



EXPRESSION OF INTEREST (EOI)

EOI for Empanelment of Property Consultant for Sale of Surplus properties of National Bank for Agriculture and Rural Development

1.	Date of issue of EOI	11 April 2025
2.	Pre EOI meeting	17 April 2025 on 15.00 hrs.
3.	Last date for submission of application	02 May 2025 on 14.00 hrs.
4.	Date of opening of application	05 May 2025 on 15.00 hrs.

(Signature of applicant with seal)

Preface

National Bank for Agriculture and Rural Development (NABARD) is a body corporate constituted and established under an Act of Parliament namely the National Bank for Agriculture and Rural Development Act, 1981 (“NABARD Act”) and carries on its activities *inter-alia* of providing credit for rural and agriculture development, including providing refinancing facilities. The Central Government holds 100% equity in NABARD. NABARD is having its Head Office at Bandra Kurla Complex, Bandra (E), Mumbai 400045, Maharashtra and Regional offices at 32 locations all over India.

NABARD intend to dispose of some of its surplus properties located at Lucknow (Uttar Pradesh), Bengaluru (Karnataka) and Mohali (Punjab) on “as is where is basis”. Accordingly, NABARD invites Expression of Interest (EOI) from eligible Consultants for the purpose. The last date for submission of the EOI is 02 May 2025. For the above purpose, NABARD proposes to empanel Consultants who are having expertise in the specified field incorporated in India with valid GST & annual billing for consultancy and related services, are eligible for empanelment.

(Signature of applicant with seal)

Notice Inviting EOI for Sale of Surplus properties of National Bank for Agriculture and Rural Development

Ref. No. NB/DPSP /HO- SOSP /7617/ 2025-26

11 April 2025

M/s _____

Madam/ Dear Sir,

EOI for Sale of Surplus properties of National Bank for Agriculture and Rural Development

- 1.** The National Bank for Agriculture and Rural Development invites applications from **Property Consultants for Sale of Surplus properties of National Bank for Agriculture and Rural Development**
- 2.** The Instructions to Applications and Scope of Consultancy Services are indicated separately in the EOI document. Applicants are requested to submit their applications for the aforesaid work as per terms and conditions and other requirements as mentioned specifically in this tender document.
- 3.** The EOI can be downloaded from our web site www.nabard.org from 11 April 2024 onwards.
- 4.** Applicants are advised to submit their applications at the latest by 14.00 hours on 02 May 2025.
- 5.** The EOI should be submitted through online mode in the CPPP portal. Detailed instructions for submission of EOI are specified in **Annexure**.
- 6.** The applications shall be accepted only in respect of those applicants whose applications are in line with the requirements as per the content of this EOI. The decision of NABARD in this regard shall be binding on the applicants and not open to questions or appeals.
- 7.** Applications received later than the time and date prescribed, because of any reason whatsoever, as also telegraphic, e-mailed and faxed applications shall not be considered.
- 8.** The Bank reserves the right to accept any or reject all the applications without assigning any reasons thereof.

(Signature of applicant with seal)

9. For any clarifications, you may contact DPSP-Premises Section personally or by sending e-mail at dpsp@nabard.org.

Yours faithfully

Sd/-

(M K Gupta)

General Manager

Department of Premises Security and Procurement

A-Wing, Ground Floor

National Bank for Agriculture and

Rural Development (NABARD)

C-24, G-Block, BKC, Bandra(E)

Mumbai-400 051

(Signature of applicant with seal)

Form of application for empanelment of Consultants for Sale of Surplus Properties of National Bank for Agriculture and Rural Development

The Chief General Manager,
Department of Premises, Security and Procurement,
NABARD, Head office
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051

Sir,

“Expression of Interest (EOI)” – Empanelment of Property Consultant for Sale of Surplus properties of National Bank for Agriculture and Rural Development (NABARD) located at Lucknow (UP), Bangalore (Karnataka) and Mohali (Punjab)

This is with reference to your advertisement for “Expression of Interest (EOI)” on NABARD website for Empanelment of Property Consultant for Sale of Surplus properties of National Bank for Agriculture and Rural Development (NABARD). I/we hereby submit our details along with necessary KYC documents and relevant experience certificates.

Sr. No.	Description	Remarks
I	Details of the Consultants	
1	Name	
2	Address	

(Signature of applicant with seal)

3	Phone No.	
4	Email ID	
5	Location of Head Office	
6	Branch offices located at	
7	Details of the Consultants (Proprietary / Partnership/ Pvt. Ltd. /Public Ltd./PSU)	
8	Details of the Consultants (Registration / Incorporation / Business Commencement)	
9	Permanent Account Number (PAN) and Goods and Service Tax Number (GSTIN) (Please enclose self-certified copies)	
10	Name, Designation and Contact No. of the contact person to whom reference shall be made regarding EOI	
11	License details issued by Local civic authorities, if any	
12	Applied for the property situated at	
	i. Bangalore, Karnataka	
	ii. Lucknow, Uttar Pradesh	
	iii. Mohali, Punjab	

(Signature of applicant with seal)

II	Other details	
1	Details of the similar consultancy assignment/ services (provided) indicating valuation. Legal, local clearance, auction platform used etc. (Please enclose the details)	
2	Details of the Similar assignments in hands	

I/we have read all the terms and conditions specified in the EOI and are acceptable to me/us. A signed copy of the Terms and conditions is enclosed in token of acceptance of terms and conditions.

I/We are aware that NABARD is not bound to accept this EOI for empanelment of property consultant for sale of surplus properties and will not require to give any reason for rejecting this EOI.

I/We certify that I/we are the authorized signatory of the Consultants and therefore competent to submit the details towards EOI for empanelment of property consultant for sale of surplus properties.

Date:

Place:

Signature of the designated authority

Seal of the organization

Note: Documents to be attached as per Eligibility criteria and other terms and conditions of EOI

(Signature of applicant with seal)

Instructions to the applicants for furnishing information as a part of empanelment

1. Intending applicants are required to submit their full biodata giving details about their organization, experience, technical personnel in their organization, spare capacity, competence and adequate evidence of their financial standing, etc. in the enclosed form.
2. The prospective applicant may visit the worksite to understand the nature and scope of work.
3. Each page of the application shall be signed and stamped by the applicants. The application shall be signed by person/ persons on behalf of the organization having necessary authorization/ Power of Attorney to do so.
4. If the space in the proforma is insufficient for furnishing full details, such information may be supplemented on separate sheets of paper stating therein the part of the proforma and serial number. Separate sheets shall be used for each part.
5. Applications containing false and/or inadequate information are liable for rejection.
6. Clarifications if any required may be obtained from the Chief General Manager, DPSP, NABARD, Head Office, Mumbai by sending e-mail at dpsp@nabard.org.

(Signature of applicant with seal)

Details of the Properties

The details of the properties for sale at present are as under:

Sr. No.	Address of property	Property details
1	BTM Layout, Bangalore, Karnataka	16 Flats (4 flats at Plot No.1 LF4 block & 12 flats at Plot No. 2 LF3 block)
2	Indira Nagar, Lucknow, Uttar Pradesh	74 flats (54 flats 'C' block & 20 flats at 'D' block)
3	Housefed Complex, Phase X, Mohali, Punjab	52 Flats (block 02 & block 03)

The property can be sold in one lot or separately.

(Signature of applicant with seal)

Scope of Work of Property Consultant

- i. To provide consultancy services for disposal of residential premises on outright sale under NABARD's supervision and guidance.
- ii. To obtain non-encumbrance certificate, if any and other related clearances from authorities.
- iii. To draw conceptual plan for suitable options and shall prepare a roadmap for sale of properties.
- iv. To appoint a representative at the location where the property is identified for sale to coordinate with local office of NABARD.
- v. To provide site survey plans, use and application of development control regulation and byelaws.
- vi. To give input which would enhance the realizable value of the property.
- vii. To provide list of registered valuers to NABARD for valuation of the property. NABARD will be at liberty to get the valuation done from one or more valuers at its cost. NABARD is not bound to get valuation done only from the list provided by consultant.
- viii. To carry out brief analysis to arrive at reserve price of the property by ascertaining circle rate, market rate and valuation of the property. Collecting and submitting documents to support the above analysis.
- ix. To provide list of e-auction platform or engage e-auction service providers approved by Government of India.
- x. To associate with NABARD and give recommendations for acceptance of bids and disposal of property.
- xi. To carry out related processes such as realistic valuations, scrutiny of bids, resolving legal issues involved if any and handling post sale documentation / registration etc.
- xii. To help NABARD with wide publicity for the sale of properties.
- xiii. To help NABARD liaising /concluding transactions as per the requirement of the Bank.
- xiv. To carry out other related activities as may be deemed necessary from time to time, as decided by Bank.

(Signature of applicant with seal)

The aforementioned description of services is not exhaustive in describing the functions, activities, responsibilities and services for which Consultant will be responsible. The Applicants, by participation in this EOI, implicitly confirm that if any functions, activities, responsibilities or services are either not specifically described in this EoI or specifically described but has to undergo suitable changes/modifications due to regulatory changes and are termed necessary or appropriate by NABARD for the proper performance of such functions, activities, responsibilities or services (with applicable changes, if any) will be deemed to be implied by and included within the scope of services under this EoI.

(Signature of applicant with seal)

Inspection of Property

The property can be inspected by prior appointment on or before 24 April 2025. The appointment for the visit may be obtained via email and phone No. as given below.

Sr. No.	NABARD RO	Contact Person	Phone No.	Email id
1	Bangalore, Karnataka	1.S Suseendar, AGM	9545829525	s.suseendar@nabard.org
		2. Raji Shankar, Mgr	9880568229	raji.shankar@nabard.org
2	Lucknow, Uttar Pradesh	1.Jainendra Aloria, AGM	7230978522	jainendra.aloria@nabard.org
		2.Pritam Kamble, AM	9137435415	pritam.kamble@nabard.org
3	Mohali, Punjab	1. Rajkumar Mogha, AGM	9041068474	rajkumar@nabard.org
		2. Ashish Kumar Jaiswal, AM	9793238425	ashish.jaiswal @nabard.org

(Signature of applicant with seal)

Qualification criteria and other terms & Conditions

- I. The Bank intends to empanel Consultants who have an established track record of providing all of the above services. Each of the Consultants would be needed to indicate the regions they can serve in (more than one is permitted). It may be noted that no letter of empanelment would be issued. As and when specific tasks for consultancy services are identified, NABARD shall call, for detailed technical and financial Offer. Notwithstanding anything contained above,

Sr. No.	Description	Requirement
1	Experience	minimum 5 years in the field of real estate solutions /transactions (renting/outright sale of Residential & commercial space), marketing, valuation & advisory.
2	Registration/Incorporation	The Consultants shall be registered/ incorporated in India.
3	Experience	The Consultants should have proven capabilities of providing real estate solutions as evidenced from their track records and documents to be furnished while applying for empanelment.
4	Clientele/ Past Record	The Consultants should have serviced at least 2 clients from Government / PSUs/Reputed MNCs/Private Corporates or Scheduled Banks in the last 5 years
5	Minimum average billing from consultancy and related services for each last three years	Rs. 25 Lakh aggregate

III. Submission of EOI

- a) The following are the list of documents required to be submitted along with the application

(Signature of applicant with seal)

- i) IT return copy for the F.Y.2021-22, F.Y. 2022-23, F.Y. 2023-24
- ii) Audit report for the F.Y. 2021-22, FY 2022-23 & F.Y 2023-24.
- iii) List of consultancy works (with brief description) carried out in last three years and the contact persons in the customer organizations along with their contact particulars.
- iv) Annual billing of consultancy and related works during last three years in aggregate and in the specific fields identified above, certified by the statutory auditors.
- v) Copy of registration / incorporation certificate of the Consultants.
- vi) Present team of senior consultants with their brief CVs.
- vii) List of branches / offices in India of the consulting Consultants.
- viii) List of all kinds of services provided by the agency on letter head duly signed & stamped by authorized signatory.
- ix) Regions of NABARD where such services can be offered.
- x) Self-certified KYC documents of consultants, its directors, partners/proprietors (PAN Card and proof of address)
- xi) Copy of GST Certificate.

(b) All costs and expenses associated with submission of EOI shall be borne by the agencies submitting the EOI and the Bank shall have no liability in any manner in this regard or if it decides to terminate the process of empanelment for any reason whatsoever.

(c) The right to suspend the empanelment process or part of the process, to accept or reject any or all EOIs at any stage of the process and / or to modify the process or any part thereof at any time without assigning any reason thereto is reserved by the Bank without any obligation or liability whatsoever.

(d) Expression of Interest shall be submitted along with interest free refundable deposit of Rs. 1,00,000/- (Rs. One Lakh only). The deposit amount is not indicative or linked to the value of the property. The deposit will be refunded to all unsuccessful Consultants after selection of the Consultants.

(e) Interested Consultants are requested to submit the complete Expression of Interest for the given property in their respective region of their operation.

(f) The consultant shall make presentation to NABARD officials at Head Office, Mumbai, at its own cost, about the credentials, experience certificates and methodology followed by them for disposal of old residential /office buildings for other

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PSUs/Government owned organizations during last 5 years at different places in India. However, consultant not having their offices in Mumbai option to make presentation by Video conferencing.

(g) NABARD reserves right to cancel the process of selling at any time without assigning any reason whatsoever.

(h) Mere submission of EOI or fulfilling the criteria does not give any right to engagement for the said work. NABARD reserves the right to select any or reject any or all of the applications received.

(i) Account details for depositing interest free refundable deposit are as under:

Name of Account	NATIONAL BANK FOR AGRICULTURE AND RURAL DEVELOPMENT
BANK NAME	NABARD
BRANCH NAME	HEAD OFFICE, MUMBAI
IFSC code	NBRD0000002
Account Number	NABADMN07

(Signature of applicant with seal)

Annexure

Guidelines / Procedures for e-tender

This is an e-procurement event of NABARD processing through Central Public Procurement Portal (CPPP) i.e. <https://eprocure.gov.in>.. You are requested to read the terms & conditions of this EOI document before submitting your online EOI. Offers which do not comply with the conditions supported with documentary proof (wherever required) will not qualify in the short-listing process.

Process of e-tendering

1. Registration: The process involves applicant registration with CPPP's e-procurement portal and create own user id and password. After registration, the applicant can submit his/their EOI applicant electronically. The Applicants should possess Class III or above signing type digital certificate. Applicants have to make their own arrangement for EOI submission from a P.C. connected with Internet. CPPP is not responsible for making such arrangement. (EOI will not be recorded without Digital Signature).
2. The EOI document is available on NABARD's website www.nabard.org OR Central Public Procurement Portal i.e. <https://eprocure.gov.in> for download. No physical copy shall be provided by NABARD and submitted to NABARD. In case of further clarification, please contact CPPP, (before the scheduled time of the e- tender).

Contact person (CPPP):

Contact Details for on-line e-tendering support:

- support-eproc@nic.in
 - cppp-nic@nic.in
3. The EOI offers will be opened electronically on specified date and time as given in the Notice. Bidder(s) can witness electronic opening of the offers.
 4. The process involves Electronic Bidding for submission of EOI application. All entries in the prescribed EOI format should be entered in online Formats clearly.
 5. Applicants are instructed to use attach documents as per the procedure laid down by CPPP.
 6. Please note that there is no provision to take out the list of parties downloading the tender document from the web site mentioned in Notice. As such, applicants are requested to see the web site once again before the due date of tender opening to

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ensure that they have not missed any corrigendum uploaded against the said tender after downloading the tender document. The responsibility of downloading the related corrigenda, if any, will be that of the downloading parties.

7. No separate intimation in respect of corrigendum to this Notice (if any) will be sent individually to anyone who has downloaded the documents from web site. Please see Website <https://eprocure.gov.in> for updates and corrigendum related to this work.
8. E-tender cannot be accessed after the due date and time mentioned in Notice.

******* End of EOI document *******

(Signature of applicant with seal)