation or set-back or coastal regulation zone. If yes, please provide details of the same.	The relevant documents/Drawings were made available for review during document verification process.



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22.	Please confirm whether any applications for construction/plan approvals have been submitted/obtained for any fresh developments on the Property. If yes, please share details along with supporting documents.	Please refer Building approved plan ref. no. EEBP/789/D/A dated 22.02.2006
23.	Please confirm if the Property or any part thereof is affected by any easementary rights or any third party rights or any right of way. If yes, please provide details of the same along with supporting documents.	No
24.	Please provide us copies of any assessment bills and receipts evidencing payment of NA assessment in respect of the Property. Please confirm if any assessment/ nazarana/ premium /conversion premium is unpaid or payable to any authority. If yes, please provide details of the same.	No such pending is notified by any department so far.
25.	Please provide a copy of a government survey report in respect of the Property correlating the cadastral survey numbers and the on-site area admeasurements.	The relevant drawings were made available for review during document verification process.
26.	Please clarify if there are any litigations, disputes or <i>lispendens</i> with respect to the Property before any court or authority. If yes, please provide papers and proceedings of the same along with the current status of the dispute/claim. Separately, please provide papers and proceedings of all the past litigations pertaining to the Land (if any). If there have been no litigations in the past, please specifically confirm so.	As per available record, there is no proceeding pending.
27.	Please provide a copy of the latest physically procured Property/Survey Register Cards for Cadastral Survey Nos. 571, 704, 750, 751 and 752 of the Malabar and Cumbala Hill Division, Mumbai City, Peddar Road.	The relevant Documents/Drawings were made available for review during document verification process.
28.	Please confirm whether any public notices inviting claims has been previously issued for the Property. If yes, please provide copy of such notice along with details of any claims and objections that may have been made, together with its current status.	No such claims as per available records.
29.	Please confirm whether there has been any amalgamation of lands comprised under various Cadastral Survey Numbers. If yes, please provide documents supporting such amalgamation.	No such records available.
30.	Please confirm whether, as a part of verification of title, a public notice can be issued by the bidder in the newspapers to invite any claims/objections on the Property.	Bank is having clear title deed and the property is encumbrance free.
31.	Please provide a copy of the Probate dated 27 September 1849 along with a copy of the Will of Sadanand Dadoba dated 25 October 1848. [Reference: Order dated 6 July 1925]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose



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32.	Please provide a copy of the Deed Poll dated 16 July 1913 bearing Serial No. 3169A of 1913. [Reference: Indenture dated 9 August 1951]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose.
33.	Please provide a copy of the Deed of Appointment of New Trustees dated 12 June 1935 bearing Serial No. 2606 of 1935. [Reference: Indenture dated 30 September 1959 and Indenture dated 9 August 1951]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
34.	Please provide a copy of all papers and proceedings filed in Suit No. 347 of 1934 at the High Court, Bombay. [Reference: Indenture dated 9 August 1951]	No such records available
35.	Please provide a copy of Deed of Conveyance dated 9 February 1898 executed between Girjabai Parashram Mahadeo and others and Jalbhai Ardeshir Sett and registered with the office of the Sub-Registrar of Assurances under Serial No. 368A of 1898 [Reference: Indenture dated 30 September 1959]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
36.	We have come across reference of CS no. 571 in a local counsel title report. However, we have not been provided with any documents supporting ownership of Allahabad/Indian Bank in respect of CS No. 571. Please confirm whether this land forms part of the Property. If yes, please provide documents under which this land has been acquired. Please also the specify area of this land.	Bank has clear title for the proposed sale of property.
37.	Please provide a copy of the Probate dated 27 September 1849 along with a copy of the Will of Sadanand Dadoba dated 25 October 1848. [Reference: Order dated 6 July 1925]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
38.	Please provide a copy of the Certificate of Battaki dated 22 June 1906. [Reference: Orderdated 6 July 1925]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
39.	Please provide a copy of the Probate dated 13 July 1906 with a copy of the English translation of Gujarati Will of Khoja EsmailbhoyCassumKamadia dated 15 October 1904. [Reference: Orderdated 6 July 1925]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
40.	Please provide papers and proceedings of the litigation stemming from the Order dated 6 April 1911	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose



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41.	Please provide a copy of the Certificate of Battaki dated 26 June 1918. [Reference: Order dated 6 July 1925]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
42.	Please provide a copy of the papers and proceedings in respect of Suit No. 2689 of 1921. [Reference: Order dated 6 July 1925]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
43.	Please provide a copy of the Deed of Transfer dated 27 November 1895 registered with the office of Sub-Registrar of Assurances at Bombay on 10 December 1895 under No. 3327A at pages 114 to 153 of Volume 716 of Book No. I. [Reference: Indenture dated 30 June 1965]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
44.	Please provide a copy of the Deed of Conveyance and Assignment dated 21 October 1918 registered with the office of Joint Sub-Registrar of Assurances at Bombay on 4 February 1919 under No. 221 at pages 88 to 112 of Volume 2589 of Book No. I. [Reference: Indenture dated 30 June 1965]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
45.	Please provide a copy of the Deed of Settlement dated 2 April 1930 registered with the office of Sub-Registrar of Assurances at Bombay on 26 June 1930 under No. 2380 of Book No. I. [Reference: Indenture dated 30 June 1965]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
46.	Please provide a copy of the Deed of Release dated 10 July 1946 registered with the office of Sub-Registrar of Assurances at Bombay on 16 December 1946 under No. 4935 of Book No. I. [Reference: Indenture dated 30 June 1965]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
47.	Please provide a copy of the Deed of Release dated 10 July 1946 registered with the office of Joint Sub-Registrar of Assurances at Bombay on 4 February 1919 under No. 221 at pages 88 to 112 of Volume 2589 of Book No. I. [Reference: Indenture dated 30 June 1965]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose
48.	Please provide a copy of the Deed of Confirmation dated 12 September 1947 registered with the office of Sub-Registrar of Assurances at Bombay on 29 May 1948 under No. 4796/1947 of Book No. I. [Reference: Indenture dated 30 June 1965]	Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose



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49.	In case the bidder uploads the e-auction tender documents on the portal by the due date. Whether he shall be required to physically submit the original documents? If yes, where the documents need to be submitted and what would be the timeline for the same?	No, The documents have to be submitted only through GeM Portal
50.	In regards to the clause 4.4.3 of the tender document, if the bid/tender documents are signed by the Director or CFO of the company as they are authorized by the virtue of section 21 of the Companies Act 2013 then whether a separate resolution shall be required? [Reference: Clause 4.4.3 of the tender document : <i>"In case of body corporate, a resolution duly signed by the chairperson of meeting in which said resolution is passed /copy of resolution duly certified by company secretary of that body corporate/designate partner of LLP authorizing therein a person to submit and sign the bid documents."</i>]	Existing Board resolution is to be enclosed . .
51.	As per the GEM Portal auction notice the payment of EMD is between 13 th September to 18 th September. Whereas the technical bid (which is required to be submitted by 5 th September) requires the EMD remittance details. Kindly please assist on the details to be filled in the technical bid document?	GeM condition holds good
52.	In the event if a bidder pays the EMD deposit but eventually did not participate in the auction on 20 th & 21 September; whether his EMD money shall be refunded back to the bidder? What shall be the timeline of refund in such scenario?	Please refer clause no. 5.4, page no. 11 of the tender copy
53.	In a scenario, wherein the auction is completed and H1 bidder is ready to accept the property. But there are few procedural lapses on part of the bank (e.g. to update of PR card from Allahabad Bank to Indian Bank or if any original document is in worn-out condition, this being an indicative list) wherein the H1 bidder shall require assistance from the bank to regularize and payment of any incidental charges by the bank. And if the bank is unable to support in regularizing such activities. In such scenario, if the deal fails through due to such lapses then the amount paid by H1 bidder across EMD, 1 st & 2 nd tranche shall be refunded back to the H1 bidder?	Bank will render support within the tender terms. Please refer clause no. 18, page no. 18 of the tender copy



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54.	<p>Whether the bidder would be allowed to do the technical / physical due diligence on the site before the payment of EMD?</p> <ul style="list-style-type: none"> a. Independent survey of the property [Refer to clause 1.1 and 1.2 wherein bidder is required to verify the area before the auction] b. Issue of Public Notice [Inviting objections from the public at large in relation to any objections regarding the title of the scheduled property] c. Soil Investigation report d. Flood assessment e. Mechanical, electrical & plumbing study f. Land Vastu Report <p>Request to please provide the copy of any such report obtained</p>	<p>Bank has already given 2 days time (August 20-21,2024) to visit the site and assess the property for this purpose (including a,*c,d,e,f)</p> <p>*Field exploration is NOT allowed</p> <p>If bidders intend to verify the area, as per tender clause 1.1 and 1.2, they may be allowed to verify the area prior to submitting the quote, but they need to inform to the Zonal Office (Mumbai West) with advance intimation.</p> <p>Regarding Item b, please refer Sr. No. 30</p>
55.	<p>Originally the land seems to be leased for 999 years to the original owners. Thereafter, there seems to be multiple deeds of assignments, sale, gift etc . We need all the title deeds from 1926 onwards to this day to verify title.</p>	<p>Bank has already given 2 days time for verification of documents on 20.08.2024 & 21.08.2024 for this purpose.</p>
56	<p>Please confirm if detail survey of the plot is done to understand exact area of the plot in possession against the PR card area. Request to share the survey plan. Also topographical survey is done to understand levels of the plot with respect to the road levels.</p>	<p>The relevant documents were made available for review during document verification process.</p>
57	<p>Is Geo- tech survey done for the said property? Is there Geo tech report available to understand no. of bore wells, type of strata and other soil related information?</p>	<p>Not available</p>
58	<p>What was the user of the building before demolition? How old was the building before demolition and is it a cessed property? When was the said building demolished? Any tenants occupied the said property before vacation of the premise?</p>	<p>Building was demolished in 2005. Please refer point no. 5</p>
59	<p>Please confirm, if any dues are pending related to the taxes, electricity bills etc.</p>	<p>No such dues pending .In case of pending if any will be taken care by bank.</p>



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60	As per approved plans available online, B.S. Joshi is BMC empanelled architect for the said project. Please confirm if he still empanelled for the project and if we intend to change the architect on panel will he cooperate and give resignation.	This is up to the Buyer to decide
61	Is it mandatory / compulsory to create login ID by the entity / company who is bidding?	Yes
62	Can a newly formed company be bidder? a. where 100% holding is with an individual b. Any networth criteria of individual shareholder would be applicable?	Please refer eligibility criteria in tender (page no. 7)
63	Any net worth criteria is applicable to Bidder company?	Please refer eligibility criteria in tender
64	Last 3 years financials will not be as available as company is new, can this requirement be waived?	Tender terms holds good.
65	Income Tax Return is not filed for FY 31st March 2024 as last date is 30th September 2024, can this requirement be waived?	Tender terms holds good.
66	Bids can be filed by two companies from the same group?	Yes. Provided, they have separate balance sheet & registered separately and they are also complying other terms and conditions of tender.
67	Creation of login id and password is mandatory in the name of bidder company only? As PAN/TAN is to be provided while creating login id.	Yes
68	Can multiple login id be created from same group?	No