

Expression of Interest (EOI)

RFP No: EOI/Delhi/Commercial Unit/Sale/1 Dated 13.02.2026

Krishnapatnam Railway Company Limited (KRCL) a joint venture of Rail Vikas Nigam Limited (RVNL) {which is a CPSE under Ministry of Railways}, has purchased 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 from NBCC Limited in 2014. 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.

Managing Director, 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. March 09, 2026 (upto 1500 Hours):

Name : **Managing Director, 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 on 2nd floor of the NBCC Centre, along with 2 nos. of open car parking slots at Plot no. 2, Community Centre, Okhla (Phase-I), New Delhi
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 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 rate in the Financial Proposal for the said Site and becomes the highest bidders, KRCL may ask such Parties to submit the revised Financial Proposals above the price quoted earlier 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 clarification for any subsequent modification to this EOI.

5. SUBMISSION OF EOI

The EOI should be submitted in person/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; and
- 5.5. Any other information/document(s) as may be required to be submitted along with the EoI.
- 5.6. **Earnest Money Deposit (EMD):** Rs. 3,00,000/- (Rs. Three lakhs only) 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. ADDRESS FOR SUBMISSION OF EOI

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

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

7. LAST DATE OF SUBMISSION: Last date and time of submission of EOI is March 09, 2026 (upto 1500 hours).

This envelop may be sent physically 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.

8. 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 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.

9. 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.

10. SITE INSPECTION

If any party is interested to visit the site before submission of EOI the site inspection may be carried out on 21/02/2026 and/or 28/02/2026, between 11:00 to 16:00 hours, with prior intimation to the authorized representative of the Company (contact details given below).

11. FURTHER INFORMATION

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, Monday to Friday, except on National Holidays**) at the coordinates provided below:

Samar Satendra, AM/Accounts,
Krishnapatnam Railway Company Limited,
+91 9045890079, krcl.rail@gmail.com

12. OPENING OF EOIs :

The sealed offers/EOIs will be opened on **March 09, 2026**, at 4.00 PM 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.

13 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 applicant (wherever applicable).
- iii) 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 case.
- iv) The rates offered by the parties should initially remain valid for a period of 120 days. The validity of offers may require extension of time with the consent of the parties.
- v) 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 consideration without any interest.
- 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 submissions hereunder 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 prospective Party(ies)/Buyers or negotiate with party (ies) as it may deem fit.
- vii) Mere submission of offers/ EOIs will not be treated as acceptance/selection of the offer.
- viii) 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. KRCL also reserves the right to accept or reject any or all the applications, or annul this process at any time without assigning any reason whatsoever.
- ix) The decision of KRCL in this matter shall be final & binding on all the applicants.
- x) The stamp duty and registration charges payable on the Instrument of Transfer / Transfer Deed / Deed of Conveyance and any other documents towards the purchase of site shall be fully borne by buyer.
- xi) 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.
- xii) The Company (KRCL) shall not pay and brokerage/commission/fee (by whatever name called) to any party or person.
- xiii) An individual can also participate in the bid and furnish latest ITR of last three years.

PART-II FORMATS FOR SUBMISSION

**FORM I: COVER LETTER
(ON LETTER HEAD)**

To,
Managing Director,
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/1 Dated 13.02.2026

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.

S. No.	Name of the Site	Area (Sq. Mt.)	Purchase amount ₹ in Lakh* (in Figures and Words)

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 understand 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, KRCL 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)

Duly authorized to submit the EOI to purchase the site, for and on behalf of
(Fill in block capitals)

Witness

Signature: _____ Name: _____ Address: _____

FORM-II: DETAILS OF INTERESTED PARTY

S. No.	Particulars	Details
1	Basic Information	
a)	Name of Individual/Proprietor/Firm/ Company	
b)	Country of incorporation	
c)	Address	
d)	Date of incorporation and/or commencement of Business (if applicable)	
e)	Ownership details (provide details of all persons, if joint ownership)	
f)	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 (f) Fax Number	
		Signature and Seal of Applicant

Note:

In case of Company, Memorandum and Articles of Association/Company Brochures should be attached. In case of Partnership Firm partnership deed should be attached.

FORM-III: FINANCIAL CREDENTIALS

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 ITR for last three financial years can be attached in place of details of turnover.

Location Details of the Site (1/1)

