



TENDER DOCUMENT

FOR SALE OF ASSETS MORTGAGED WITH IFCI LTD., FOR THE FINANCIAL FACILITY AVAILED BY M/S. VNR INFRASTRUCTURES LIMITED (VNRIL).

LOCATED AT:

MAHABUBNAGAR DISTRICT AND RANGA REDDY DISTRICT, TELANGANA

30th May, 2018

**Issued by
The Authorized Officer**

TENDER DOCUMENT FOR SALE OF ASSETS MORTGAGED WITH IFCI LTD., FOR THE FINANCIAL FACILITY AVAILED BY M/S. VNR INFRASTRUCTURES LIMITED (VNRIL) LOCATED AT MAHABUBNAGAR DISTRICT AND RANGA REDDY DISTRICT, TELANGANA.

Ref. No. _____

Date: _____

M/s. _____

1. INTRODUCTION

Tenders are invited by the Authorized Officer/ IFCI Limited/ Asset Sale Committee (ASC) on “AS IS WHERE IS AND WHATEVER THERE IS BASIS” for purchase of properties mortgaged for the loans availed by M/s. VNR INFRASTRUCTURES LIMITED (VNRIL), through E-Auction situated at different places at Mahabubnagar District, Telangana and Ranga Reddy District, Telangana. The outstanding dues of VNRIL are **Rs.317,67,66,858.99 (Rupees Three Hundred Seventeen Crore Sixty Seven Lakh Sixty Six Thousand Eight Hundred Fifty Eight and Ninety Nine Paise Only)**, calculated up to 15.05.2018, payable together with further interest and other debits till the date of realization. Details of the assets for sale and Reserve Price thereof are mentioned below:

DESCRIPTION OF PROPERTIES

LOT	Description of Property <i>(For details, viz. description of boundaries, may please refer to the notice available on IFCI website as well as the tender document)</i>	Reserve Price (Rs. In Crores)	Earnest Money Deposit (EMD)	Date and Time of Inspection	Date and Time of Auction
A.	Non-agricultural land admeasuring Acres 29-23 Guntas , comprised in the following survey numbers: (i) Sy. No. 346 adm. Ac. 15-01 Gts.; (ii) Sy. No. 343 adm. Ac. 4-20 Gts.; (iii) Sy. No. 343/AA adm. Ac. 10-02 Gts.	10.65	1.07	07.06.2018 11:00 AM to 4:00 PM	13.06.2018 11 AM

	at Penjerla Village , Kothur Mandal, Mahbubnagar District, Telangana, owned by M/s Indu Shree Housing Pvt. Ltd.				
B.	Non-agricultural land admeasuring Acres 5-27 Guntas , comprised in the following survey numbers: (i) Sy. No. 253/E adm. Ac. 1-11 Gts., (ii) Sy. No. 256/A adm. Ac. 2-01 Gts., (iii) Sy. No. 257/A adm. Ac. 0-35 Gts. (iv) Sy. No. 179 Adm. Ac. 0-29 Gts., (v) Sy. No. 259 adm. Ac. 0-11 Gts., and (vi) Sy. No. 260 adm. Ac. 0-20 Gts. at Nandigama Village , Rangapur Panchayat, Kothur Mandal, Mahbubnagar District, Telangana, owned by M/s RKR Housing Pvt. Ltd.	2.56	0.26	07.06.2018 11:00 AM to 4:00 PM	13.06.2018 11 AM
C.	Non-agricultural land admeasuring Acres 20-10 Guntas , comprised in the following survey numbers: (i) Sy. No. 33 adm. Ac. 1-23 Gts., (ii) Sy. No. 34 adm. Ac. 2-15 Gts. (iii) Sy. No. 24/AA adm. Ac. 5-18 Gts. (iv) Sy. No. 36 adm. Ac. 10-34 Gts. at Raikal Village , Farooqnagar Mandal, Mahbubnagar District, Telangana, owned by M/s RKR Housing Pvt. Ltd.	6.38	0.64	07.06.2018 11:00 AM to 4:00 PM	13.06.2018 11 AM
D.	Non-agricultural land admeasuring Acres 20-18 Guntas , comprised in the following survey numbers: (i) Sy. No. 226/A adm. Ac. 3-21 Gts.; (ii) Sy. No. 214/A adm. Ac. 4-04 Gts.; (iii) Sy. No. 224/EE adm. Ac. 0-08 Gts., (iv) Sy. No. 225/EE adm. Ac. 2-32 Gts., (v) Sy. No. 224/U adm. Ac. 0-08 Gts., (vi) Sy. No. 225/U adm. Ac. 4-05 Gts. (vii) Sy. No. 224/A adm. Ac. 1-30 Gts., (viii) Sy. No. 225/E adm. Ac. 0-10 Gts. (ix) Sy. No. 221/E adm. Ac. 1-00 Gts. (x) Sy. No. 221/VU adm. Ac. 1-00 Gts. (xi) Sy. No. 210/E adm. Ac. 0-30 Gts., (xii) Sy. No. 211/E adm. Ac. 0-30 Gts. at Inmulnarva Village , G.P. Kothur Mandal, Mahbubnagar District, Telangana, owned by M/s RKR Housing Pvt. Ltd.	7.12	0.71	07.06.2018 11:00 AM to 4:00 PM	13.06.2018 11 AM
E.	Non-agricultural land admeasuring Acre 24-21 Guntas , comprised in the following survey numbers: (i) Sy. No. 202 adm. Ac. 0-38 Gts.;	7.48	0.75	08.06.2018 11:00 AM to 4:00 PM	13.06.2018 11 AM

<p>(ii) Sy. No. 264 adm. Ac. 2-36 ½ Gts.;</p> <p>(iii) Sy. No. 264/EE Adm. Ac. 1-16 Gts.;</p> <p>(iv) Sy. No. 274 adm. Ac. 0-02 ½ Gts.;</p> <p>(v) Sy. No. 262/B adm. Ac. 1-15 Gts.;</p> <p>(vi) Sy. No. 263 adm. Ac. 1-10 Gts.;</p> <p>(vii) Sy. No. 260 adm. Ac. 1-08 Gts.</p> <p>(viii) Sy. No. 264 adm. Ac. 0-20 Gts.</p> <p>(ix) Sy. No. 259/AA/1 adm. Ac. 0-37 Gts.;</p> <p>(x) Sy. No. 204 adm. Ac. 2-00 Gts.</p> <p>(xi) Sy. No. 264/E/1 adm. Ac. 0-29 Gts.</p> <p>(xii) Sy. No. 221 adm. Ac. 0-20 Gts.</p> <p>(xiii) Sy. No. 190 adm. Ac. 1-03 Gts.;</p> <p>(xiv) Sy. No. 243 adm. Ac. 0-20 Gts.,</p> <p>(xv) Sy. No. 216 adm. Ac. 1-03 Gts.</p> <p>(xvi) Sy. No. 183 adm. Ac. 0-20 Gts.</p> <p>(xvii) Sy. No. 202 adm. Ac. 1-17 Gts.</p> <p>(xviii) Sy. No. 259/A adm. Ac. 0-03 Gts.,</p> <p>(xix) Sy. No. 259/B adm. Ac. 0-31 Gts.,</p> <p>(xx) Sy. No. 277/B adm. Ac. 1-09 Gts.,</p> <p>(xxi) Sy. No. 278/B adm. Ac. 0-18 Gts.</p> <p>(xxii) Sy. No. 189 adm. Ac. 0-25 Gts.</p> <p>(xxiii) Sy. No. 182 adm. Ac. 0-38 Gts.</p> <p>(xxiv) Sy. No. 202 adm. Ac. 2-02 Gts.</p> <p>at Rajbollaram Village, Medchal Mandal, Ranga Reddy District, Telangana, owned by M/s PKNR Estates Pvt. Ltd.</p>				
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2. TERMS AND CONDITIONS OF THE SALE

- 2.1 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 10 minutes each for bid increment and the minimum bid increment amount of Rs.1,00,000/-, separately for each property in individual lots at Serial No. A to E above.
- 2.2 Extension of date for submission of EMD Documents and e-auction, if any, will be informed to public on IFCL website www.ifcltd.com.
- 2.3 Persons wishing to participate are required to deposit, (a) Earnest Money Deposit, (b) his/ her Passport size photograph and (c) a copy of Photo ID Proof.
- 2.4 In case this Tender Document is downloaded from the website of IFCL Ltd., the bidder shall deposit an amount of Rs.1000/- towards cost of the Tender Document in addition to the

EMD. If the same is being taken in person from the office of IFCI, the above cost of Rs.1,000/- has to be paid by the interested party at the office of IFCI Limited.

- 2.5 The interested bidders shall deposit their EMD being 10% of the Reserve Price as mentioned above, by way of Demand Draft drawn in favor of "IFCI LTD." addressed to "The Authorized Officer (available at 9951611808), IFCI Ltd., 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad – 500004". **The last date and time for deposit of the bid amount along with the tender form addressed to the "The Authorized Officer, IFCI Ltd., 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad – 500004" is 11.06.2018 upto 1700 Hrs.**
- 2.6 Tenders accompanied by short EMD or without EMD and/ or with their own conditions are liable to be rejected/ ignored summarily.
- 2.7 Tenders not accompanied by demand draft of Rs.1,000/-, in case the tender document is down-loaded from the IFCI web-site, are also liable to be rejected/ ignored summarily.
- 2.8 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 022-25315555 and email ID is support.eauctions@nextenders.com.
- 2.9 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale price (including EMD) by way of demand draft favoring IFCI Ltd. payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's office) by 1700 Hrs., on same day or within the extended time upto 1700 hrs. on next day, if allowed by the Authorized officer **Shri B. Prasad, AGM**, IFCI Ltd., Hyderabad, available at (M) 9951611808 and also at b.prasad@ifcilt.com. 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.
- 2.10 The successful bidder shall deposit the balance 75% of the sale proceeds on or before the 15th day of the sale date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer. 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.

- 2.11 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. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of IFCI Ltd. The Property is being sold with all the existing and future encumbrances whether known or unknown to IFCI Ltd.
- 2.12 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.
- 2.13 The Authorized officer is not bound to accept the highest offer and the Authorized officer 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.
- 2.14 The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized officer.
- 2.15 In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorized Officer/ IFCI Limited/ ASC shall be final.
- 2.16 The interested bidders are informed that IFCI will not pay any cost, damages, interest, etc. on any amount deposited by the bidder if any court/ tribunal/ forum stays the auction proceedings or due to any delay in handing over the vacant possession which may be caused due to stay/ any other restrained order of any court/ tribunal/ forum.

3. ELIGIBILITY

3.1 The bidder should:

- a) Be any person, registered trust, registered firm, registered cooperative society, private limited company, public limited company or partnership firm registered in India.
- b) be legally competent to enter into contract as per prevailing laws.
- c) be financially sound.

- d) enclose Income tax assessment orders for the last three years along with the tender.
- e) enclose documentary proof that he has the liquidity, line of credit and other financial means to meet the bid price.

3.2 The Authorized Officer/ IFCI Limited/ Asset Sale Committee (ASC) may also consider a bid submitted by a consortium of persons/ companies. It is, however, made clear that there should be no change in the consortium structure during the finalization of the tender right up to the stage of depositing the bid amount in full with IFCI Ltd. If there is/ are any change(s) in the consortium structure, Authorized Officer/ IFCI Limited/ ASC reserves the right to accept/ cancel the sale. However, the financial arrangement between the parties should be specified in the tender documents.

3.3 No bid by a Consortium/ Partnership/ Company/ person shall be entertained if in the opinion of the Authorized Officer/ IFCI Limited/ ASC has led to reduction in competition.

3.4 The bidder should thoroughly satisfy themselves about the nature, conditions and quality of the assets. Authorized Officer/ IFCI Limited/ ASC gives no guarantee or warranty as to the conditions of the assets/ material or/ its quality or fitness for any specific purpose or use. It should be clearly understood that no claim/ complaint about the quality/ conditions/ fitness for use will be entertained by Authorized Officer/ IFCI Limited/ ASC.

3.5 EMD and Quotations should be submitted in the prescribed form only, signed by the bidder on each page in token of having accepted the same, and in a sealed cover. Same should be addressed to "The Authorized Officer, IFCI Ltd., 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad – 500004", super-scribing "**OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI LTD., SITUATED AT PENJERLA/ NANDIGAMA/ RAIKAL/ INMULNARVA/ RAJABOLLARAM FOR THE FINANCIAL FACILITY AVAILED BY M/S. VNR INFRASTRUCTURES LIMITED (VNRIL)**". (Out of the above properties, location of only the relevant property(ies) to be mentioned).

4. EARNEST MONEY DEPOSIT:

4.1 The tender should be accompanied with EMD as mentioned against each of the property. EMD has to be paid by way of crossed DD/ Pay Order drawn on any

Nationalized/ Scheduled bank in favour of IFCI Ltd. and payable at Hyderabad. There must be a mention about property(ies) against which the EMD is deposited. No interest shall be payable on the Earnest Money Deposit.

- 4.2 Earnest Money in any other form, for example, cheque (including cheque made “good for payment”), Bank Guarantee, Bid Bonds, Call Deposit etc. will not be acceptable to Authorized Officer/ IFCI Limited/ ASC and such tenders are liable to be rejected.
- 4.3 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI’s office) by 1700 hrs. on same day or within the extended time upto 1700 hrs. on next day if allowed by the Authorized officer. 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.
- 4.4 The successful bidder shall deposit the balance amount of the sale proceeds on or before the 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer. 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.

5. **MODE OF SUBMISSION OF TENDER/ BID:**

- 5.1 All tenders must be submitted in the prescribed form only, to be obtained from the Authorized Officer against the payment of Rs.1000/- towards the cost of the tender or downloaded from website, in a sealed cover. The tender must be addressed to “The Authorized Officer, IFCI Ltd., 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad – 500004” and super-scribing “**OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI LTD., SITUATED AT PENJERLA/ NANDIGAMA/ RAIKAL/ INMULNARVA/ RAJABOLLARAM FOR THE FINANCIAL FACILITY AVAILED BY M/S. VNR INFRASTRUCTURES LIMITED (VNRIL)**” (Out of the above properties, location of only the relevant property(ies) to be mentioned). The tender must be submitted by the

appointed date and time at the office of IFCI Ltd. at Hyderabad as indicated at para 2.5.

- 5.2 Tenders should be submitted in a sealed cover, along with the following:
- a) Demand Draft/ Pay order of EMD drawn in favour of IFCI Ltd., payable at Hyderabad along with a letter mentioning the property(ies) against which the EMD is deposited.
 - b) The Terms and Conditions of the Tender, duly signed by the tenderer on each page in token of having accepted the same in toto.
 - c) A demand draft of Rs.1,000/- in case the tender documents are downloaded from the IFCI web-site.
- 5.3 The Tenders/ Bids will not be accepted in case the same are sent through fax/ e-mail.
- 5.4 Incomplete tender or tenders submitted with qualifying conditions or with conditions at variance with the Terms and Conditions of Tender Document are liable to be rejected.

6. PAYMENT SCHEDULE:

- 6.1 The EMD of the successful bidder shall be retained towards part sale consideration. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's office)
- 6.2 25% of sale consideration (including the EMD) shall be deposited by way of demand draft favoring IFCI Ltd. payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's office) by 1700 hrs. on same day or within the extended time upto 1700 hrs. on next day if allowed by the Authorized officer.
- 6.3 The balance amount of the sale consideration is to be paid on or before 15th day of the sale date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer.

7. DEFAULT IN PAYMENT BY THE PURCHASER

In case payment is delayed by the purchaser, the Authorized Officer/ IFCI Limited/ ASC at its sole discretion, may extend the payment period along with interest. However, in

case the balance purchase consideration along with the due interest is not paid within the extended period as may be prescribed, the sale of the respective asset will be automatically cancelled and the Earnest Money Deposit of the tenderer and other money deposited till date will automatically stand forfeited.

8. SALES TAX, EXCISE DUTIES AND LEVIES:

All taxes, duties, charges, fees etc. if applicable and related to the unit shall be paid by the purchaser.

9. DELIVERY PERIOD/ POSSESSION:

After receipt of full and final payment in lieu of the total sale consideration of the assets, IFCI Ltd. will issue Certificate of Sale as provided under the Rules to SRFA & ESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets immediately.

10. TERMINATION / BREACH OF CONTRACT

In the event of non-fulfillment of the terms and conditions by the bidder, Authorized Officer/ IFCI Ltd./ ASC shall cancel the contract/ sale with immediate effect, in which case, the EMD along with any amount paid (excluding cost of tender document) shall stand forfeited.

11. FORCE MAJEURE:

Authorized Officer/ IFCI Limited/ ASC shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, pestilence, distilence, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the

existence of such cause or consequence may operate at the sole discretion of IFCI Ltd. to extend the time of performance on the part of IFCI Ltd. by such period as may be necessary to enable IFCI Ltd. to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

12. GENERAL INFORMATION:

- 12.1 It should be noted by the tenderer(s) that by entering into this contract, Authorized Officer/ IFCI Limited/ ASC is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.
- 12.2 Authorized Officer/ IFCI Limited/ ASC shall have the right to issue addendum to tender documents to clarify, amend, modify, supplement or delete any of the conditions clauses or items stated therein. Each addendum so issued shall form a part of original invitation to tender.
- 12.3 In case offer is not accepted, the bidder shall not be entitled to claim any cost, charges, expenses incidental to or incurred by the bidder through or in connection with the submission of the offer even though Authorized Officer/ IFCI Limited/ ASC may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorized Officer/ IFCI Limited/ ASC for which Authorized Officer/ IFCI Limited/ ASC shall have the right to do so at any time, the Earnest Money paid by the bidders with the quotation will be refunded (without interest) to them in due course.
- 12.4 The tenderer/ bidder shall bear all the cost associated with the preparation and submission of bid. Authorized Officer/ IFCI Limited/ ASC will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the tender process.

- 12.5 Unless otherwise specified, the bid amount in the tender form should be quoted both in figures and in words. Tenders containing overwritten or erased bid amounts are liable to be rejected in absence of any authentication by the tenderer's signatures.
- 12.6 Authorized Officer/ IFCI Limited/ ASC reserves the right to cancel/ reject any or all the quotations without assigning any reason thereof.
- 12.7 The submission of the tender means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above terms and conditions of the tender.
- 12.8 Intending tenderer(s) may obtain any clarification required before tendering. Submission of tender implies the tenderer(s) has obtained all the clarifications required.
- 12.9 The decision of the Authorized Officer/ IFCI Limited/ ASC in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.
- 12.10 All suits or proceedings relating to any dispute or claim arising out of or in course of performance of this contract shall be filed in appropriate court having jurisdiction in Hyderabad.
- 12.11 Tenderers must ensure the following while submitting the tender:
- (A) THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF TENDER BID ENCLOSED AT ANNEXURE– II.
 - (B) THAT EVERY PAGE OF TENDER DOCUMENTS IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER.

(C) THAT ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

12.12 Tenderer should state whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).

NOTE: COPY OF SALE NOTICE IS ENCLOSED HEREWITH FOR READY REFERANCE

VNR INFRASTRUCTURES LIMITED (VNRIL)**Description of Immovable Assets**

1. All that pieces and parcels of freehold lands, comprised in and forming part of:

- (i) Sy. No. 346 adm. Ac. 15-01 Gts.; (ii) Sy. No. 343 adm. Ac. 4-20 Gts.;
- (iii) Sy. No. 343/AA adm. Ac. 10-02 Gts.;

total admeasuring **Acre 29-23 Guntas**, situated at Penjerla Village, Kothur Mandal, Mahboobnagar District, in the state of Telangana, together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon, both present and future, together with anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof bearing survey nos. detailed as hereunder:

SY. NO. 346 ADM. AC. 15-01 GTS.		SY. NO. 343 ADM. AC. 4-20 GTS.		SY. NO. 343/AA ADM. AC. 10-02 GTS.	
NORTH	: Sy. No. 418	NORTH	: Sy. No. 346	NORTH	: Sy. No. 343 part
SOUTH	: Sy.No 343 & 343/A	SOUTH	: Existing Road	SOUTH	: Sy.No 339 & 340
EAST	: Sy.No.345	EAST	: Sy.No.344	EAST	: Old way & Sy.No.338
WEST	: Sy.No.347	WEST	: Sy.No.342	WEST	: Sy.No.341

2. All that pieces and parcels of freehold lands, comprised in and forming part of the following:

- (i) Sy. No. 253/E adm. Ac.1-11 Gts., (ii) Sy. No. 256/A adm. Ac.2-01 Gts.,
- (iii) Sy. No. 257/A adm. Ac.0-35 Gts., (iv) Sy.No.179 adm. Ac. 0-29 Gts.,
- (v) Sy. No. 259 adm. Ac.0-11Gts, (vi) Sy. No. 260 adm. Ac.0-20Gts,

total extent of **Ac.5-27Gts.** situated at Rangapur Panchayat, **Nandigama Village**, Kothur Mandal, Mahabubnagar District in the state of Telangana, and bounded as under:

SY. NO. 253/E ADM. AC.1-11 GTS., SY. NO. 256/A ADM. AC.2-01 GTS., SY. NO. 257/A ADM. AC.0-35 GTS.,		SY. NO.179 ADM. AC. 0-29 GTS., SY. NO. 259 ADM. AC.0-11 GTS., SY. NO. 260 ADM. AC.0-20 GTS.,	
NORTH	: Sy. No. 256/A & Sy. No. 257/A	NORTH	: Land of J. Narayana and Others
SOUTH	: Road	SOUTH	: Land of P. Chinna Yadaiah and others
EAST	: Land of P. Ramulu and P. Anjaiah	EAST	: Land of Vendees, N. Badru and N. Agaiah
WEST	: Land of A. Narsimha & T. Swamy	WEST	: Land of J. Anjaiah and others

3. All that pieces and parcels of freehold lands, comprised in and forming part of the following:

- (i) Sy. No. 33 adm. Ac.1-23 Gts. (ii) Sy. Nos. 34 adm. Ac.2-15 Gts.
- (iii) Sy. Nos. 24/AA adm. Ac. 5-18 Gts. (iv) Sy. No. 36 adm. Ac. 10-34 Gts.

total extent of **Ac. 20-10 Gts.**, situated at **Raikal Village**, Farooqnagar Mandal, Mahabubnagar District, in the state of Telangana, and bounded as under:

SY. NO. 33 ADM. AC.1-23 GTS.,		SY. NOS. 24/AA ADM. AC.5-18GTS.	
SY. NO. 34 ADM. AC.2-15 GTS.,			
NORTH	: Part of Sy. No. 33/P, Sy. No. 34/P and Sy. No.37	NORTH	: Sy. No. 33, Sy. No. 34 and Sy. No. 35
SOUTH	: Land belonging C. Ajay Kumar & Sy. No. 35	SOUTH	: Land belonging Narayana Reddy & others
EAST	: Part of Sy. No. 32/P, Sy. No. 33/P	EAST	: Land belonging to D. Yadamma
WEST	: Part of Sy. No. 34, Sy. No. 37 and Sy. No. 36	WEST	: Others' Land
SY. NO. 36 ADM. AC.10-34GTS.			
NORTH	: Sy. No. 37, 34		
SOUTH	: Sy. No. 21		
EAST	: Sy. No. 35		
WEST	: Annaram Shivar		

4. All that pieces and parcels of freehold lands, comprised in and forming part of the following:

- | | |
|---------------------------------------|---|
| (i) Sy. No. 226/A adm. Ac. 3-21 Gts., | (ii) Sy. No. 214/A adm. Ac.4-04 Gts |
| (iii) Sy. No. 224/EE adm. Ac.0-08 Gts | (iv) Sy. No. 225/EE adm. Ac.2-32 Gts |
| (v) Sy. No. 224/U adm. Ac.0-08Gts | (vi) Sy. No. 225/U adm. Ac.4-05 Gts., |
| (vii) Sy. No. 224/A adm. Ac.1-30 Gts. | (viii) Sy. No. 225/E adm. Ac.0-10 Gts., |
| (ix) Sy. No. 221/E adm. Ac.1-00 Gts., | (x) Sy. No. 221/VU adm. Ac.1-00 Gts., |
| (xi) Sy. No. 210/E adm. Ac.0-30 Gts., | (xii) Sy. No. 211/E adm. Ac.0-30 Gts., |

total extent of **Ac.20-18 Gts.** situated at **Inmulnarva Village**, & G.P Kotur Mandal Mahabubnagar District, in the state of Telangana; and bounded as under:

SY. NO. 226/A ADM. AC.3-21GTS.		SY. NO. 214/A ADM. AC.4-04 GTS.	
NORTH	: Siddapur Road	NORTH	: Land of Narayana
SOUTH	: Land of N. Komuraiah	SOUTH	: Land of Rambabu
EAST	: Land of K. Valya	EAST	: Land of Korra Samra
WEST	: Land of K. Sathaiah	WEST	: Land of P. Badru
SY. NO. 224/U ADM. AC.0-08GTS.		SY. NO. 224/A ADM. AC.1-30 GTS.	
SY. NO. 225/U ADM. AC.4-05 GTS.		SY. NO. 225/E ADM. AC.0-10 GTS.	
SY. NO. 224/EE ADM. AC.0-08 GTS.			
SY. NO. 225/EE ADM. AC.2-32 GTS.			
NORTH	: Land of Komaraiah	NORTH	: Land of Komaraiah
SOUTH	: Road	SOUTH	: Road
EAST	: 40 feet wide Road	EAST	: Land of Laxman Naik
WEST	: Land of Hanya	WEST	: Land of Tepuchand
SY. NO. 221/E ADM. AC.1-00 GTS.		SY. NO. 210/E ADM. AC.0-30 GTS.	
SY. NO. 211/E ADM. AC.0-30 GTS.		SY. NO. 211/E ADM. AC.0-30 GTS.	
NORTH	: Land of Golla Komaraiah	NORTH	: Land of B. Valya

SOUTH	:	Land of K. Lakshman	SOUTH	:	Land of P. Ramji
EAST	:	Land of Badru	EAST	:	Land of P. Ramji
WEST	:	Land of Vendee	WEST	:	Land of Lacchu
Sy. No. 221/VU ADM. Ac.1-00 Gts. (Boundaries not specified in Title Deed)					

5. All that pieces and parcels of freehold lands, comprised in and forming part of the following:

SY. NO. 202 ADM. AC.0-38 GTS.			BOUNDARIES FOR SY. NO. 264, 264/EE EXTENT OF AC. 4-12 ½ GTS.		
NORTH	:	Agricultural land of Harilal	NORTH	:	Agricultural land in Sy. Nos. 264 Part and Baliram
SOUTH	:	Agricultural Land of Hamu	SOUTH	:	Agricultural land in Sy. No. 276
EAST	:	Agricultural Land of Y. Koteswar Rao	EAST	:	Agricultural land in Sy. No. 274 &275
WEST	:	Village boundary	WEST	:	Agricultural land in Sy. No. 264 Part belongs to Mohan Rao
BOUNDARIES FOR SY. NO. 202 EXTENT AC. 2-02 GTS.			BOUNDARIES FOR SY. NO. 274 EXTENT OF AC. 0-2½ GTS.		
NORTH	:	Agricultural land of Thavuriya	NORTH	:	Agricultural land in Sy. Nos. 266 and 265
SOUTH	:	Agricultural land of Heeriya	SOUTH	:	Agricultural land in Sy. No. 275 Part
EAST	:	Agricultural land of Thavuriya	EAST	:	Agricultural land in Sy. No. 274 and Road leading to Rajabollaram and Yadaram
WEST	:	Government Land	WEST	:	Agricultural land in Sy. No. 264 Part
BOUNDARIES FOR SY. NO. 262, 263 EXTENT OF AC. 2-25 GTS.			BOUNDARIES FOR SY. NO. 260 EXTENT OF AC. 1-08 GTS.		
NORTH	:	Agricultural land in Sy Nos 244 & 245	NORTH	:	Agricultural land in Sy. Nos. 246
SOUTH	:	Agricultural land in Sy. No. 264 Part	SOUTH	:	Agricultural land in Sy. No. 264
EAST	:	Agricultural land in Sy. No. 264 Part	EAST	:	Agricultural land in Sy. No. 261
WEST	:	Agricultural land in Sy. No. 261	WEST	:	Agricultural land in Sy. No. 259
BOUNDARIES FOR SY. NO. 264 EXTENT OF AC 0-20 GUNTAS			BOUNDARIES FOR SY NO 259/AA/1, - EXTENT OF AC 0-37 GUNTAS		
NORTH	:	Agricultural land of Lambadi Champla	NORTH	:	Agricultural land in Sy. No. 247 and 248
SOUTH	:	Agricultural land of Nitin Siddasetty	SOUTH	:	Agricultural land in Sy. No. 259 Part
EAST	:	Agricultural land of Kanniram	EAST	:	Agricultural land in Sy. No. 260
WEST	:	Agricultural land of Ramavath Baliram	WEST	:	Agricultural land in Sy. No. 258
BOUNDARIES FOR SY. NO. 204 EXTENT OF AC. 2-00 GTS. GUNTAS			BOUNDARIES FOR SY. NO. 264/E/1 EXTENT OF AC. 0-29 GTS.		
NORTH	:	Agricultural land in Sy. No. 204 Part and Gubbar Thanda	NORTH	:	Agricultural land in Sy. No. 260

SOUTH	:	Agricultural land in Sy. No. 201	SOUTH	:	Agricultural land in Sy. No. 276
EAST	:	Agricultural land in Sy. No. 205	EAST	:	Agricultural land in Sy. No. 264 Part
WEST	:	Agricultural land in Sy. No. 203 & 202 of Ramavath Baliram	WEST	:	Agricultural land in Sy. No. 259 and 277
BOUNDARIES FOR SY. NO. 221 EXTENT OF AC. 0-20 GTS.			BOUNDARIES FOR SY. NO. 190 EXTENT OF AC. 1-03 GTS.		
NORTH	:	Agricultural land of Madoth Kishan	NORTH	:	Agricultural land of M Ramchander
SOUTH	:	Agricultural land of Madoth Bheemla	SOUTH	:	Agricultural land of S Panthulu
EAST	:	Agricultural land of Madoth Shankar	EAST	:	Agricultural land of Shankar
WEST	:	Agricultural land of Dharavath Meghya	WEST	:	Agricultural land of Pandya
BOUNDARIES FOR SY. NO. 183 EXTENT OF AC. 0-20 GTS.			BOUNDARIES FOR SY NO 216, EXTENT OF AC. 1-03 GUNTAS		
NORTH	:	Agricultural land of Bhanavath Panthulu	NORTH	:	Agricultural land of Veera Reddy
SOUTH	:	Agricultural land of Beelia	SOUTH	:	Agricultural land of Pathyia
EAST	:	Agricultural land of M Umaila	EAST	:	Agricultural land of Dasharath Somla
WEST	:	Agricultural land of S Kishore	WEST	:	Agricultural land of Veera Reddy
SY. No. 243 ADM. Ac.0-20 Gts. (Boundaries not specified in Title Deed)					
BOUNDARIES FOR SY. NO. 202 EXTENT AC. 1-17 GTS.			BOUNDARIES FOR SY NO 259/A, 259/B, 277/B, 278/B EXTENT AC 2-21 GUNTAS		
NORTH	:	Agricultural land in Sy. No. 203	NORTH	:	Agricultural land in Sy. No 259 Part
SOUTH	:	Agricultural land of Kishore	SOUTH	:	Agricultural land in Sy. No 278 Part
EAST	:	Agricultural land in Sy. No. 204	EAST	:	Agricultural land in Sy. No 259 Part
WEST	:	Agricultural land of Salavath	WEST	:	Agricultural land in Sy. No 258 Part and 304 Part
BOUNDARIES FOR SY. NO. 189 EXTENT AC. 0-25 GTS.			BOUNDARIES FOR SY. NO. 182 EXTENT AC. 0-38 GTS.		
NORTH	:	Agricultural land belongs to Malavath Ram Chander	NORTH	:	Agricultural land in Sy. No. 183 of S Nithin
SOUTH	:	Agricultural land of Malavath Pandiya	SOUTH	:	Agricultural land of S Kishore
EAST	:	Agricultural land of Bhanoth Panthula	EAST	:	Agricultural land of Malavath Umla
WEST	:	Agricultural land of Gologoth Shankar	WEST	:	Ravalakole Forest

BID

The Authorized Officer,
IFCI Ltd.,
8th Floor, Taramandal Complex,
5-9-13, P.O. Box No.57,
Saifabad,
Hyderabad – 500 004.

1. Particulars of the Bidder,

1.1 Full name of the Bidder (in block letters):

1.2 Father's Name:

Or

Name of MD/ Managing Partner (In case of Private Company/ Partnership):

1.3 Age:

1.4 Whether the bidder is competent to contract under Indian Contract Act, 1872 as per Foreign Exchange Regulation Act, 1973 / Foreign Exchange Management Act, 1999 in case of NRI (Tick whichever is applicable)

YES/NO

1.5 Present Business Activity:

2. Constitution of Bidder (Tick whichever is applicable)

- i. Public Limited Company
- ii. Private Limited Company
- iii. Partnership
- iv. Individual/ Sole Proprietary
- v. Others (specify)

(Furnish documents in support)

Applicant's registered office/ place of business

- vi. Address
- vii. Telephone No.
- viii. Fax No.
- ix. E-Mail No.

3. Particulars of Bid

3.1 The price offered is Rs. _____
 (Rupees: _____)
 towards the property at Serial No. _____ mentioned in the **Annexure I**
 hereinabove, belonging to _____, situated at _____,
 mortgaged for the loans availed by M/s. VNR Infrastructures Limited on "AS IS WHERE
 IS AND WHATEVER THERE IS BASIS".

3.2 Particulars of Earnest Money Deposit of Rs. _____ (10% of offered price):

DD/Pay Order No.	Date	Name of Bank and Branch

Certified that:-

1. I/ We agree to abide by the decision of the Authorized Officer/ IFCI Limited/ ASC.
2. I/ We have read and understood terms and condition and hereby unequivocally and unconditionally accept the same.
3. I/ We have inspected the site of the Unit and have satisfied myself/ ourselves for which the bid is being submitted.

Date:

Applicant's Signatures

Full Name:

Designation:

Name: Mr./ Ms./ M/s

Address: