

PRELIMINARY INFORMATION MEMORANDUM (PIM)
FOR SALE
OF
COMMERCIAL SERVICED APARTMENTS – IIDL SUITES



Transaction Advisor to IFCI Infrastructure Development Limited (IIDL), Government of India

October, 2023

DISCLAIMER NOTICE

Resurgent India Limited (“**Resurgent**” or “**Transaction Advisor**”) has been appointed as the Transaction Advisor (TA) by IFCI Infrastructure Development Limited (hereinafter referred to as “**IIDL**” or “**Company**”) for Sale of Operational Commercial Serviced Apartments – IIDL Suites (hereinafter referred to as “**Transaction**” or “**IIDL Suites**”), pursuant to letter of engagement as Transaction Advisor dated June 12, 2023. This Preliminary Information Memorandum (hereinafter referred to as the ‘**PIM**’) has been prepared by Resurgent for the limited purposes of providing certain information on IIDL Suites for enabling the recipients (hereinafter referred to as the ‘**Interested Bidder(s)**’ or “**IB(s)**”) to be apprised of such certain basic details of IIDL Suites prior to submission of the **Expression of Interest** (as defined hereinafter “**EoI**”) in respect of the Transaction. Unless otherwise specified, the information contained herein is as on March 31, 2023, and may be subject to material updates, revisions or amendment. Neither the Company nor Resurgent, undertake to update this PIM. Resurgent has not independently verified any of the information and data contained herein. Neither the Company nor Resurgent (nor any of their respective affiliates, subsidiaries, advisors and agents), (i) make any representations or warranties, express or implied, as to the accuracy, or completeness of such information and data, (ii) take any responsibility for, or will accept any liability whether direct or indirect, express or implied, contractual, tortious, statutory or otherwise, in respect of, the accuracy, completeness, authenticity, correctness and fairness of the information or for any of the opinions contained in the PIM or for any errors or omissions or for any loss/damage, be it tangible or intangible, howsoever arising, from the use of this PIM and (iii) take any responsibility or accept any liability for any other written or oral communications transmitted to the recipient by or on behalf of the Company or Resurgent or any of their advisors in the course of your evaluation of any transaction involving the Company. Any liability or responsibility of the Company and Resurgent and their respective advisors is, therefore, expressly disclaimed. You should conduct your own investigation and analysis of the Company in connection with the Transaction.

The Company reserves the right to change the procedures for pursuing the Transaction. The issue of this PIM does not imply that the Company or Resurgent are bound to select an Interested Bidder for the Transaction and the Company and Resurgent reserve the right to reject all or any of the Interested Bidders or their EoIs without communicating any reasons whatsoever.

The PIM may include certain estimates, projections, statements, targets and forecasts with respect to the IIDL Suites/industry in which the IIDL Suites operates and these are based on the various assumptions made by the management, officers or employees of the Company and/or Resurgent. Actual results may differ materially from these forward-looking statements due to various factors. You should note that past performance of the IIDL Suites is not a guide for future performance of the IIDL Suites. The summary of financial information has been obtained from the audited annual financial statements and may differ from the actual numbers to the extent of approximations or use of rounded numbers. Unless stated otherwise, the industry data has not been independently verified by Resurgent or the Company. The data used in these sources may have been reclassified by us for the purposes of presentation. The Company, Resurgent and their respective advisors undertake no obligation to provide the recipient with access to any additional information or to update this PIM with additional information or correct any inaccuracies herein, which may become apparent. Each potential investor must seek its own advice from professionals for any matters pertaining to or relating to the Company or the Transaction or for evaluating the Transaction including with regard to legal, financial and taxation issues.

This PIM has been prepared for information purposes only, without any regard to specific objectives, suitability, financial situations and needs of any particular person and does not constitute any recommendation and is not intended to be the basis for participating in the Transaction, and should not be construed as an offer or invitation for sale or the solicitation of an offer to buy, purchase or subscribe to any securities, if any, mentioned herein. The materials and information contained herein are made available upon the express understanding that you will use them only for the purpose set forth above.

This PIM has been prepared by Resurgent upon information available from public sources and from the Company, believed to be reliable to assist the recipients in making their own evaluation of IIDL Suites and does not purport to be all-inclusive or to contain all of the information that may be material to the recipients' decision to enter into the Transaction.

The distributing/taking/sending/dispatching/transmitting of this document in certain jurisdictions other than the Republic of India may be restricted or prohibited by law of such jurisdiction and persons into whose possession this document comes should inform themselves about, and observe, any such restrictions. Publication of this PIM by any entity other than Resurgent or the Company is strictly prohibited. The recipient shall be solely liable and responsible for any dissemination, distribution, transmission or reproduction of this PIM. Any failure to comply with these restrictions may constitute a violation of the laws of any such other jurisdictions for which the recipient shall be solely liable and responsible. It is recommended that this PIM not be disseminated, distributed, transmitted or reproduced. The logos and trademarks used in this PIM are owned by the respective owners and are used for representation purpose only without any explicit permission of the owners. Further, submission of EoI from a jurisdiction outside of India should not be construed as approval of the GoI on tax-related matters and that the IB shall be responsible for compliance of all the relevant tax laws and procedures.

Unless stated otherwise, industry data used throughout this PIM has been obtained or derived from publicly available information as well as industry publications and sources. Industry publications generally state that the information contained in those publications has been obtained from sources believed to be reliable but that their accuracy and completeness are not guaranteed and their reliability cannot be assured. The industry data has not been independently verified by Resurgent, the Company,. The data used in these sources may have been reclassified by us for the purposes of PIM. Data from these sources may also not be comparable.

This PIM is divided into chapters & sub-sections only for the purpose of reading convenience. Any partial reading of this PIM may lead to inferences, which may be at divergence with the conclusions based on the entirety of this PIM. Further, by accessing or reviewing a copy of this PIM, the recipient accepts the terms of this Notice, which forms an integral part of this PIM.

All acts, deeds and things done or caused or intended to be done, by the Company and Resurgent hereunder are based on and in reliance of your acceptance of the terms and conditions of this Disclaimer.

All communications, inquiries and requests for information should be directed to following:

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Authorised Signatory
Tel: 0124-4754550
Mob: +91 9810483384
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PRELIMINARY INFORMATION MEMORANDUM

1.1 INTRODUCTION

IFCI Infrastructure Development Limited (IIDL) was set up by IFCI Limited (A Government of India Undertaking) as its wholly owned subsidiary in the year 2007 to venture into the real estate and infrastructure sector as an institutional player. IIDL has ventured into the development of infrastructure in residential, hospitality and educational sectors.

On the residential front, IIDL has successfully developed two projects viz. 21st Milestones Residency, Ghaziabad, Uttar Pradesh and IIDL Aerie at Panampilly Nagar, Kochi, Kerala. Besides, IIDL has managed various prestigious assignments as Project Management Consultants like development of the campus of "Management Development Institute" at Murshidabad, West Bengal, "IFCI Bhawan" office complexes at Bengaluru and Ahmedabad for IFCI.

In the hospitality sector, IIDL owns and operates the Serviced Apartments known as "IIDL Suites" located in Mayur Vihar, New Delhi. IIDL has decided to sell the IIDL Suites and engaged Resurgent India Limited as Transaction Advisor for sale of operational commercial serviced apartments- "IIDL Suites" (hereinafter referred to as the "**Transaction**" or "**IIDL Suites**").

Luxurious and ultra-modern, IIDL Suites is located in the newly developed and highly prized residential and business hub of Mayur Vihar, New Delhi. The Gold Standard property has 9 storey and 92 luxurious Serviced Apartments comprising of studios apartments, one bedroom & two-bedroom suites. The total constructed area is of approx. 1,80,000 sq ft. The Serviced Apartments provide an abundance of facilities, inter alia, Gymnasium, Swimming Pool, Kids room, and a fully equipped Business Centre with meeting facilities. It offers an ideal living environment that will impress even the most tech-savvy guests thus making it one of the most sought-luxury apartments.

Through this PIM, the Transaction Advisor is providing the Interested Bidders ("**IBs**") with limited and selected information pertaining to IIDL Suites for submitting their EoIs to the Transaction Advisor, in respect of the Transaction.

This PIM contains the following the information regarding the IIDL Suites

The invitation of EoI comprises the following:

Section	Content
3.1	Proposed Transaction
3.2	Eligibility Criteria for IB
3.3	Instruction For Submission of EoI
3.4	Conditions /Circumstances which may lead to Disqualification of IBs
4	Annexures to invitation of EoI
Annexure: 1	Expression of Interest for Sole IB
Annexure: 2	Expression of Interest for Consortium of IBs.
Annexure: 3	Undertaking in relation to Ultimate Beneficial Ownership
Annexure: 4	Statement of Legal Capacity for Sole IB.

Section	Content
Annexure: 5	Statement of Legal Capacity for Consortium of IBs.
Annexure: 6	Request for Qualification by Sole IB including each of the consortium member, if applicable, along with supporting documents.
Annexure 7	Power of Attorney for Sole IB or Consortium of IBs.
Annexure: 8	Consortium Agreement.
Annexure: 9	Affidavit certifying the correctness of documents

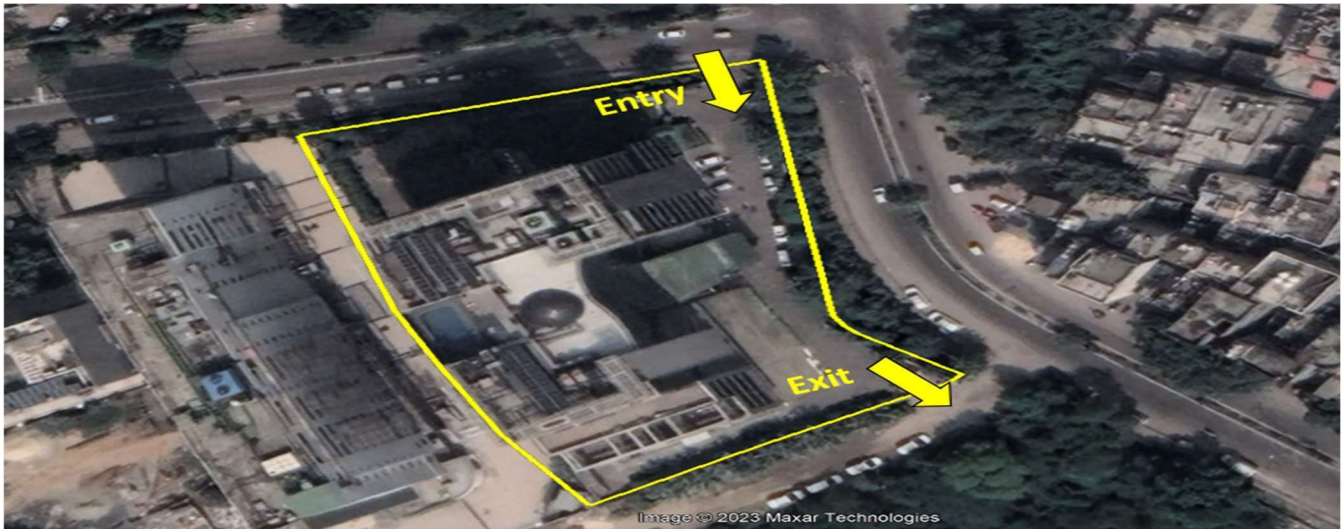
1.2 Contact Details

All communications, inquiries, clarifications and requests for information should be directed to following:

Sh. Vikas Srivastava
 Sr. Manager
 Tel: 0124-4754550
 Mob: +919810483384
vikas.shrivastava@resurgentindia.com

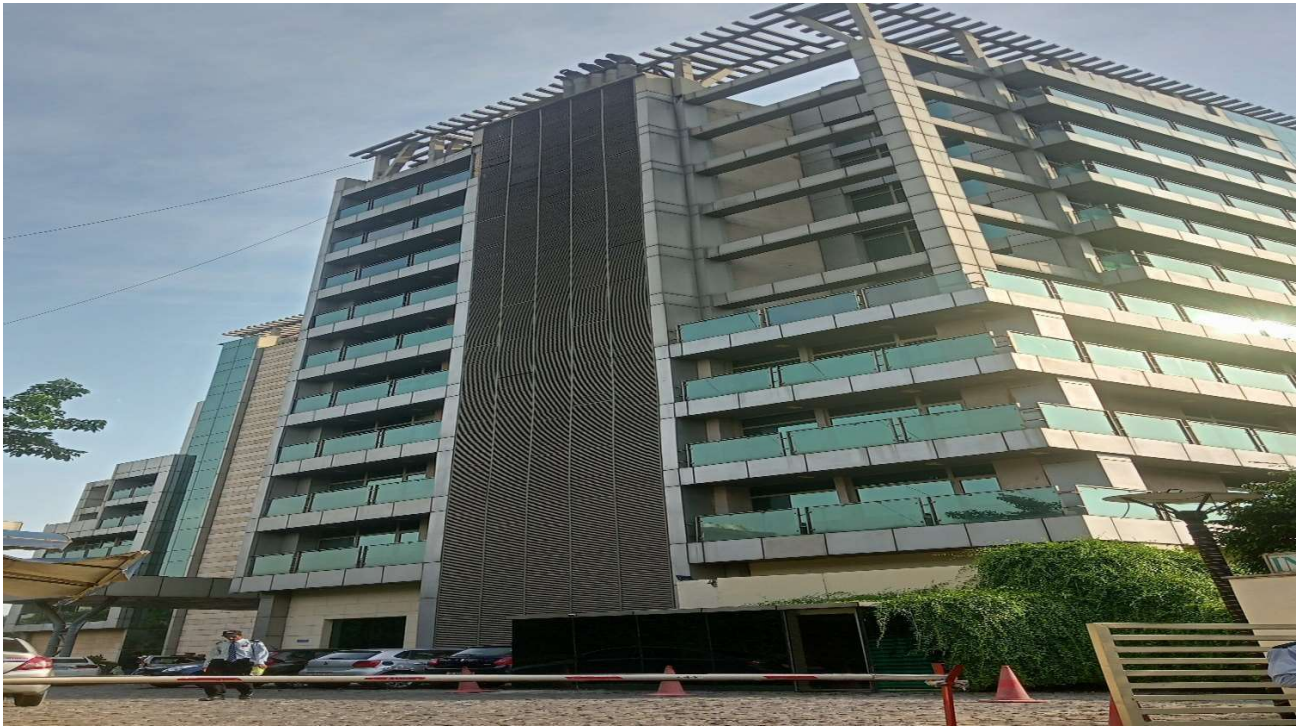
The PIM and invitation of EoI are placed on the websites www.resurgentindia.com, www.iidlindia.com and www.ifcilttd.com. Interested Bidders (IBs) should note that all correspondence, enquiries, clarifications in relation to the Transaction should be routed and addressed only through the above-mentioned representative(s) of the Transaction Advisor. IIDL shall not be responsible in any manner to reply to such communication directly to IBs.

1.3 IIDL Suites-Site & Access

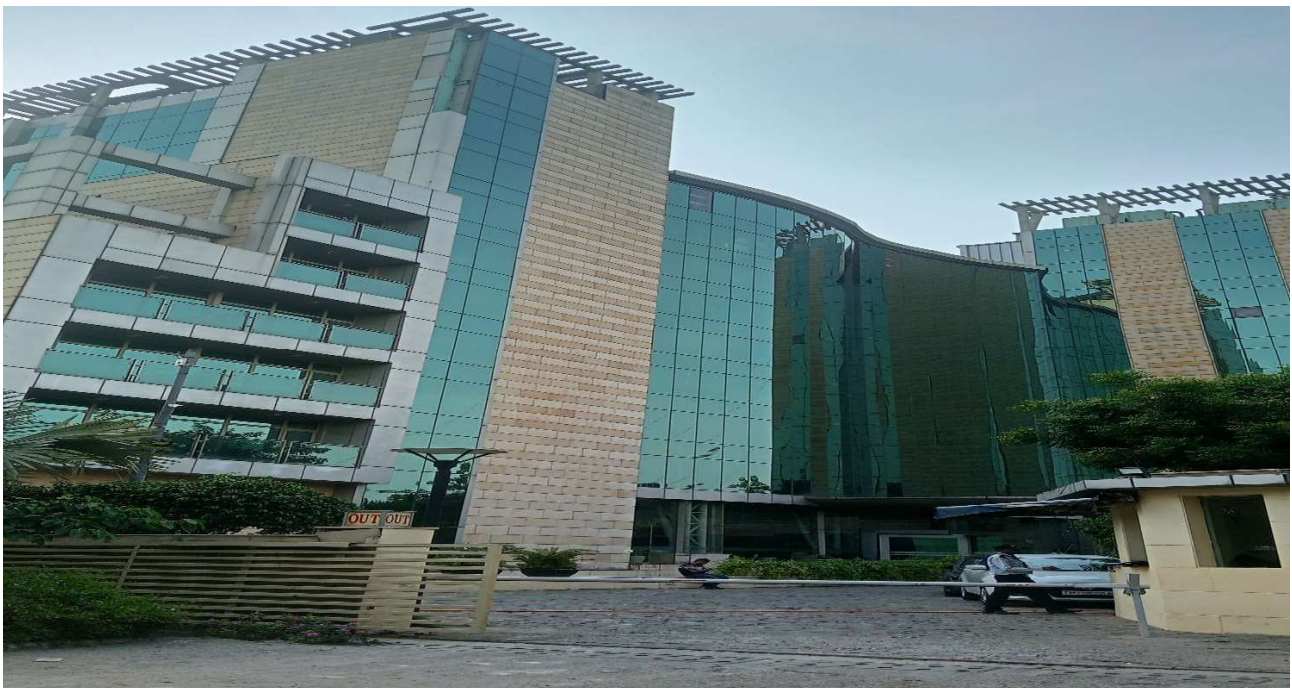


Particulars	Details
Coordinates	28°35'39.7"N, 77°17'56.7"E
Address	Plot 4A, District Centre, Mayur Vihar, Phase-I, Delhi
Plot Area	4013 Sq. Mts.
Ownership	Freehold
Property Type	Residential
Access	East: Road West: Plot No. 4B North: Road South: Road

1.4 Other Site Images



Entry to IIDL Suites



Exit from IIDL Suites

1.5 IIDL Suites-Serviced Apartments

1.5.1 Studio Apartments

There are 52 studio apartments at IIDL Suites with a floor area of around 475 sq. ft. These beautifully appointed studio apartments offer integrated living and dining areas, along with a modern, well-equipped kitchen. Some of the key features and services of these studio apartments include:

- Fully furnished serviced residence with integrated living, dining and kitchen areas.
- Complimentary Wi-Fi access
- Modern and well-equipped kitchen
- Comprehensive home entertainment system
- Under-counter freezer**
- Washer/dryer**
- In-room electronic safe

**For selected residences



Studio Apartment at IIDL Suite

1.5.2 One Bedroom Apartments

There are 26 one-bedroom apartments at IIDL Suites with a floor area ranging from 980 sq. ft. to 1280 sq. ft. These spacious and sophisticated one-bedroom apartments come with integrated living and dining areas, and a well-equipped kitchen where guests can whip up their own meals as and when they wish. Some of the key features and services include:

- Fully furnished serviced residence with integrated living, dining and kitchen areas.
- Complimentary Wi-Fi access
- Modern and well-equipped kitchen
- Comprehensive home entertainment system
- Under-counter freezer**
- Washer/dryer**
- In-room electronic safe

**For selected residences



One Bed-Room Apartment at IIDL Suites

1.5.3 Two Bedroom Apartments

There are 14 two-bedroom apartments at IIDL Suites with a floor area ranging from 1240 sq. ft. to 1520 sq. ft. These elegant two-bedroom apartments are ideal for guests with families in tow and ensures that everyone enjoys the space and privacy. Some of the key features and services include:

- Fully furnished serviced residence with integrated living, dining and kitchen areas.
- Complimentary Wi-Fi access
- Modern and well-equipped kitchen
- Comprehensive home entertainment system
- Under-counter freezer**
- Washer/dryer**
- In-room electronic safe

**For selected residences



Two Bed-Room Apartment at IIDL Suites

1.6 IIDL Suites-Facilities

1.6.1 Business Complements & Meeting Facilities

IIDL Suites, being conveniently located in the new premier business and leisure venue in East Delhi, is the perfect place to hold business meetings and private functions. With a fully equipped business center, a library lounge and complimentary Wi-Fi access, the rooms are ideal for holding seminars, wedding banquets and cocktail parties. Meeting rooms by floor areas (sq ft) and seating capacities (pax) according to configurations are as below:

Meeting Rooms	Area	U-Shaped	Classroom	Theatre	Cabaret	Informal	Cocktail	Wedding
SILVO	2140	35	35	60	20	80	80	70
SIGOL	2070	35	35	80	40	100	100	180



Meeting Room at IIDL Suites

1.6.2 Dining Facilities

IIDL Suites offers dining facilities which are perfect for intimate meals and cozy gatherings. The Epicure is an elegant multi-cuisine restaurant located within IIDL Suites New Delhi. It operates 24 hours a day.

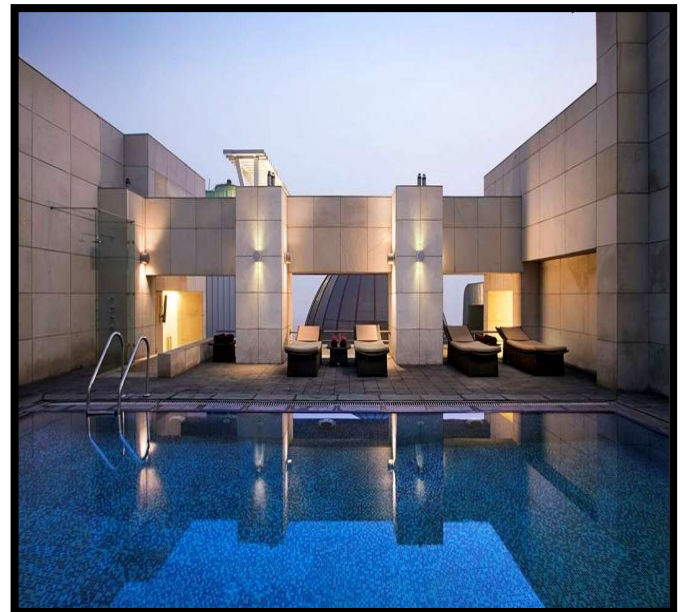


The floor area of the dining/restaurant facility is 226 sq. mtr with a maximum seating capacity of 126.

1.6.3 Other Facilities



Fully Equipped Gym at IIDL Suites



Swimming Pool at IIDL Suites

1.6.4 Parking Facilities

S. No	Basement	Total Area (Sq. Mts)	Parking Area	Service Area
1.	1 st Basement	2284.51	96.05%	4.10%
2.	2 nd Basement	2301.68	93.69%	6.72%
3.	3 rd Basement	2301.68	100%	Nil
	Total	6888.04		