

**BHARATIYA RESERVE BANK NOTE MUDRAN PVT. LTD. (BRBNMPL)**



**EOI No.: 008/CO/EOI/2024-25 DATED 20/03/2025**

**INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR**

**PURCHASE OF RESIDENTIAL FLATS/VILLAS/BUILDER FLOOR APARTMENTS/  
PLOTS ON PACKAGE DEAL BASIS IN BANGALORE URBAN DISTRICT (KARNATAKA)**

Issued by:

The Chief General Manager  
BHARATIYA RESERVE BANK NOTE MUDRAN (P) LTD.  
No. 3&4, 1<sup>st</sup> Stage, 1<sup>st</sup> Phase, BTM Layout, Bannerghatta Road  
Bengaluru, INDIA -560029  
Tel No: +91 - 80 - 66602000  
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EMAIL: [cobangalore@brbnmpl.co.in](mailto:cobangalore@brbnmpl.co.in)  
Website: [www.brbnmpl.co.in](http://www.brbnmpl.co.in)

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Not Transferable  
Security Classification: Non-security



DOCUMENT FOR EXPRESSION OF INTEREST (EOI) FOR PURCHASE OF RESIDENTIAL  
FLATS/VILLAS/BUILDER FLOOR APARTMENTS/ PLOTS ON PACKAGE DEAL BASIS IN  
BANGALORE URBAN DISTRICT (KARNATAKA)

EOI No.: **008/CO/EOI/2024-25**

DATED 20/03/2025

This EOI Document Contains 31 Pages including this page

Document is issued to:

M/s _____
Address _____

Details of Contact person in BRBNMPL regarding this tender

M V Rajanikanth  
General Manager

Address:

Bharatiya Reserve Bank Note Mudran (P) Ltd, Regd. & Corporate office,  
No.3 & 4, 1<sup>st</sup> Stage, 1<sup>st</sup> Phase, BTM layout,  
Bannerghatta road, Bengaluru, Karnataka, India

Email: [mvrkanth@brbnmpl.co.in](mailto:mvrkanth@brbnmpl.co.in)

Alternative Contact: [naveenkumar@brbnmpl.co.in](mailto:naveenkumar@brbnmpl.co.in)

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## **Chapter-1**

### **Introduction**

Bharatiya Reserve Bank Note Mudran Private Limited (BRBNMPL) is a wholly owned subsidiary of Reserve Bank of India printing currency / bank notes to country and has its Registered & Corporate Office situated at Bengaluru and two printing presses one at Mysuru, Karnataka & at Salboni, West Bengal. As a part of backward integration and Make in India initiative, BRBNMPL has set up its own Ink manufacturing facility (Varnika) for manufacturing of varnishes and ink required for printing banknotes.

## **Chapter-2**

### **Proposal and Objective**

BRBNMPL intends to purchase flats/villas/builder floor/plots on package deal basis within the vicinity of Corporate Office in a single building/locality at Bengaluru, Karnataka.

BRBNMPL requires 3/4 BHK flats/villas/builder floor/plots on package deal basis as per the scope of work and requirement detailed at Chapter 4.

For the above said purpose, BRBNMPL, through this Expression of Interest document, intends to invite reputed builders/property owners/property developers/consultants who are interested to sell the properties matching to requirements.

## **Chapter-3**

### **Qualifying Criteria and Instruction for Bidders**

**A) Qualifying Criteria:** The following are the qualifying criteria which must be fulfilled by the intending bidder:

1. The bidder should have a valid CRISIL Rating of DA2 / DA1, SMERA rating of DG A2/A1, or any equivalent grading of real estate developer in Very Good / Excellent category.
2. The project should be RERA certified in Bengaluru, Karnataka.
3. Net worth of the firm should not be negative and also should not have eroded by more than 30% year-on-year in the last three financial years, ending on 31st March 2024. Please enclose the details of last three years" ending 31st March 2024 financial standings data (P/L accounts, Balance sheets) are duly certified by Chartered Accountant (CA).

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4. The bidder must have GST and PAN.
5. The bidder / firm must be Indian / registered entity in India.
6. The bidder should NOT have been black listed /debarred by BRBNMPL or any PSU or any Government Departments in last 05 years as on December 31, 2024.
7. The offer of the bidder shall obtain at least 60% (Sixty percent) marks in the evaluation criteria detailed at Annexure – E / F of this EOI.
8. **Slum locality within 200 mtr area is not eligible**
9. **Properties at a distance beyond 10 Kms from our Corporate Office are NOT eligible.**
10. **In case of plot (plots on package deal basis) , the possession availability beyond 3 months is not eligible**

**Only those bidders who qualify in the evaluation are eligible to participate in subsequent tender / procurement process which shall contain detailed specification and scope of work.**

**B) Instruction for Bidders**

**1. Information Provided:**

The Expression of Interest (EOI) document contains statements derived from information that is believed to be true and reliable at the date obtained but does not purport to provide all of the information that may be necessary or desirable to enable an intending contracting party to determine whether or not to enter into a contract or arrangement with BRBNMPL in relation to the provision of services. Neither BRBNMPL express or implied as to the accuracy, updating or completeness of any writings, information or statement given or made in this EOI document.

**2. Costs Borne by Vendors:**

All costs and expenses incurred 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 BRBNMPL, will be borne entirely and exclusively by the vendors.

**3. Vendors Obligation to Inform Itself:**

The vendors must conduct its own investigation and analysis regarding any information contained in the EOI document and the meaning and impact of that information.

**C) IMPORTANT NOTE TO BIDDERS:**

1. **This EOI is not a commercial offer and is issued with no commitment.**
2. BRBNMPL reserves the right to reject any application without assigning any reasons what so ever and without any intimation on **National security considerations** or any other ground.

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3. The intending bidders have to submit complete details the scope of the work.
4. The intending bidders shall submit all technical details, product catalogues, specifications of the proposal for evaluation.
5. The documents in support of qualification criteria need to be submitted along with the bid document duly signed by authorized representative of the bidding firm.
6. The credentials regarding experience and past performance to the extent required as per eligibility criteria submitted by bidder may be verified from the parties for whom work has been done.
7. **Bidder shall submit the following declarations / undertakings along with tender application:**
  - (i) The Bidder should indicate that authorized signatory is competent and legally authorized to submit the tender and / or to enter into legally binding contract. The bid shall be legally binding on the Bidder and are required to submit the authorization letter to that effect.
  - (ii) A declaration that the Bidder is not in the list of blacklisted /debarred firms of Government of India or any Government Agency anywhere in the India.
  - (iii) Bidder shall note that the purchaser reserves the right to visit the sites for verifying the claims of the bidder. This will be a part of evaluation of EOI/Further procurement process.
  - (iv) Undertaking that the bidder is accepting all the terms and conditions of this EOI and abides by it without any counter conditions.
  - (v) Undertaking that the information given in the documents is correct and the Bidder is aware that any information provided is found to be false at a later stage BRBNMPL reserves the right to reject / disqualify the Bidder at any stage of the EOI without assigning any reason.
  - (vi) The Company/firm/organization undertakes not to reveal the information in the EOI documents to any third party.
  - (vii) ACKNOWLEDGEMENT OF UNDERSTANDING OF TERMS by submitting a proposal, each bidder shall be deemed to acknowledge that it has carefully read all sections of this EOI, including all forms, schedules and annexure hereto, Expression of Interest and has fully informed itself as to all existing conditions and limitations.

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**Chapter-4**

**Scope of work and requirements**

1. BRBNMPL requires 05 dwelling units on a package deal basis. The offered property can be any of or a combination of flats/villas/builder floor OR plots on package deal basis within the vicinity of Corporate Office **in a single building/locality/gated community etc.** at Bengaluru, Karnataka
  - A. In case, the dwelling unit is in the form of any of or a combination of flats/villas/builder floor apartments:
    - i. 01 number of 4 BHK; having a carpet of approx. 3000 Sqft. and super built area up to 4000 Sqft. with 3 covered parkings
    - ii. 04 numbers of 3 BHK; each having a carpet of approx. 2000 Sqft and super built area up to 3000 Sqft with 2 covered parking
    - iii. All five units shall be ready to move as on the date of opening of EOI and latest by closing date of main tender document (which will be approximately 2 months from the opening date of EOI).

**The offered flats/villas/builder floor apartments shall obtain a minimum of sixty (60) percent marks in the evaluation criteria mentioned at Annexure – E: Evaluation Criteria for flats/villas/builder floor only.**

**OR**

- B. In case of **plots** on package deal basis; the offered land of plot shall be of minimum size of 8000 Sqft in standard plot size ratio. The land shall be free from all kind of legal disputes and litigation free. The indicative pricing of the plot is to be submitted inclusive of all types of applicable fees/registration fees/ transfer fee/ taxes for transfer of ownership from the owner/bidder to Company's name.

**The offered plot shall obtain a minimum of sixty (60) percent marks in the evaluation criteria mentioned at Annexure – F: Evaluation Criteria for plots on package deal basis.**

The building shall be constructed on the plot in supervision of BRBNMPL's officials and appointed Consultant / Architect and shall possess the followings:

- i. 05 nos. of Premium dwelling unit having carpet area between 2400 to 3600 sqft
- ii. Each dwelling unit shall have a Living room/Hall, Dining Room, 3 or 4 bedrooms with toilets, Kitchen, Study area, Servant quarters/Store Rooms and Passages
- iii. elevator in case the no. of floors are more than 2
- iv. Covered parking for at least 10 vehicles (four wheeler)

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- v. Parking for at least 10 two wheelers
- vi. Security Room
- vii. Maintenance Store
- viii. Fire Exit

2. Essential features of the dwelling unit:

- A. Architecturally designed for air circulation and natural ventilation
- B. Water Management
- C. Waste Management
- D. Energy efficient lighting system
- E. Low VOC Painting

3. Desirable features of the dwelling unit:

- A. Sports facilities
- B. Clubhouse
- C. Community / Party Hall for functions etc.

4. The following compliances are required:

- A. The property/project should 'A' Khata approved and preferably be RERA – Karnataka / BMRDA / BDA / BBMP approved.
- B. The property shall be free from all kind of legal disputes and litigation free.
- C. BESCOM approved for Electricity
- D. BWSSB approved for Water Supply and Sewerage Management
- E. Builder/Property Developer shall possess a valid CRISIL Rating of DA2 or DA1.
- F. Fire-safety compliance
- G. Seismic II zone/ IS-1893 compliant
- H. STP / Rainwater Harvesting

5. The Location: Located within the Bangalore Urban District. Away from Slum area, Industrial Zones, BBMP Dumbing Grounds and STP.

6. Proximity – Preferably within the vicinity of BRBNMPL, Corporate Office in a single building/locality.

7. Age of the property shall be less than 05 years from the date of Occupation Certificate.

8. Proximity to the heart of Bangalore City.



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9. Accessibility: The location of the Land/ flats offered should be accessible by a minimum 40 feet wide road, its access to major roads / public roads
10. Topography: It should be preferably even shaped land and not Low- lying / near water bodies or hillocks. The level or contour of the land shall ordinarily be even.
11. Frontage: Good frontage should be available.
12. Infrastructure: The availability of Basic Infrastructure, i.e. Water supply, Sewerage, electricity & Storm Water Drainage, fencing / boundary wall etc., will be preferred.
13. The bidder shall submit details of their offered property in Annexure – C: Offer Particulars.

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**Chapter-5**

**Terms and Conditions**

1. The Applicant may be Independent private legal entity incorporated / registered in India comprising of proprietorship firm, partnership firm, Limited Liability Partnership (LLP), private limited company registered under Companies Act 2013 and its amendments and public limited company registered under Companies Act 2013 and its amendments including government-owned entities or Individual, Cooperative Society, Registered NGO or Registered trust.
2. In case of Individual, PAN is mandatory. The expression of interest by individual owner shall be submitted by owner or their authorized representative with self-attested photocopies of all documents
3. The Applicant should have the legal title / ownership of the land in its favour. The land should be under the legal and physical possession of the Applicant. The land should also be free from all encumbrances. The details / proof of ownership of land along with non-encumbrance certificate and no-dues certificate from the concerned authorities is required to be submitted
4. The Land / flats parcel must be accessible by minimum 40 feet wide road
5. The Land should not be in or within the prohibited range of any wildlife-protected area or forest area or defence establishment. Land parcels should not lie within existing National Parks and they should not be notified as a wetland.
6. The property should be located in close proximity to the BRBNMPL Corporate Office. The distance from the aforementioned mentioned shall be given weightage while evaluating the proposals.
7. The application shall accompany the Expression of Interest documents, **Form /Annexure and Sections** along with the necessary supporting documents. All forms shall be complete in all respects and duly numbered.
8. Present status of the Land / Flats along with photos, survey plan clearly demarcating land parcel and details of the land parcel comprising of District, Taluk, Hobli, Village, Survey No, Surnoc and Hissa.
9. Document / Proofs evidencing possession of the Land offered to be sold.
10. Encumbrance certificate (EC) of the property/land since 2004 from the concerned Registering Authority to be submitted.
11. The documentary evidence towards the following compliances of the building/plan/project/society is to be enclosed with the submission:
  - a. Building Permit along with sanctioned plans and NOCs
  - b. Copy of RERA registration certificate
  - c. E-khata of the Property and latest tax paid receipt

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- d. Age of the property from the date of Occupation Certificate.
- e. Area Statements and other facilities / amenities available
- f. Occupancy permit and approval for connections from utilities
- g. Land Use Certificate
- h. Land Title Documents

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**Chapter-6**

**Expression of Interest Details**

Name of the Organization	Bharatiya Reserve Bank Note Mudran Private Limited (BRBNMPL), Bengaluru
Type of the Organization	Manufacturing
Reference No	EOI No: 008/CO/EOI/2024-25 dated 20/03/2025
EOI Title	Invitation for Submission of Expression of Interest (EOI) for purchase of flats/villas/builder floor/plots on package deal basis in Bangalore urban district (Karnataka)
Category	Land/Property Acquisition
Date of Announcement:	20/03/2025
Last date & time for submission	24/04/2025 at 14:30 hrs.
Price of the EOI Document	<b>"NIL"</b>
Bid documents:	All pages of this EOI along with authenticated documents in support of vendor credentials.
Place of sale of EOI documents	Bharatiya Reserve Bank Note Mudran Private Limited, Regd. & Corporate Office, No. 3 & 4, 1 <sup>st</sup> Stage, 1 <sup>st</sup> Phase, BTM Layout, Bannerghatta Road, Bengaluru – 560029  <b>Can be downloaded free of cost from our website <a href="http://www.brbnmpl.co.in">www.brbnmpl.co.in</a></b>
Place of receipt of EOI	Bharatiya Reserve Bank Note Mudran Private Limited, Regd. & Corporate Office, No. 3 & 4, 1 <sup>st</sup> Stage, 1 <sup>st</sup> Phase, BTM Layout, Bannerghatta Road, Bengaluru – 560029
Date and time of opening of EOI	24/04/2025 at 15.00 hours
Place of opening of EOI	Bharatiya Reserve Bank Note Mudran Private Limited, Regd. & Corporate Office, No. 3 & 4, 1 <sup>st</sup> Stage, 1 <sup>st</sup> Phase, BTM Layout, Bannerghatta Road, Bengaluru – 560029
EOI should be submitted to	The Chief General Manager Bharatiya Reserve Bank Note Mudran Private Limited, Regd. & Corporate Office, No. 3 & 4, 1 <sup>st</sup> Stage, 1 <sup>st</sup> Phase, BTM Layout, Bannerghatta Road, Bengaluru – 560029

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**Chapter-7**

**Guidelines for filling EOI:**

- a) EOI documents to be submitted in a sealed cover should contain cost of EOI form (not applicable in case of downloaded from website), technical offer (catalogue/brochure/specifications etc.), including corrigendum pages, supportive documents related to eligibility criteria, tax related documents etc. along with ALL annexures of this EOI. All the pages included as EOI Document should be legible, neatly numbered and signed by authorized person with official seal of the Firm as acceptance of the terms and conditions. Offers with Counter Conditions is liable for Rejections.
- b) The sealed cover should be clearly super-scribed with “*Invitation for Submission of Expression of Interest (EOI) for Purchase of Residential Flats/Villas/Builder Floor/Plots on Package Deal Basis in Bangalore Urban District (Karnataka) with due date of opening as 24/04/2025 and should be addressed to ‘The Chief General Manager, BRBNMPL, Corporate Office, Bengaluru - 560029.*”**
- c) The bidder must submit property details and tentative price of the property for selling to BRBNMPL as part of further procurement process.
- d) The bidder shall satisfy BRBNMPL that they are competent and authorized to submit EOI and/or to enter into a legally binding contract with the BRBNMPL.
- e) Parties who have been black listed /debarred by BRBNMPL or any PSU or any Government Departments are not eligible for submission of this tender.
- f) In the following cases, firms or individuals should be banned/ blacklisted including declaring them ineligible, either indefinitely or for a stated period of time, to participate in the tenders to be floated:
  1. If any of the bidder(s) is found presenting misleading/ false information/ documents in the EOI forms, statements etc.
  2. If a firm submits fraudulent un-cashable Financial Instruments stipulated under the EOI and Contractual conditions.
  3. If a firm violates the Code of Ethics and directly or through an agent, engages in corrupt,
  4. Fraudulent, collusive or coercive practices in procurement or execution of Contract.
  5. Cartel formation or quotation of Pool/ Co-ordinated rates leading to “Appreciable Adverse Effect on Competition” (AAEC) as identified under the Competition Act, 2002.
  6. Deliberate attempts to pass off inferior goods or short quantities.

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7. Attempts to influence BRBNMPL's decisions on scrutiny, comparison and evaluation.

- g) This form should be signed by Proprietor/ Partner/ Director/ Company Secretary/ authorized signatory of the company.
- h) Self-certified copies (with seal of firm) of **EOI document, corrigendum if any** along with **documents mentioned in the EOI** are to be provided along with the Bid.
- i) No counter conditions shall be accepted.
- j) **Bidders to write Page no. / Pages on each page of the EOI documents submitted.**
- k) Offers submitted not in line with the above guidelines, Incomplete or EOI received without the required enclosures shall be rejected.
- l) If any clarification is required, bidders are advised to send their request in writing to the contact details mentioned at Page 1 of this EOI so as to reach at least 07 days prior to date of opening of the tender.

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**संलग्नक /Annexure-A**

*(To be submitted on Company letter head duly signed by authorized person)*

**UNDERTAKING**

1) **CONFIDENTIALITY STATEMENT**

*"The information, which is contained in this document will not, in whole or in part be reproduced, transferred to other documents/electronic media or disclosed to others without written consent of BRBNMPL". Bidder shall also undertake to maintain secrecy, exclusivity and confidentiality of the high security currency printing environment of BRBNMPL"*

2) **BLACKLISTING / DEBARMENT**

*"We confirm that that our firm has not been in the list of firms blacklisted / debarred by BRBNMPL / Government of India in the past 5 years ending as on date. We also confirm that there is no Civil and criminal cases and other legal dispute proceedings including arbitration proceedings pending/closed during the last 3 years"*

3) **ACCOUNTABILITY STATEMENT**

*"In case any ambiguity is noticed in the Documents submitted / information provided is found to be false at any stage, we will be entirely responsible and liable for any action as deemed fit under the Law".*

4) **Understanding of the Tender**

*"I / We have gone through the terms & conditriions of the tender and accept the same. I / We shall abide by it without any counter conditions".*

Yours faithfully,

Authroised Signatory

Name

Seal

Signature of Bidder

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**Annexure-B: Bidder Information**

(To be submitted alongwith the Bid)

Bidder shall fill in this Form following the instructions indicated below. In case a statement does not apply to a bidder, the same should be answered with the remark "Not Applicable".

Wherever necessary and applicable, the bidder shall enclose certified copy as documentary proof / evidence to substantiate the corresponding statement.

In case a bidder furnishes a wrong or evasive answer against any of the under mentioned question / issues, its bid will be liable to be ignored.

**1. Bidder particulars**

- a) Name of the Person / Company: .....
- b) Nature of the Company (Proprietorship/Partnership/Limited Company/Co-op. Society etc.):.....
- c) Corporate Identity No. (CIN), if available: .....
- d) Place of Registration/Principal place of business/manufacture .....
- e) Complete Postal Address: .....
- f) Pin code/ZIP code: .....
- g) Telephone Nos. (with country/area codes): .....
- h) Fax No. (with country/area codes): .....
- i) Cell phone Nos. (with country/area codes): .....
- j) Contact persons/Designation: .....
- k) Email IDs: .....

*If asked, submit documents to demonstrate eligibility – A self-certified copy of registration certificate – in case of a partnership firm – Deed of Partnership; in case of Company – Notarized and certified copy of its Registration; and in case of Society – its Byelaws and registration certificate of the firm.*

**2. Taxation Details:**

- a) PAN number: .....
- b) Type of GST Registration as per the Act (Normal Taxpayer, Composition, Casual Taxable Person, SEZ, etc.): .....
- c) GSTIN (in Consignor and Consignee States): .....
- d) Registered / Certified Works / Factory where the Goods/service would be mainly manufactured and Place of Consignor for GST Purpose: .....
- e) Contact Names, Nos. & email IDs for GST matters (Please mention primary and secondary contacts): .....



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- .....
- We solemnly declare that our GST rating on the GST portal / Govt. official website is NOT negative / blacklisted.

*Documents to be submitted: Self-attested Copies of PAN card and GSTIN Registration.*

**3. Authorization of Person(s) signing the bid on behalf of the Bidder**

- a) Full Name: .....
- b) Designation: .....
- c) Signing as:
  - A sole proprietorship firm. The person signing the bid is the sole proprietor/ constituted attorney of the sole proprietor,
  - A partnership firm. The person signing the bid is duly authorised being a partner to do so, under the partnership agreement or the general power of attorney,
  - A company. The person signing the bid is the constituted attorney by a resolution passed by the Board of Directors or in pursuance of the Authority conferred by Memorandum of Association.

*If asked, documents to be submitted: Registration Certificate / Memorandum of Association / Partnership Agreement / Power of Attorney / Board Resolution*

**4. Bidder’s Authorized Representative Information**

- a) Name: .....
- b) Address: .....  
.....
- c) Telephone/Mobile numbers: .....
- d) Email Address: .....

.....

(Signature with date)

(Full name, designation & address of the person duly authorized sign on behalf of the tenderer)

For and on behalf of .....

(Name, address and stamp of the tendering firm)

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**Annexure-C: CONFIRMATION BY THE APPLICANT FOR LAND / FLATS / PROPERTY**

TO WHOM SO EVER IT MAY CONCERN

I, \_\_\_\_\_ S/o, D/o, w/o and r/o \_\_\_\_\_ on behalf of  
Expression of Interest FOR SALE OF LAND/FLAT at \_\_\_\_\_ (Location) confirms  
that;

1. The offered land/flats stands mutated in my name / our name / name of aforesated Company / name of aforesated Partnership.
2. The offered land/flats has a clear title in my name / our name / in the name of the company / in the name of the partnership and there is no dispute of any kind in respect of the said land/flats, before any court of law or any other forum.
3. In the event that I / we are declared as the selected Applicant, I / we shall demolish / clear any and all structures / assets located within the land parcel at my / our own cost prior to execution of the Agreement.
4. The said land/flats falls under the approved Master Plan of local Authority, namely \_\_\_\_\_ / does not come under any master plan.
5. The land/flats is free from all kinds of encumbrances / encroachment or possessing incidents.
6. I / We further confirm that;

A. I / We, have not taken any loan on the offered Land parcel

OR

We had taken a loan, against the offered land/flats amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) from \_\_\_\_\_ (Name / address of the financial institution), which stands cleared as on date.

OR

We have taken a loan, against the offered land/flats amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) from \_\_\_\_\_ (Name / address of the financial institution), out of which an amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) is outstanding as on date and that on payment of such outstanding payment amount, the said land will be released from such encumbrances.

(Please attach a certificate from the financial institution or any other entity confirming the outstanding loan and that it shall be released from all encumbrances as soon as the balance outstanding loan amount is paid.)

B. No charge has been created on the said offered land through Registrar of Companies (ROC) / in anyone's favour.

OR

A charge amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) was created in favour of \_\_\_\_\_ through ROC, which stand cleared as on date.

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OR

A charge amounting to Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) has  
been / was created in favour of through ROC which is still in force.

C. No third party lien or interest has been created on the offered land.

OR

Third party lien or interest had been created on the offered land which has  
been cleared as on date.

OR

Third party lien or interest has been created on the offered land which is  
still in force (submit details as applicable.)

Signature of the owner / Authorized representative

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**Annexure – D: OFFER PARTICULARS**

<b>PART A (i) : GENERAL INFORMATION</b>		
	<b>Details of vendor / firm / builder /owner:</b>	
1	Name of the Owner/Co./Firm, etc. :	
2	Address & Phone No.: FAX No. & E-mail address:	
3	Name of the contact person:	
4	Constitution of vendor / firm: (Whether Proprietary / Partnership /Pvt. Ltd. / Public Ltd. / PSU etc.):	
5	In case the land does not belong to the builders, Copy of registered Memorandum of Undertaking between Developers and the land owners:	
<b>Part A (ii) : Marketability of Title of the vendor:</b>		
1	Solicitor's / Advocate's name and address, Phone / FAX Nos.	
2	Detailed report of the Solicitor / Advocate for marketability of titles is to be enclosed:	
3	Details of encumbrances, if any	

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<b>Part A (iii): Details of Property</b>		
1	Name of the owner	
2	Location & Address of the property	
	a. Name of the scheme	
	b. Sector No.	
	c. Street	
3	Usage of property (as approved by Competent Authority)	
	a. Residential	
	b. Commercial	
	c. Residential/Commercial	
	d. Shopping Complex	
<b>Part A (iv): Distance to public amenities (in Kms.)</b>		
1	Distance from BRBNMPL Corporate Office, No. 3&4, 1 <sup>st</sup> Stage, 1 <sup>st</sup> Phase, BTM Layout, Bannerghatta Road Bengaluru, INDIA -560029  Bharatiya Reserve Bank Note Mudran (P) Ltd on Google Maps: <a href="https://maps.app.goo.gl/7tUgK5y7PBrGLVg8A">https://maps.app.goo.gl/7tUgK5y7PBrGLVg8A</a>	
2	a. Nearest Railway Station (.....)	
3	b. Nearest Bus stop (.....)	
4	c. Market (.....)	
5	d. Area Police Station (.....)	
6	e. Educational Institution (.....)	
7	f. Bank (.....)	
8	g. Hospital (.....)	

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9	h. Post Office (.....)	
10	Details of locality – Type of locality a. Residential b. Commercial c. Shopping Complex d. Industrial e. Slum	
11	Whether the locality is free from special hazards like fire, flood, etc.	
12	Whether the locality has protection from adverse influence such as Encroachments, unauthorized Hutments, Industrial nuisance, smoke, dust, noise, pollution due to STP/Garbage Dumping Grounds etc.	
<b>PART B: TECHNICAL INFORMATION</b>		
	<b>BUILDING</b>	
1	Type of Project : (Residential/Commercial/Both)	
2	No. of Residential Buildings in Project: (Please give phase wise division)	
3	Type of Building offered: (Residential/Commercial/Both)	
4	Type of Construction (Load Bearing/RCC/Steel framed)	
5	Type of Foundation (Structure should be designed to take care of earthquake intensity applicable for the area)	
6	Whether the proposal is for sale of residential flats in multi-storied building.	
7	No. of Floors and height of each floor including Basement, if any	
8	Clear floor height from floor to ceiling	
9	No. of Flats on each floor	
10	No. of Flats in the building	
11	Total No. of Flats offered (floor-wise & flat numbers)	
12	Area of premises offered per flat : Super Built-Up area Plinth area	.....

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	<p style="text-align: center;"><b>Carpet area</b></p> <p>(Tenderers are advised in their interest not to leave any of the aforesaid columns blank under any circumstances. Tenderers are required to enclose approved layout plans of the premises offered)</p>	<p>.....</p> <p>.....</p>	
13	<p>List of common areas included for the purpose of computing super built up area and its percentage to :</p> <p style="text-align: right;">Carpet area Plinth area</p>	<p>.....</p> <p>.....</p>	
<b>CARPET AREA DETAILS</b>			
1	Total Area of flat (Please attach separate sheet if required)		
2	Details of rooms		
Sl No	Description	Dimension	Area (Carpet) (in Sqft)
a	Hall Dining room		
b	Bedrooms –	1. 2. 3. 4.	
c	Kitchen		
d	Study		
e	Toilet		
f	Bath/Toilet (combined)		
g	Servant Quarters / Store room, Balcony etc.		
h	Passages		

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<b>CONSTRUCTION SPECIFICATIONS / MATERIALS USED</b> (separate Annexure may be used)		
	Material	Make
a	Flooring Tiles	
b	Paint on Internal Walls	
c	Paint on External Walls	
d	Doors/Windows	
e	Kitchen	
f	Bathroom	
g	Dado in Kitchen and wall tiles in bathroom	
h	Electrical Fittings	
i	Sanction of electricity load per flat	
j	Separate meter installed per flat	
<b>AGE / CONDITION OF THE CONSTRUCTION / BUILDING</b>		
a	Newly constructed within 2 years (Completion and occupation certificate with date to be enclosed)	
b	Old construction - Mention year of completion (OC / CC to be enclosed)	
c	Under construction (Mention stage of construction)	
d	Time period required to complete the construction, in case it is under construction	
e	Whether structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)	
f	<b>Likely date of possession</b>	



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<b>Details of Boundaries and adjacent buildings</b>		
	Boundary of the property	a. North b. East c. South d. West
<b>AMENITIES PROVIDED (IN THE FLAT) Brand/Nos.</b>		
A	Fans	
B	HVAC	
C	Geysers	
D	Wardrobes	
E	Exhaust Fans	
F	Electrical Fittings – Tube lights etc.	
G	Washbasins and mirrors	
H	Shower in bathroom / bathtubs	
I	Any other facility like intercom / telephone / dish antenna / internet, etc.	
J	Kitchen Trolley	
K	Video Door Bell	
L	Details of internal furnishings	
<b>COMMON FACILITIES PROVIDED (Give details)</b>		
A	Car Parking space	Reserved / Open / Semi Covered
B	Two-Wheeler parking	Reserved / Open / Semi Covered
C	Power / Electricity	Adequate and available / Not available
D	Water supply Municipal Corpn. Borewell Overhead Tank	Provided / Not provided Yes / No Yes / No Give Capacity
E	Lifts and their nos., if any	
F	Generator for emergency	
G	Anti-lightening device	
H	Security arrangements (fire- fighting/ anti-burglary device etc.)	
I	Proper sanitary / sewerage system	

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J	Any other	
<b>DETAILS OF PLANS / BLUE PRINTS / SANCTIONED PLAN</b>		
A	Whether the plan of the property is sanctioned by Competent Authority	
B	If sanctioned, please enclose copy of approved land / site plans & floor plan, layouts and Project plan	
C	Detailed flat plan	
D	Names & Address / Phone No. of Architect	
<b>IF THE PLANS ARE NOT SANCTIONED</b>		
A	Give reasons	
B	How much time will be taken to obtain sanction	
C	Is there any deviation from the sanctioned plan	
D	Can these deviations be regularized?	
<b>PROVISION FOR PROPER ARRANGEMENT OF FIRE SAFETY</b>		
A	Are the safety measures taken	
B	If yes, give details of arrangements	
C	Is No Objection Certificate obtained / Secured from the fire control authorities	
D	If yes, produce proof/ copies of certificates	
<b>COMPLETION / OCCUPATION CERTIFICATE</b>		
A	Whether completion / occupation certificate is issued by the competent authority	
B	Designation of the authority which has issued the completion / occupation certificate	
C	Enclose a certified copy of the completion / occupation certificate	

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<b>DETAILS OF LAND / SITE</b>		
A	<b>Tenure of the land</b>	
	Freehold	
	Leasehold	
	If leasehold give residual period of lease and name of the title holders	
	Annual lease rent & amount	
B	<b>Size of the plot</b>	
	Frontage in ft.	
	Depth in ft.	
C	<b>Area of the plot</b>	
	Coverage area (ground coverage) in sqft	
	Open area in sqft	
D	<b>Topography of the land / site</b>	
	Level	
	Undulated	
	Slopping	
	Low laying or raised	
E	Source of water supply to the building	
F	Any establishment easements regarding right of way / passing for mains of water / electricity.	
G	Does the site or portion fall within railway / National Highway and whether underground cable traverse the site	
H	Site Plan of the land / site to be enclosed	
<b>OTHER INFORMATION</b>		
A	Whether readymade flats have been constructed and sold by the builder to any Government / Semi-Government Institutions / Financial Institutions etc.? If so names and addresses of such clients and total cost of such sales to each client to be given.	
B	No. of years in the construction line	

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C	Last 3 years turnover (to be endorsed by submitting ITR & Balance sheets of same)	
d	Details of last 3 projects completed - Date of commencement - Date of completion - Total value	
E	Name and address of the banker	
F	Name of the Structural Consultant with license number	
G	Any other information not covered above/Other remarks, if any.	
H	<b>LIST OF ANNEXURES: (attached separate sheet if space is found insufficient)</b>	

The carpet area would mean the usable carpet area at any floor level BASED ON NET FINISHED WALL TO WALL INTERNAL ROOM MEASUREMENTS EXCLUDING EXTERNAL WALLS, INTERNAL WALLS, DUCTS, SHAFTS, ALL PARTIALLY COVERED AND UNCOVERED BALCONIES, DRY BALCONIES, FLOWER BEDS, COMMON AREAS OUTSIDE THE FLAT. 50% AREA OF ONLY THE FULLY COVERED BALCONIES WHICH ARE 900MM IN WIDTH AND ABOVE TO BE INCLUDED IN THE CARPET AREA CALCULATION. BALCONIES LESSER THAN 900MM IN WIDTH WILL NOT BE CONSIDERD FOR INCLUSION IN CARPET AREA OF THE FLAT.

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**Annexure – E: Evaluation Criteria for flats/villas/builder floor only**

Sr. No	Parameter	Maximum Marks	Marks obtained
1.	Location Factor  <b>i. Slum locality within 200 mtr area is not eligible</b> ii. Locality without slum area nearby (within 201mtr-500 mtr) (30) iii. Locality with slum area nearby (within 201mtr-500 mtr) (20)	30	
2.	i Locality with availability of hospital, market within 1 Km (30) ii Locality with availability of hospital, market within 2 Km (20) iii Locality with availability of hospital, market within 5 Km (10)	30	
3.	Distance from BRBNMPL Corporate Office  <b>i. Distance beyond 10 Kms are not eligible</b> ii. Up to 05 Kms (30 ) iii. More than 05 Km and up to 7.5 kms (20) iv. More than 7.5 and up to 10 Kms (10)	30	
4.	Time of completion required:  i. Ready Possession with Municipal approvals (30) ii. Possession available within next 6 months (15)	30	
5.	Quality of construction, specification of internal fixtures / finishing items as assessed by Evaluation committee of BRBNMPL based on the physical inspection / presentation by bidder  i. Excellent (25) ii. Good (20) iii. Average (10)	25	
6.	Internal layout of flats suiting to the requirements mentioned at Chapter 4 of this EOI  i. Most suitable (30) ii. Good (20) iii. Average(10)	30	

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7.	<p>Layout of the complex</p> <p>i. Air circulation, natural ventilation, Water Management, Waste Management, energy efficient lighting system and Availability of clubhouse / gym / garden / swimming pool (25)</p> <p>ii. Air circulation, natural ventilation, Water Management, Waste Management, energy efficient lighting system and Availability of clubhouse / gym / garden (20)</p> <p>iii. Air circulation, natural ventilation, Water Management, Waste Management, energy efficient lighting system and Availability of clubhouse / gym / swimming pool (18)</p> <p>iv. Air circulation, natural ventilation, Water Management, Waste Management, energy efficient lighting system and Availability of clubhouse / garden / swimming pool (18)</p> <p>v. Air circulation, natural ventilation, Water Management, Waste Management, energy efficient lighting system and Availability of gym / garden / swimming pool (12)</p> <p>vi. Air circulation, natural ventilation, Water Management, Waste Management, energy efficient lighting system (5)</p>	25	
<b>Total</b>		<b>200 Marks</b>	
<b>Percentage marks obtained :</b>			

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**Annexure – F: Evaluation Criteria for plots on package deal basis**

Sr. No	Parameter	Maximum Marks	Marks obtained
1.	Location Factor  <b>i. Slum locality within 200 mtr area is not eligible</b> ii. Locality without slum area nearby (within 201mtr-500 mtr) (30) iii. Locality with slum area nearby (within 201mtr-500 mtr) (20)	30	
2.	i. Locality with availability of hospital, market within 1 Km (30) ii. Locality with availability of hospital, market within 2 Km (20) iii. Locality with availability of hospital, market within 5 Km (10)	30	
3.	Distance from BRBNMPL Corporate Office  <b>i. Distance beyond 10 Kms are not eligible</b> ii. Up to 05 Kms (Full marks) iii. More than 05 Km and up to 7.5 kms (20 marks) iv. More than 7.5 and up to 10 Kms (10 marks)	30	
4.	Time required for transfer of Land / Plot:  i. Ready Possession with Municipal approvals (40 marks) ii. Possession available within next 3 months (20 marks) <b>iii. Possession availability beyond 3 months is not eligible</b>	40	
5.	Size of the road access to Plot / Land  i. 80 - 100 feet wide road (40) ii. 60 – 80 feet wide road (20) iii. 40 – 60 feet wide road (10)	20	
6.	Plot size and features suiting to the requirements mentioned at Chapter 4 of this EOI  i. Most suitable (30) ii. Good (20) iii. Average(10)	30	
<b>Total</b>		<b>180 Marks</b>	
<b>Percentage marks obtained :</b>			