



# **TENDER DOCUMENT**

**FOR  
SALE OF HOCL's BARODA Office  
PREMISES  
ON AS IS WHERE IS BASIS  
AT  
3A Kirti Tower Sayajiganj, Vadodara**

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Hindustan Organic Chemicals Limited,  
(A Govt. of India Enterprise)  
Office No: 401,402 and 403, 4th Floor,  
V Time square, Plot No: 3, Sector 15,  
CBD Belapur, NAVI MUMBAI - 400614  
PH : 022-27575268/69

**Sale of "Office Premises (1700 Sq. ft.) at 3 A Kirti Tower Sayajiganj Vadodara on" AS IS WHERE IS BASIS" through open tender No. HOCL/SALE/VADODARA/2019 closing on 26/09/2019 at 16:00 hrs. For further details please visit [www.hoclindia.com](http://www.hoclindia.com)**

**GENERAL MANAGER P&A)  
[suryavanshi.mm@hoclindia.com](mailto:suryavanshi.mm@hoclindia.com)**



## NOTICE INVITING OFFERS

**Offers are invited for purchase of 1700 Sq. Ft. Office Premises owned by HOCL  
at 3A Kirti Tower Sayajiganj, Vadodara**

Hindustan Organic Chemicals Limited (HOCL) is one of leading public sector company in India. HOCL Board has permitted to dispose of self-owned property at **3A Kirti Tower Sayajiganj, Vadodara** as detailed in **Annexure – 1**.

In view of the aforesaid, the properties would be sold to interested buyer on “as is where is basis”. Parties interested to visit the sites are requested to contact the concerned person as per Annexure-I to facilitate the visit.

Tender documents covering detailed terms & conditions can be downloaded from the website [www.hoclindia.com](http://www.hoclindia.com). **Last date for receipt of Sealed tenders shall be 26.09.2019 upto 3.00 PM.**

Tender Document should be complete in all respects and signed on all pages. Sealed envelopes containing the tender should be super scribed “**Tender for Purchase of HOCL Owned Office Premises at Baroda**” and should reach the

Office of the **General Manager P&A**),

Hindustan Organic Chemicals Limited ,

Office No: 401, 402 and 403, 4th Floor,

V Time square,

Plot No: 3, Sector 15,

CBD Belapur,

NAVI MUMBAI - 400614

**on or before 26.09.2019 upto 3.00 PM.** Postal delays will not be accepted.

Tenders shall be opened at the above office **on 26.09.2019 upto 4.00 PM** before the tenderers or their authorized representatives who choose to be present.

**HOCL reserves the right to accept / reject any or all offers at its sole discretion without assigning any reason whatsoever and the same will be binding on the Parties.**

**GENERAL MANAGER (P&A)**  
[suryavanshi.mm@hoclindia.com](mailto:suryavanshi.mm@hoclindia.com)

## ANNEXURE-I

### DETAILS OF PROPERTIES FOR SALE

1. **3 A Kirti Tower Sayajiganj Vadodara:** This is HOCL owned office premises and prime commercial property and measuring carpet area 1700 sq. ft.

**Contact Information for coordinating site visit**

<b>GENERAL MANAGER (P&amp;A)</b> Hindustan Organic Chemicals Limited Office No: 401, 402 and 403, 4th Floor, V Time square Plot No: 3, Sector 15, CBD Belapur, NAVI MUMBAI - 400614	Phone No. <b>022-27575268/69</b>  <a href="mailto:suryavanshi.mm@hoclindia.com">suryavanshi.mm@hoclindia.com</a>
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## **GENERAL TERMS AND CONDITIONS FOR SALE**

### **1. Location**

The properties proposed for sale are located in 3A, Kirti towers , Sayajiganj, Vadodara. The properties are offered on "As is Where is" basis.

### **2. Application**

Sealed offers in the prescribed Application Form along with all pages of this Tender Document including General & Special Terms & Conditions should be signed as token of acceptance and submitted in original to the **General Manager (P & A)**, Hindustan Organic Chemicals Limited, Office No: 401, 402 and 403, 4th Floor, V Time square Plot No: 3, Sector 15, CBD-Belapur, NAVI MUMBAI - 400614 on or before 26.09.2019 at 3.00 PM. No other mode of submission such as fax, email etc., shall be considered. Tender received in open condition (unsealed) will be rejected / not accepted.

### **3. Site Inspection**

Inspection of premises may be made on any working day between 10.00 AM to 5.00 PM. Bidders may contact the persons indicated in the Annexure-1 for the purpose and familiarize themselves with other details of the property.

### **4. Sale by Bidding**

The Sale of the property will be done on the basis of highest tendered (H1) / negotiated price provided that the price is considered reasonable by HOCL and the decision in this regard by HOCL shall be final and binding on the Parties.

### **5. Allotment Procedure**

5.1 Allotment of part of any property shall not be considered.

5.2 Allotment will be done on the basis of the highest bid price provided that such tendered rate / amount quoted by the Bidder are found reasonable and acceptable by HOCL.

5.3 Allotment shall be made in the name of the Bidders only. No nominee(s) of the allottees shall be entertained.

5.4 The Property will be allotted on "As is where is basis" only.

5.5 Allotment once made shall not be altered.

5.6 The area indicated in this bid document is as per the available records and payment shall be made by the bidder on lumpsum basis for the entire property in "As is Where is Condition".

## 6. Earnest Money Deposit (EMD)

The EMD for the properties shall be as detailed below:

SN	NAME OF THE PROPERTY	EMD AMOUNT
1	3A Kirti Tower Sayajiganj Vadodara	Rs. 15000/- (Rs.Fifteen Thousand only)

The Tender Document should be accompanied by Demand Drafts (DD) / Pay Order of the above amount towards EMD of the property for which the Tenderer desires to submit the Tender. DDs / Pay Order of the above amount shall be drawn in favour of "Hindustan Organic Chemicals Limited, payable at Mumbai".

## 7. Mode of Payment

- 7.1 First installment of 20% of the accepted bid price of the property shall become payable within 30 days from the date of issue of 'allotment letter' failing which the allotment order is liable for cancellation and forfeiture of EMD amount. The Bidder shall execute an "Agreement for Sale" with HOCL immediately thereafter as per the Proforma provided by Bank.
- 7.2 If the allottee fails to deposit first instalment of 20% of the accepted bid price of the allotted property within 30 days from the date of issue of allotment letter, the allotment order is liable for cancellation and forfeiture of EMD. However, HOCL, at its discretion may on application of the allottee extend the time for payment for a period not exceeding another 30 days and the allottee shall pay in addition interest @ 14% on the said amount for the extended period.
- 7.3 The sale should be completed within 3 months from the date of receiving of approval from HOCL. The final payment of 80% should be made before the registration.
- 7.4 HOCL reserves the right to accept the total sale consideration at the time of allotment pending execution of Sale Deed.
- 7.5 All payments shall be in the form of crossed Demand Draft/ Pay Order or electronic transfer in favour of Hindustan Organic Chemicals Limited, Payable at Mumbai, for the requisite amounts.

## 8. Sale Deed Execution

The Purchaser has to get the Sale Deed executed in its name any time within Three months from the date of payment of first installment after depositing the full consideration of property and other dues, if any, failing which the allotment will be liable for cancellation without further notice with

forfeiture of 10% of the total amount deposited by the allottee in respect of the said property. Execution and registration of the 'Sale Deed' in the name of the nominees shall not be permitted.

**9. Possession**

Possession of property will be given to the Purchaser/ Allottee only on the paying the entire sale consideration together with all dues liable to be deposited and execution and registration of the Sale Deed. HOCL may at its sole discretion handover possession pending execution and registration of Sale Deed in case the entire sale consideration is received earlier along with other deposits.

**10. Amendments**

HOCL reserves the right to amend any terms and conditions of the tender without notice of such amendment/amendments and the same shall be binding on the bidders.

**11. Acceptance/Rejection of Offers**

HOCL reserves the right to accept or reject any or all offers without assigning any reason there for.

**12. Mis-representation or suppression of facts**

If it is found that the applicant has given false information or concealed certain facts, the allotment is liable to be cancelled without making any reference to the applicant and all deposits made until then shall be forfeited.

**13. Approvals**

All approvals required in respect of sale/registration of the property and its development and compliance with statutory requirements will have to be obtained by the Purchaser. However, HOCL will give necessary co-operation, if required, to the extent possible. All costs & fees including registration, stamp duty, Taxes (GST) & others, if any will be borne by the Purchaser.

**14. Validity**

Offers submitted by the Bidders should be kept valid for 3 months from the date of opening of bids and HOCL may seek extension, if necessary. Withdrawal of the offer by the Bidder within the validity period is not allowed.

**15.** Incomplete tender or tenders submitted with qualifying conditions or with conditions at variance with any special or general terms & conditions of tender is liable to be rejected at the discretion of the Company.

**16.** All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the authorized signature of the tenderer.

**17.** All kinds of legal proceedings in any matter arising out of this tender shall be subject to the jurisdiction of Courts at Mumbai only.

General Manager (P&A)

**SPECIAL TERMS & CONDITIONS FOR SALE**

1. Allotment shall be made in the name of the Bidders only. No nominee(s) of the allottees shall be entertained.
2. Once the allotment has been made in favour of the allottee no request for any exchange, substitution alteration or modifications will be entertained.
3. Withdrawal of the offer of the Bidder within the validity period is not allowed.
4. All costs and fees including registration, stamp duty, applicable taxes and others, if any, in respect of the sale will be borne by the Purchaser.
5. Execution and Registration of the 'Sale Deed' in the name of the nominees shall not be permitted.
6. If the allottee fails to deposit first instalment of 20% of the accepted bid price of the allotted property within 30 days from the date of issue of allotment letter, the allotment order is liable for cancellation. However, HOCL, at its discretion may on application of the allottee extend the time for payment for a period not exceeding another 30 days and the allottee shall pay in addition interest @ 14% on the said amount for the extended period.
7. Sale of the properties shall be on "As is where is Basis" only.
8. Part of the Property / Plot will not be considered for sale. HOCL reserves the right to allot the property against the tender submitted by the Bidder.
9. The bidder shall quote clearly the rate for Property in the application form. In case of any discrepancy, the rates quoted in figures and words, the rates in words will be considered as correct.
10. If there is any discrepancy in the totaling, the rate will be considered as correct.
11. Please sign on all pages in the document and submit the tender document in original in sealed cover superscribing clearly the property details for which the tender is being submitted. The sealed tender documents should be addressed to the **General Manager (P & A)**, Hindustan Organic Chemicals Limited, Office No: 401, 402 and 403, 4th Floor, V Time square Plot No: 3, Sector 15, CBD-Belapur, NAVI MUMBAI - 400614

12. The bidders must visit the site & ensure physical verification before quoting their rate / consideration. In case of any doubts/ clarifications, the same may be got clarified from **General Manager (P & A)**, Hindustan Organic Chemicals Limited, Office No: 401, 402 and 403, 4th Floor, V Time square Plot No: 3, Sector 15, CBD-Belapur, NAVI MUMBAI - 400614 His decision/clarification in this regard will be treated as final.

**General Manager (P&A)**

# **TENDER** **APPLICATION FORM**

## **BID OFFER FOR PURCHASE OF OFFICE Premises AT Vadodara**

General Manager (P&A)  
Hindustan Organic Chemicals Limited  
Office No: 401, 402 and 403, 4th Floor,  
V Time square Plot No: 3, Sector 15, CBD Belapur,  
NAVI MUMBAI - 400614

Dear Sir,

With reference to your advertisement for sale of Residential and Commercial properties at Vadodra, we hereby apply for the same as per details given below :-

1.	Name of the bidding Organization / Institution/person	
2.	Present Address & Contact Details	
3.	Permanent Address & Contact Details	
4.	Nature of Organization / Present Business	
4.1	Address where the Business is being carried out & Contact details	
4.2	Whether Business is a Central Government Ministries / Depts. / Autonomous Bodies under Central Government / CPSEs / PSBs etc. Central Government Ministries / Depts. / Autonomous Bodies under Central Government / CPSEs / PSBs etc.	

Signature of the Applicant / Bidder  
with Seal

5.	Name of the Authorized representative making the offer	
5.1	Designation	
5.2	Address	
5.3	Telephone/ Fax Mobile	
5.4	E-mail address:	
5.5	Details of the authority vested with the applicant for making the offer	
6.	Whether the Bidding Organization/ Institution/Person is Income Tax Assessee, if so give PAN No. (Please attach copies of I.T. returns filed for last 3 years)	
7.	Do you have any transaction/ Liabilities / dealings with HOCL, its Offices or Units or Subsidiary Companies and if so, details thereof.*	

8. Intended usage of the property for which we are submitting our Bid for the purpose(s) mentioned against each as below:-

Sl. No.	Property Details	Usage intended
1.	3A Kirti Tower Sayajiganj Vadodara	

9. I/We(Name, designation & address) have gone through the terms & conditions for sale of property as per Tender document and quote our acceptable amount towards total sale consideration as below for payment to HOCL and abide by the terms and conditions of sale specified by HOCL as per Tender document :-

<b>SL. NO</b>	<b>PROPERTY DETAILS (as per Annexure-I)</b>	<b>(*) AMOUNT OFFERED in RUPEES. ( IN FIGURES AND WORDS)</b>
1.	3A Kirti Tower Sayajiganj Vadodara	

Signature of the Applicant / Bidder  
with Seal

We hereby declare that we have understood the terms and conditions of the tender and after having inspected and being satisfied with the information provided regarding the property, we submit this application without suppression of any material facts and provided true and correct information and we further understand that if any information provided by us is found to be false, our tender is liable to be rejected.

**Signature of the Applicant/ Bidder  
with Seal**

Place :

Date :

**NOTE :-**

- (1) **Sale of property is on "AS IS WHERE IS BASIS**
- (2) Tenderer to fill up rate/amount in words & figures for the property which he desires to purchase.
- (3) Copies of the I.T. Returns filed for last three years should be attached wherever applicable