

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

Website: www.iidlindia.com
E-AUCTION SALE NOTICE

"E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTY SITUATED AT VILLAGE- MORTA, GHAZIABAD ON "AS-IS WHERE-IS AND WHATEVER-IS-BASIS".

**LAST DATE FOR SUBMISSION OF EMD AND DOCUMENTS IS 16.05.2018
TILL 5.30 PM**

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

Offers are invited by IIDL Realtors Private Limited. (IRPL) for sale of immovable property on "AS IS WHERE IS AND WHATEVER IS BASIS". The sale will be done through E-Auction platform. Details of the property and auction are as under:

Tender Document

Name of the owner of the property	Details of the property	Reserve Price (In Cr.)	EMD (In. Cr)	Date of Inspection of property	Minimum Increment Amount (Lakhs)	Date & Time of e-Auction
IIDL Realtors Private Limited	Main Delhi-Meerut Highway facing freehold commercial land admeasuring 15603 sq.yds. (approx) along with building constructed thereon at Khasra No.1297-1300,1302 & 1303 at Village: Morta, Ghaziabad.(U.P)	15.50	1.50	29.04.2018 & 06.05.2018 (From 11:00 to 05:00 pm)	1.00	18.05.2018 11:00 AM onwards.

ANNEXURE-I

IIDL Realtors Private Limited (IRPL)

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Website: www.iidlindia.com

Terms & Conditions

1. The e-Auction will be conducted online through www.e-auctions.in 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. To the best of Knowledge and information, there is no encumbrance on the property. However, the intending bidder should make their own independent inquiries regarding the encumbrance; title of the property put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrances whether known or unknown to IRPL. The intending bidder should also satisfy about the requisite approvals/permissions required, if any, from the Government or other agencies.
3. Any corrigendum in regard to sale of property will be placed/uploaded on the below mentioned websites. Interested parties may kindly visit the said website before filling their Bids/participating in e-auction process. Extension, if any in the last date for submission of EMD Documents and auction will be informed to public on website www.iidlindia.com & www.e-auctions.in
4. The interested bidders shall submit their bid alongwith (a) Earnest Money deposit (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 super scripted on the top of envelop " E- Auction of Property at Village- Morta, Ghaziabad addressing to the Director, IIDL Realtors Private Limited, 6th Floor, IFCI Tower, 61, Nehru Place , New Delhi.
5. The interested bidders shall deposit their EMD being 10% of the Reserve price by way of Demand Draft drawn in favour of "IIDL Realtors Private Limited." addressed to the "The Director, IIDL Realtors Private Limited, 6th Floor, IFCI

Tower, 61, Nehru Place, New Delhi-110019. The last date and time for deposit of the EMD along with the documents is **16.05.2018 till 5.30 PM.**

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 highest bidder and also second highest bidder shall be retained and the EMD of other unsuccessful bidders shall be refunded. The EMD shall bear no interest. Normally the EMD is refunded within 7 days of opening of Bids. The bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever. The successful bidder shall **deposit 25%** of the sale price (inclusive of EMD) by way of demand draft favoring IIDL Realtors Private Limited payable at New Delhi or through RTGS (RTGS details can be obtained from IRPL's office) within seven working days from the letter of acceptance (LOA) to be issued by IRPL or within the extended time if allowed by IIDL.

8. The successful bidder shall **deposit the remaining 75% of the sale proceeds within 60 days** on or before from the date of LOA of the sale or within such extended period as agreed upon in writing by and solely at the discretion of IRPL. In case of default by the successful bidder, the amount already deposited will be forfeited and such bidder shall have no claim/right in respect of property/amount. However, IRPL reserves the right to accept delayed payment with **interest @ 12% p.a** beyond the permissible period upto maximum period of 60 days. 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 IRPL.

9. 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. owing to anybody.

10. IRPL 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.

11. Only bidders having valid user ID / password and confirmed EMD payment through Demand Draft shall be eligible for participating in the e- auction.

12. The interested bidders may inspect the property and the relevant documents on 29-04-2018 & 06-05-2018 or at any time during working hours with prior intimation/permission of following person:

Sl. No	Regional address	Office	Contact person details	Contact person details
1.	IRPL Realtors Private Ltd (IRPL), 6 th Floor, IFCI Tower, 61 Nehru Place, New Delhi-19		Sh. Mohit Bhatnagar, AVP-BD Mobile No.09990725794 Ph:+91-11-4173-2243 mohit.bhatnagar@iidlindia.com	Sh. Rohit Sharma- AM-BD Mobile No.09990725654 Ph:+91-11-4173-2270 rohit.sharma@iidlindia.com

Other Terms and conditions

NOTE: The entire asset offered for sale on "AS IS WHERE IS AND WHATEVER IS BASIS". The bidders are requested to independently verify the details on their own.

1.	Basis	As is where is and whatever 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.
3.	Earnest Money Deposit (EMD)	10% of the Reserve Price No interest shall be payable by IRPL on the EMD amount.
4.	Adjustment of EMD	For successful bidder, EMD amount will be adjusted against payment of bid amount.
5.	Payment Schedule	1. EMD being 10% of the Reserve Price to be submitted along with Tender. 2. 25% of the bid amount (inclusive of EMD) to be paid within 7 working days from the date of acceptance (LOA) being issued by IIDL. 3. Remaining 75% to be paid within 60 days from the date of LOA. 4. The purchaser has an option to give the full sale consideration in advance. 5. 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 IRPL.
6.	Rejection of bids	Bids not received through the prescribed e-Auction platform or not accompanied by DD/PO for the requisite EMD or accompanied by short EMD and requisite documents.(ID proof/ Address Proof/last 3 years Balance sheet with computation of Income & P & L a/c etc.) shall be rejected.
7.	Mode of payment of EMD	By way of crossed DD/Pay Order drawn on a scheduled bank in favour of IIDL Realtors Private Limited. and payable at New Delhi only.
8.	Acceptance of the offer	The offer will be accepted based on higher offer price subject to compliance of terms & conditions mentioned in this tender document by internal Assets sale committee constitute for the property.
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 IRPL will not be liable to meet any such liabilities whatsoever. IRPL 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.	Stamp Duty & Registration Charges	All taxes/stamp duties and registration charges etc. as applicable and related to the offered property shall be borne by the purchaser.
11.	Transfer of property	After receipt of full and final payment of the total sale consideration of the assets, IRPL will issue a letter confirmation receipt of entire sale consideration and the purchaser will take necessary steps to execute the sale deed in its favour at its own cost.
12.	Disputes on tender	In case of disputes in e-auction sale process, the decision of IRPL shall be final and binding on all concerned.
13.	Date of inspection	29.04.2018 and 06.05.2018 from 11.00 A.M to 05.00 P.M.
14.	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 IRPL with on the dates mentioned hereinabove. However, prospective bidders may visit any time during working hours with prior intimation for inspection of assets will have to be borne by the prospective tenderers. Please contact the aforementioned office of IRPL for details.
15.	Force Majeure	IRPL 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 IRPL.
16.	Miscellaneous	E-auction EMD submission with conditions will be treated as

		invalid. Correspondence about any change/modification in the offer after submission of bid will not be entertained.
17.	General terms and conditions of tender	a) The bids would be in the nature of 'subject to approval of IRPL's i. e. the highest bid would be finalized and kept on record until a final decision is taken on all the bids received. b) IRPL 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 (Aadhar Card/Voter Card/Passport) 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 bidder's 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.
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EMD SUBMISSION FORM

To,
The Director,
IRPL Realtors Private Ltd.
IFCI Tower, 61,
Nehru Place, New Delhi-110019.

Dear Sir,

**Ref. Advertisement issued on 26/04/2018 in
IN RESPECT OF SALE OF PROPERTY AT VILLAGE-MORTA, GHAZIABAD ON
"AS IS WHERE IS AND WHATEVER IS BASIS"**

- 1. Business Standard (English)**
- 2. Business Standard (Hindi)**

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.

a	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	
c	Name of the Property with location for which e-auction will be participated	Main Delhi-Meerut Highway facing freehold commercial land admeasuring 15603 sq.yds. (approx) along with building constructed thereon at Khasra No.1297-1300,1302 & 1303 at Village: Morta, Ghaziabad. (U.P)
d	Contact Details	Phone No/ Mob.No : E-mail ID : PAN No
e.	Particulars of EMD	DD No. _____ Date _____ BANK DETAILS _____

2. I/We further declare that I/We intend to purchase the above referred property from IRPL 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 IRPL and IRPL 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 IRPL, I will make payment of entire sale consideration within given time frame. In case, if I/We fail to comply the terms and conditions of sale or am/are not able to make payment and 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 and any other payments made are liable to be forfeited by IRPL and that IRPL has also a right to proceed against me under provision of specific performance contract act.

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. _____)

[Stamp of the company/firm]

Encl; Copy of photo ID & PAN Card/last 3 years ITR.