



KRISHNAPATNAM RAILWAY COMPANY LIMITED

Regd. office: 3rd Floor, Lekha Bhavan, South Central Railway, Opposite Secunderabad East Metro Station Secunderabad - 500025, Telangana, CIN NO. U45200TG2006PLC051378
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**INVITATION FOR EXPRESSION OF INTEREST FOR SALE OF IMMOVABLE
PROPERTY
OF “KRISHNAPATNAM RAILWAY COMPANY LIMITED” (KRCL)**

RFP No: EOI/Delhi/Commercial Unit/Sale/2

DATED 11.07.2026

Krishnapatnam Railway Company Limited (KRCL)

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NOTICE OF EXPRESSION OF INTEREST (EOI)

INVITATION FOR EXPRESSION OF INTEREST FOR SALE OF PROPERTY

RFP No: EOI/Delhi/Commercial Unit/Sale/2 Dated 11.07.2026

Krishnapatnam Railway Company Limited (KRCL) a joint venture of Rail Vikas Nigam Limited (RVNL) {which is a Listed Company and a PSU under Ministry of Railways}, owns Commercial unit nos. 224 & 225 on 2nd floor of the NBCC Centre at Plot no. 2, Community Centre, Okhla (Phase-I), New Delhi, admeasuring about 134.34 Sq. Mts. (i.e.1446 sq. ft.), along with 2 nos. of open car parking slots. KRCL now intends to sell the said commercial units.

The above-mentioned units are **vacant, unoccupied, and available on an “as-is-where-is” and “as-is-what-is” basis**. The premises are suitable for various permissible commercial uses, subject to applicable laws and local regulations.

Further, the said property is free from all encumbrances, liens, mortgages, charges, attachments, and third-party claims of whatsoever nature as on the date of this EOI and shall continue to remain so till the date of execution of Sale Deed in favour of the Buyer. Also, there is no pending litigation or dispute in respect of the said property in any court or authority.

Chief Executive Officer, Krishnapatnam Railway Company Limited, invites sealed proposals in prescribed form for **“sale of unit nos. 224 & 225 on 2nd floor, NBCC Centre at Plot no. 2, Community Centre, Okhla (Phase-I), New Delhi, Admeasuring about 134.34 Sq. Mts. (i.e.1446 sq. ft.), along with 2 nos. of open car parking slots”**.

Submission of Documents

The entire set of EOI Document should be submitted along with credentials as 'Proposal'. Each page of submitted document should be signed by authorized signatory. The interested party shall submit the proposal including all the Forms put together in an envelope, duly sealed and clearly super scribed on envelop as **“Eoi for purchase of unit nos. 224 & 225 on 2nd floor of the NBCC Centre at Plot no. 2, Community Centre, Okhla (Phase-I), New Delhi, along with 2 nos. of open car parking slots”** and submit at the following address physically or through post/courier before last date and time i.e. August 11, 2026 (upto 1500 Hours):

Name : **Chief Executive Officer, Krishnapatnam Railway Company Limited**
Address: **503-504, 5th Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi -110001**

PART - I
Instructions to Applicants

PART-I: Instructions to Applicants

1. SITE PARTICULARS

S No	Particulars	Details
1	Identification of the Site	Unit Nos. 224 & 225, 2 nd floor, NBCC Centre, Plot no. 2, Community Centre, Okhla (Phase-I), New Delhi, along with 2 nos. of open car parking slots
2	Total Area of the Site	134.34 Sq. Mts. (i.e.1446 sq. ft.)
3	Type of Property	Commercial
4	Location	Okhla (Phase-I)
5	URL Link of Site	https://share.google/fUrf8k2xyErbUADe3

For further details, please refer to annexure 1.

2. Sale on Transfer of Ownership basis

Transfer of Ownership of Land: The ownership or title of the property shall be transferred to the buyer on receipt of full payment and execution of Sale Deed.

3. EVALUATION OF EOI

- 3.1. Evaluation of EOI will be based on following broad principles.
 - 3.1.1. Financial soundness of the party/Buyer.
 - 3.1.2. The Party/Buyer quoting the highest amount over and above the reserved price will be selected for sale of the property.
- 3.2. Interested Parties may be asked to submit clarification for proper appreciation/understanding of the Proposal.
- 3.3. In the event that two or more parties quote the same amount in the Financial Proposal for the said Site and becomes the highest bidders, KRCL may ask such Parties to submit the revised Financial Proposals, over and above the price earlier quoted by them.

4. MODIFICATION TO THE EOI

KRCL may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI. The issue of this EOI does not imply that KRCL is bound to demonstrations or clarifications for any subsequent modification to this EOI.

5. SUBMISSION OF EOI

The EOI should be submitted either in person or through post/courier by the Interested Parties before the prescribed date and time and it shall, *interalia*, include:

- 5.1. Cover Letter expressing interest in the form and manner prescribed here under as Form I;
- 5.2. Details of Interested Parties in the form & manner as prescribed here under as-Form II;
- 5.3. Financial credentials in the form and manner prescribed here under as Form III;
- 5.4. Complete EOI document as downloaded from website, Corrigendum /Addendum, if any, duly filled in, signed and stamped on each page by applicant(s);
- 5.5. Any other information/document(s) as may be required to be submitted along with the EOI, and
- 5.6. **Earnest Money Deposit (EMD):** EMD of Rs. 3,00,000/- (Rupees Three lakhs only) i.e. 1% of reserved price is payable in the form of RTGS to the below mentioned bank account. EMD of the unsuccessful applicants shall be refunded without any interest within 7 working days after finalization of the proposal/ short listing of successful bidder.

Account Number : 8143002900000519

Type of Account : Current Account (Escrow Account)

Name of the Bank : Punjab National Bank

Bank Address : LCB, 8th Floor, DCM Building, Barakhamba Road, Connaught Place, New Delhi- 110001

IFS Code : PUNB0814300

Branch Code : 8143

MICR Code : 110024799

Note: Proof of payment of EMD shall be attached to the BID/EOI along with other documents.

6. RESERVE PRICE

The Reserve Price for the aforesaid property is fixed at Rs. 3,00,00,000 [Rupees Three Crore]. This represents the minimum consideration acceptable to the Seller for the above property.

7. ADDRESS FOR SUBMISSION OF EOI

The EOI should be addressed & submitted in sealed envelope to:

**Chief Executive Officer,
Krishnapatnam Railway Company Limited
503-504, 5th Floor, Prakash Deep Building,
7, Tolstoy Marg, New Delhi -110001**

8. LAST DATE OF SUBMISSION: Last date and time of submission of EOI is August 11, 2026 (upto 1500 hours).

This envelop may be sent by hand or by Post/Courier to above address so as to reach before / within prescribed date and time. KRCL will not be responsible for any postal delay. Proposal received late will not be entertained.

9. INDEPENDENT DUE DILIGENCE & DISCLAIMER

KRCL reserves the right to select, reject any or all EOI received without assigning any reason whatsoever and shall not, in any manner what so ever, be accountable or liable for any claims of the Interested Parties or any other third party in that regard.

This Invitation for EOIs is not an agreement and is neither an offer by KRCL to the interested Parties. The purpose of this EOI process is to provide interested parties with information that may be useful to them in making their EOIs. Each Interested Party should, therefore, conduct its own investigation and analysis and should check the adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI and obtain independent advice from concerned regulatory authorities of DELHI / appropriate sources prior to submission of its EOI.

This clause & the contents herein, is the essence of this EOI process and shall be interpreted in the intent & spirit as mentioned herein.

10. OUTCOME OF THE EOI

Suitability of offer(s) will be adjudged by KRCL in a reasonable period of time and result and outcome of a Party's offer shall be communicated to the Party individually by electronic means on the address provided in the proposal.

11. SITE INSPECTION

If any party is interested to visit the site before submission of EoI the site inspection may be carried out on 25/07/2026, 01/08/2026, 08/08/2026 or on any other day mutually agreed with the Company's authorized representative (on or before 10/08/2026), between 11:00 to 16:00 hours, with prior intimation to the authorized representative of the Company (contact details given below under clause 12).

12. FURTHER INFORMATION/CONTACT DETAILS

For any additional details, clarifications, or site visit the interested parties may contact the representative of KRCL (**between 10:00 Hours to 17:00 hours, From Monday to Friday, except on National Holidays**) at the coordinates provided below:

Sh. Nikhil Garg,
+91 9717252553, cfokrcl@gmail.com

Sh. Samar Satendra,
+91 9045890079, krcl.rail@gmail.com

13. OPENING OF EOIs

The sealed offers/EOIs will be opened on **August 11, 2026**, at **16:00 hours** in the premises of Company at **503-504, 5th Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi -110001**. If the applicants wish to remain present, their representatives may attend to witness the opening of the Bid Documents.

14. GENERAL TERMS & CONDITIONS

- i) All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
- ii) All Performa forming part of EOI documents has to be duly filled- in, signed and stamped by the applicants (wherever applicable).
- iii) All offers/proposals for a bid/offer price below the reserved price shall be grossly rejected.
- iv) An applicant can submit any number of EOIs, but each EOI must be in a separate envelope accompanied with requisite amount of EMD for each EoI/offer.
- v) The rates offered by the parties should initially remain valid for a period of 120 days. The validity of offers may be extended further (if required), with the consent of the parties.
- vi) The issue of this EOI does not imply that KRCL is bound to sell the site to any Party (ies) and KRCL reserves the right to reject all or any of the bids/offers

without assigning any reasons whatsoever. It is also hereby clarified that KRCL may, at its sole / exclusive discretion, either invite fresh EOI/ bids only from those interested Parties who had submitted their EOI, or from any other perspective Party(ies)/Buyers or negotiate with party(ies) as it may deem fit.

- vii) EMD of the unsuccessful applicants shall be refunded without any interest within 7 working days after finalization of the proposal/ short listing of successful bidder. EMD of the successful applicant will be adjusted in the total sale consideration payable, without any interest.
- viii) The successful bidder shall have to deposit 10% of the final sale price within 20 days after receipt of intimation of acceptance/short-listing of his/her proposal/bid. Agreement for Sale shall be executed upon receipt of payment of 10% amount by the Company towards final sale consideration. The balance sale price (after adjusting the EMD and the aforesaid 10% deposit) shall be paid in full within 60 days from the date of execution of the Agreement for Sale.

The Sale Deed shall be executed and registered upon receipt of full and final balance payment and fulfilment of other conditions of Agreement to Sell.

Timeline Summary Table:

Stage	Activity	Timeline
Step 1	Intimation of shortlisting/finalization to Buyer	Day 0
Step 2	10% deposit by Buyer + Agreement for Sale executed	Within 20 days of Day 0
Step 3	Balance payment by Buyer	Within 60 days of Agreement for Sale

Notwithstanding the above, in the event that a successful bidder has deposited 50% or more of the total sale consideration and is unable to make the full and final payment within the stipulated period due to reasonable and genuine reasons, such bidder shall be entitled to submit a written request to the Chief Executive Officer (CEO)/Managing Director of KRCL for extension of the payment timeline, clearly stating the reasons. The CEO/Managing Director may review the said request and upon being satisfied with the reasonableness of the grounds submitted, grant an extension for a period not more than 30 (thirty) days, to make payment of the remaining balance.

- ix) Mere submission of offers/ EOIs will not be treated as acceptance/selection of the offer.
- x) In the event of the buyer/successful bidder: (i) makes any default in payment of bid price within the stipulated period, (ii) imposes any condition to the already accepted offer, (iii) expresses intention to withdraw/cancel the already accepted offer and (iv) reduces the price offered under the bid, the EMD shall be forfeited forthwith and the asset shall be put up for sale again. Such defaulting bidder shall have no claims to the asset or to any part of the amount for which the property may be subsequently sold.

- xi) KRCL reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with any or shortlisted or all the intending applicants/bidders. KRCL also reserves the right to accept or reject any or all the offers/bids, or annul this process at any time without assigning any reason whatsoever.
- xii) The decision of KRCL in this matter shall be final & binding on all the applicants.
- xiii) The stamp duty and registration charges payable in respect of preparation/registration of Instrument of Transfer / Transfer Deed / Sale deed and any other documents towards the purchase of site shall be fully borne by buyer.
- xiv) All the pending dues in respect of the said commercial units, upto the date of registration of sale deed will be borne by the seller i.e. KRCL.
- xv) The Company (KRCL) will not pay and brokerage/commission/fee (by whatever name called) to any person/Agent/Real Estate consultant for the proposed transaction/deal.
- xvi) An individual can also participate in the bid and furnish latest ITR of last three years, in order to prove his financial position.
- xvii) It shall be presumed that all the facts mentioned in the EoI document has been taken into account by the Applicant while submitting its Bid. Even if the Applicant chooses not to conduct site inspection or carry out due diligence in respect of the property it shall be presumed that the Applicant has made itself aware of the physical condition, market value, etc., of the property under sale and therefore, no complaint/ claim against the same shall be entertained in this regard by the Seller after the submission of the Bid.
- xviii) Bids/offers once submitted cannot be withdrawn or modified.

15. ARBITRATION:

In case of any dispute or difference arising in relation to meaning or interpretation of this document, the authorised official of the Company (KRCL) and the buyer will address the disputes/ differences for mutual resolution and failing which the matter shall be referred to sole arbitrator to be appointed by the Managing Director/Chief Executive Officer/KRCL. The provisions of the Arbitration and Conciliation Act, 1996 will be applicable to the arbitration proceedings. The venue of the arbitration shall be at New Delhi. The cost of the Arbitration proceedings shall be shared equally by both the parties. The decision / award of the arbitrator shall be final and binding.

The Language of Arbitration shall be English.

16. JURISDICTION:

All disputes arising out of this EoI shall be subject to the jurisdiction of Courts at New Delhi.

PART-II FORMATS FOR SUBMISSION

**FORM I: ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT /
AUTHORISED REPRESENTATIVE
(PREFERABLY ON THE LETTER HEAD OF THE ENTITY)**

To,
Chief Executive Officer,
Krishnapatnam Railway Company Limited
503-504, 5th Floor, Prakash Deep Building,
7, Tolstoy Marg, New Delhi -110001

Sub: Submission of Expression of Interest (EOI) for- “Purchase of unit nos. 224 & 225 on 2nd floor of the NBCC Centre at Plot no. 2, Community Centre, Okhla (Phase-I), New Delhi, along with 2 nos. of open car parking slots”.

Ref: EOI/Delhi/Commercial Unit/Sale/2 Dated 11/07/2026

Dear Sir,

1. With reference to above, I/We, having examined the EOI Document thoroughly and understood its contents and hereby inform you that I/We am/are willing to submit proposal for the site mentioned below. With reference to the captioned subject, I/We the undersigned am/are here by expressing our Interest to participate in the EoI.
2. We offer following Amount for purchase of the site as given in table below.

Name of the Site	Area (Sq. Mt.)	Purchase amount ₹in Lakh* (in Figures and Words)
As mentioned at page 3 of the Bid document.	As mentioned at page 3 of the Bid document.	

3. We understand that the purpose of this EOI is to create initial awareness and identify potential Parties interested for the site. Further, the issue of this EOI does not imply that KRCL is bound to sell the site to any Party and that KRCL reserves the right to reject all or any of the submissions hereunder without assigning any reasons whatsoever. It is also understood that KRCL may, at its exclusive discretion, either invite fresh EOI / bids only from those interested Parties who had submitted their EOIs or from any other prospective Party(ies).
4. I/We confirm that I/we satisfy the requirements to participate in this EOI as outlined in the EOI document and have prepared our expression of interest for the purchase of captioned site as specified in EOI Document.

5. Further, I/we understand after evaluation of all the proposal received by KRCL, the Company may shortlist and select suitable proposals and may ask for other details and undertake further negotiations in relation to this EOI.

Signature

Name of the person:

In the capacity of:

Proprietor/Firm/Company:

Seal (Name of the Entity)

FORM-II: DETAILS OF INTERESTED PARTY

S. No.	Particulars	Details
1	Basic Information	
a)	Name of Individual/Proprietor/Firm/ Company	
b)	Address	
c)	Date of incorporation and/or commencement of Business (if applicable)	
d)	Ownership details (provide details of all persons, if joint ownership) (if applicable)	
d)	List of current directors/partners (if applicable)	
2	Brief description of the firm/Company including details of its mainlines of business (if applicable)	
3	Details of individual(s) who will serve as the point of contact/communication for this EOI: (a) Name (b) Designation (c) Address (d) Telephone/Mobile Number (e) E- Mail Address	
4	Particulars of the Authorized Signatory of the Applicant: (a) Name (b) Designation (c) Address (d) Telephone/Mobile Number (e) E- Mail Address	
5	Documents to be submitted along with E.O.I In case of Individual – - Copy of PAN card, - Identity proof, - copy of self-certified last 3-year’s income tax returns In case of Company – - Copy of PAN card of the company, - Memorandum of Association (MoA) and Articles of Association (AoA) In case of Partnership Firm (Including Limited liability partnership)- - Copy of Pan Card of the Partnership Firm - Copy of Partnership Deed or LLP agreement	
	Signature and Seal of Applicant	

FORM-III: FINANCIAL CREDENTIALS
(Mandatory in case of Company/LLP/Partnership Firm)

Turnover (in INR Lakh)			Net-Worth (In INR Lakh) on March 31, 2025
FY 2022-2023	FY 2023-2024	FY 2024-2025	

(To be submitted along with C.A. Certificate)

Note: In case the applicant is individual, a copy of Income Tax Return for last three financial years can be attached in place of details of “Turnover & Net worth” to support financial credentials.

Location Details of the Site (1/1)

