IFCI Infrastructure Development Ltd. (IIDL)

IFCI Tower, 61, Nehru Place, New Delhi-110019 Phone(s): 011-41732243/41732270, Fax: 011-26487059

Website: www.iidlindia.com

E-AUCTION SALE NOTICE

For sale of immoveable property at Matheswartola Road, under PS; Pragati Maidan, Kolkata

Portal for E-Auction: www.e-auctions.in

Offers are invited by IFCI Infrastructure Development Ltd. (IIDL) for sale of immoveable property on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" through E-Auction. Details of the property is:

| SI. No | Centre | Land Description | Reserve Price (Rs.in Cr) | EMD (Rs. in Cr) | Last Date for EMD submissio n | Minimum Increment Amount | Date and Time of Auction |
|-----------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------|----------------------------------------|--------------------------------|---------------------------------------|
| 1 | Matheswartola Road, under PS; Pragati Maidan, Kolkata | Land admeasuring about 30 (approx) Cottahs along with structures comprised in Khatian No.394, 395, Dag Nos.682, 683, 684, 685, 728, 731, 732 situated at 44/5A, Matheswartola Road, under PS; Pragati Maidan, (Opp- Science City) Kolkata – 700 046. | 20.54 | 2.05 | 28-09-2016 | Rs.1 lakh | 30.09.2016 11:00 AM to 12:00 PM |

- 1. The e-Auction will be conducted online through www.e-auctions.in with the help of the service provider being **M/s Nextenders (India) Pvt. Ltd** on the date and time as mentioned above with extension of 05 minutes for bid increment if any bid comes in last 5 minutes.
- 2. The e-Auction is being held on "AS IS WHERE IS AND WHATEVER THERE IS BASIS".
- 3. The E-Auction Sale Notice comprising detailed terms & conditions of the sale can be downloaded from the Website www.iidlindia.com or from www.e-auctions.in . Any amendments or corrigendum, if required to be issued, will be published on www.e-auctions.in only.

Terms & Conditions

- 1. The e-Auction will be conducted online through www.e-auctions.in and the e-Auction will be conducted with the help of service provider **M/s Nextenders (India) Pvt. Ltd** on the date and time as mentioned above with extension of 05 minutes for bid increment if any bid comes in last 5 minutes.
- 2. Extension of date (if decided) for submission of EMD Documents and auction will be informed to public on website www.iidlindia.com & www.e-auctions.in
- 3. Persons wishing to participate are required to deposit, (a) Earnest Money (EMD) (b) Passport size photograph (c) a copy of Photo Identity Card, and residence proof (d) a copy of PAN card (e) Valid E-mail ID and contact number in a single envelop off-line (hard copy).
- 4. The E-Auction Sale Notice comprising detailed terms & conditions of the sale can be downloaded from the IIDL's Website www.e-auctions.in
- 5. The interested bidders shall deposit their EMD being 10% of the Reserve price by way of Demand Draft drawn in favour of "IFCI Infrastructure Development Ltd." addressed to the "The Managing Director, IFCI Infrastructure Development Ltd., 6th Floor, IFCI Tower, 61, Nehru Place, New Delhi-110019 on or before 28/09/2016. The last date and time for deposit of the EMD along with the documents is mentioned above.
- 6. The bidder shall furnish the details in the prescribed format which can be downloaded from Website www.iidlindia.com or www.e-auctions.in. On receipt of EMD the prospective bidders shall receive user-id/password on their valid email id (mandatory for e-auction) from M/s Nextenders (India) Pvt. Ltd. The Prospective bidders may avail online training on e-auction from M/s Nextenders (India) Pvt. Ltd. The helpdesk number of the service provider is 020-30187500, 09167246751 and email- support.eauctions@nextenders.com.
- 7. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall bear no interest. Normally the EMD is refunded within 7 days of opening of tenders. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favouring IFCI Infrastructure Development Ltd. payable at New Delhi or through RTGS (RTGS details can be obtained from IIDL's office) within seven days (06/10/2016) or within the extended time if allowed by IIDL.
- 8. The successful bidder shall deposit the next 25% of the sale proceeds on or before the 05/11/2016 day of the sale and remaining 50% of the sale proceeds on or before 05/12/2016 of the sale or within such extended period as agreed upon in writing by and solely at the discretion of IIDL. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount. The offered amount/bid amount of the purchase of property shall be exclusive of all taxes/duties/arrears etc. as applicable and the same shall be borne by the Purchaser without any recourse to IIDL.
- 9. The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, title of the property put on auction and claims/rights dues etc. affecting the property prior to submitting their bid. They should also satisfy about the requisite approvals/permissions required, if any, from the Government or other agencies. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of IIDL the Property is being sold with all the existing and future encumbrances whether known or unknown to IIDL.

- 10. The Successful purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fee etc. owning to anybody.
- 11. IIDL is not bound to accept the highest offer and IIDL has the absolute right to accept or reject any or all offer(s) or adjourn/postpone or cancel the e-Auction without assigning any reason.
- 12. The parties interested may inspect the property and the relevant documents with prior intimation/permission of following persons:

| SI. No. | Location | Regional Office address | Contact person details |
|------------|----------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 1. | Delhi | IFCI Infrastructure Development Ltd (IIDL), 6 th Floor, IFCI Tower, 61 Nehru Place, New Delhi- 110019 | Shri Mohit Bhatnagar, AVP-BD Mobile No.09990725794 Ph:+91-11-4173-2243 e-mail – sales@iidlindia.com |

Other Terms and conditions

NOTE: The information given is based on the records available with IIDL. IIDL does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

| | 1 | |
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| 1. | Basis | As is where is whatever there is basis. |
| 2. | Eligibility | The Bidder should: a) Be a person, registered trust, registered firm, registered corporative society, private limited company, public limited company, partnership firm registered in India. b) Be legally competent to enter into contracts as per prevailing norms. c) IIDL may also consider a tender submitted by a consortium of persons/companies. It is made clear that there should be no change in the consortium filing the tender till completion of the transaction. If there is any change in the consortium structure, IIDL reserves the right to cancel the sale. |
| 3. | Earnest Money Deposit (EMD) | 10% of the Reserve Price No interest shall be payable by IIDL on the EMD amount. |
| 4. | Adjustment of EMD | For successful bidder, EMD amount will be adjusted against payment of bid amount. |
| 5. | Payment Schedule | EMD being 10% of the Reserve Price to be submitted along with Tender. 25% of the bid amount (inclusive of EMD) to be paid within 7 working days after the acceptance of the offer by IIDL, Balance 25% to be paid on or before 05.11.2016 Remaining 50% to be paid on or before 05.12.2016 The purchaser has an option to give the full sale consideration in advance. |

| | | 6. The offered amount/bid amount of the purchase of properties shall |
|-----|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | be exclusive of all taxes/duties/arrears etc. as applicable and the same shall be borne by the Purchaser without any recourse to IIDL. |
| 6. | Rejection of bids | Bids not received from the prescribed e-Auction platform or not accompanied by DD/PO for the requisite EMD or accompanied by short EMD shall be rejected. |
| 7. | Mode of payment of EMD | By way of crossed DD/Pay Order drawn on a scheduled bank in favour of IFCI Infrastructure Development Ltd. and payable at New Delhi only. |
| 8. | Selection of best offer | Shall be decided by the Sale Committee constituted by IIDL. |
| 9. | Liability of the purchaser | The prospective purchaser shall carry out due diligence in respect of likely liabilities pertaining to the property (ies) before submitting the bid. It may be noted that the purchaser will be responsible for meeting these liabilities, if arise and IIDL will not be liable to meet any such liabilities whatsoever. IIDL does not undertake any responsibility to procure any permission/ license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets. |
| 10. | Contact Persons | For any clarification/assistance, please contact Shri Mohit Bhatnagar, AVP (BD) on 09990725794 |
| 11. | Stamp Duty and Registration Charges | All taxes/stamp duties and registration charges etc. as applicable and related to the offered property shall be borne by the purchaser. |
| 12. | Delivery Period/Posses sion | After receipt of full and final payment of the total sale consideration of the assets, IIDL will issue a letter for Possession in favour of the purchaser and the purchaser will take necessary steps to take over the possession of the Property immediately. Subsequently Sale Deed will be executed in favour of the Purchaser |
| 13. | Disputes on tender | In case of disputes in e-auction sale process, the decision of IIDL shall be final and binding on all concerned. |
| 14. | Tentative date of inspection | 16.09.2016 from 11.00 A.M to 03.00 P.M. |
| 15. | Inspection of assets | Bidders are advised to submit their bids through e-auction only after inspection of assets. The inspection of assets would be arranged by IIDL with prior appointment on the dates mentioned hereinabove. The cost for inspection of assets will have to be borne by the prospective tenderers. Please contact the aforementioned office of IIDL for details. |
| 16. | Force Majeure | IIDL shall not be liable for any failure or delay in performance due to any cause beyond their control including fire, flood, strikes, slowdown, lockout, closure, dislocation of normal working condition, war, riots, epidemics, Government action etc. or any condition beyond the control of IIDL |
| 17. | Miscellaneous | E-auction EMD submission with conditions will be treated as invalid. Correspondence about any change/modification in the offer after submission of will not be entertained. If any tenderer wishes to give a fresh offer for any of the property before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit. |

| 18. | General terms and conditions | , , |
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| | of tender | decision is taken on all the bids received. |
| | | b) IIDL would reserve its right to reject any or all bids without assigning |
| | | any reason thereof. |

Notes:

- 1. The bidders will have to submit valid identity and address proof as may be required. Formal authorization should be furnished if bidder is represented by representative.
- 2. That every page of the E-Auction Sale Notice document is duly signed by the bidder before submitting the e-Auction.
- 3. All alterations, erasures and overwriting, if any, in the E-Auction Sale Notice document shall be duly authenticated by the bidders signature.
- 4. The Asset Sale Committee may, for any reasons to be recorded in writing, reject any bids including the highest bid. The Asset Sale Committee would not be obliged to give a copy of reasons for rejection of the bids to the unsuccessful bidder.

EMD SUBMISSION FORM

To,
The Managing Director,
IFCI Infrastructure Development Ltd.
IFCI Tower, 61,
Nehru Place,
New Delhi-110019.

Dear Sir,

Ref. Advertisement issued on 24/08/2016 in IN RESPECT OF SALE OF PROPERTY ON AS IS WHERE IS WHATEVER THERE IS BASIS

- 1. Bartaman (Bengali)
- 2. Stateman (English)

SUBMISSION OF EMD

1. I/We, the bidder/s, do hereby state that, I/we have read the E-Auction Sale Notice Document and the terms and conditions of e-auction and the above advertisement and understood them fully. I/We, hereby unconditionally agree to confirm with and to be bound by the said conditions.

| а | Name of the Tenderer (in case of company/firm, also give names of key Directors / partners) (Furnish documents in support) | |
|----|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| b. | Registered office/place of business/Address for Correspondence | |
| С | Name of the Property with location for which e-auction will be participated | |
| d | Contact Details | Phone No/ Mob. No : E-mail ID : PAN No |
| e. | Particulars of EMD | DD NoDate BANK DETAILS |

- 2. I/We further declare that I/We intend to purchase the above referred property from IIDL for our own use / business and that the information revealed by me/us in this **E-Auction Sale Notice Form** is true and correct to the best of my/our knowledge and belief.
- 3. I/We agree if any of the statement / information revealed by me/us is found incorrect, my/our bids in the e-auction is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by IIDL and IIDL is at liberty to annul the offer made to me/us at any point of time.

- 4. The applicant or its representative should sign each page of the e-auction sale notice. Any corrections/alterations should be duly authenticated.
- 5.. I/We also agree that after my/our offer given in my/our bids for the e-auction for purchase of a property is accepted by IIDL, if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfill any/all the terms and conditions of the E-Auction Sale Notice and offer letter, the Earnest Money Deposit paid by me/us along with the E-Auction Sale Notice document is liable to be forfeited by IIDL and that IIDL has also a right to proceed against me / us for specific performance of the contract or otherwise.
- 6. EMD Amount will be returned:
 - (i) By Speed Post on the address given in Sl.No. 1. (b):

Or

(ii) By Regd Post on the address given in Sl.No. 1. (b):

Or

(iii) By hand after submitting the original ID Proof of the photocopy sent with the Auction Form :

For the return of EMD, the bidder will write one of the above three Option given at 6 (i) to (iii)

I declare that I have read and understood all the general and technical terms and conditions of E-Auction sale and shall abide by them.

| | Yours faithfully, |
|------|---------------------------------------------------|
| | Signature of the tenderer Authorised Signatory |
| (M/s |) |
| | [Pubber stamp of the company/firm] |

Encl; Copy of photo ID & PAN Card