



TENDER DOCUMENT

FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED, FOR THE FINANCIAL FACILITIES AVAILED BY SRI KRISHNA STOCKISTS AND TRADERS PRIVATE LIMITED.

LOCATED AT:

- A. Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- B. Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- C. Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- D. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- E. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh; and**
- F. Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh.**

12th February, 2020

Issued by
The Authorized Officer

TENDER DOCUMENT FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED, FOR THE FINANCIAL FACILITIES AVAILED BY SRI KRISHNA STOCKISTS AND TRADERS PVT. LIMITED, LOCATED AT:

- A. Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- B. Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- C. Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- D. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- E. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh; and**
- F. Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh.**

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 and WITHOUT RECOURSE BASIS” for purchase of properties mortgaged for the loans availed by SRI KRISHNA STOCKISTS AND TRADERS PRIVATE LIMITED, through E-Auction. The Properties situated at:

- A. A) Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- B. Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- C. Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- D. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**

E. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh; and

F. Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh.

The outstanding dues of SKSTPL are **126,27,71,024.53 (Rupees One Hundred Twenty Six Crore Twenty Seven Lakh Seventy One Thousand Twenty Four and Fifty Three Paise Only)**, calculated upto 15.01.2020, payable together with further interest and other debits with effect from 16.01.2020, till the date of realization. The details of the assets for sale and Reserve Price thereof, are mentioned below:

DESCRIPTION OF PROPERTIES:

(Rs. Crore)

LOT	Description of Property	Reserve Price	Earnest Money Deposit	Date and Time of Inspection	Date and Time of E-Auction
A.	<p>Non-agricultural land admeasuring Acres 4.43 Cents, comprised in the following survey numbers:</p> <p>R.S. No. 1018 adm Acre 4.43 Cents</p> <p>Situated at Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	1.99	0.20	27/02/2020 11:00 AM to 4:00 PM	19/03/2020 10:00 AM to 11:00 AM
B.	<p>Non-agricultural land admeasuring Acres 4.63 Cents, comprised in the following survey numbers:</p> <p>(i) R.S. No. 323 adm Acre 1.50 Cents; (ii) R.S. No. 325/1 adm Acre 2.79 Cents; (iii) R.S. No. 325/4 adm Acre 0.34 Cents;</p> <p>Situated at Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	1.85	0.19	27/02/2020 11:00 AM to 4:00 PM	19/03/2020 11:15 AM to 12:15 PM

C.	<p>Non-agricultural land admeasuring Acres 3-99 Cents, comprised in the following survey numbers:</p> <p>(i) R.S. No. 330/2 adm Acre.3.99 Cents;</p> <p>situated at Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh; owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	2.40	0.24	27/02/2020 11:00 AM to 4:00 PM	19/03/2020 12:30 PM to 1:30 PM
D.	<p>Non-agricultural land admeasuring Acres 8.10 Cents, comprised in the following survey numbers:</p> <p>(i) R.S. No. 34/13 adm Acre 1.25 Cents; (ii) R.S. No. 34/14 adm Acre 1.67 Cents; (iii) R.S. No. 35/1 adm Acre 2.43 Cents; (iv) R.S. No. 35/2 adm Acre 2.75 Cents;</p> <p>situated at Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	3.24	0.32	28/02/2020 11:00 AM to 4:00 PM	19/03/2020 1:45 PM to 2:45 PM
E.	<p>Non-agricultural land admeasuring Acre 5-70 Cents, comprised in the following survey numbers:</p> <p>(i) R.S. No. 346/2A adm Acre 5.70 Cents;</p> <p>situated at Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	2.28	0.23	28/02/2020 11:00 AM to 4:00 PM	19/03/2020 3:00 PM to 4:00 PM
F.	<p>Non-agricultural land admeasuring Acre 6-69 Cents, comprised in the following survey numbers:</p> <p>(i) R.S. No. 220/1 adm Acre 0.38 Cents; (ii) R.S. No. 220/2 adm Acre 0.35 Cents; (iii) R.S. No. 220/3 adm Acre 0.72 Cents; (iv) R.S. No. 220/4 adm Acre 2.15 Cents; (v) R.S. No. 220/5 adm Acre 0.86 Cents; (vi) R.S. No. 220/6 adm Acre 0.31 Cents; (vii) R.S. No. 220/7 adm Acre 0.27 Cents; (viii) R.S. No. 220/8 adm Acre 1.13 Cents; (ix) R.S. No. 223/2 adm Acre 0.52 Cents;</p> <p>situated at Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	2.68	0.27	28/02/2020 11:00 AM to 4:00 PM	19/03/2020 4:15 PM to 5:15 PM

2. **TERMS AND CONDITIONS OF THE SALE**

- 2.1 The E-Auction will be conducted online through <https://ifcilttd.auctiontiger.net> and the E-Auction will be conducted with the help of service provider viz. **M/s e-Procurement Technologies Limited (Auction Tiger)** on the date and time as mentioned above with extension of 5 minutes each for bid increment and the minimum bid increment amount of Rs.1,00,000/-, separately for each property in the individual lots A to F.
- 2.2 Extension of date for submission of EMD Documents and E-Auction, if any, will be informed to public on IFCI's website www.ifcilttd.com.
- 2.3 Persons wishing to participate are required to deposit (a) Earnest Money Deposit, (b) their Passport size photograph, (c) a copy of Photo Identity Card and (d) complete Contact Details along with Contact/Mobile Number.
- 2.4 The Tender Document comprising the detailed Terms & Conditions of the sale can be obtained from the office of IFCI Limited, Hyderabad on payment of Rs.1,000/- or can be downloaded from IFCI's website (www.ifcilttd.com) from 12/02/2020 onwards. However, in case the Tender Document is downloaded from IFCI's website, the bidder shall deposit an amount of Rs.1,000/- towards cost of Tender Document in addition to the EMD.
- 2.5 The interested bidders shall deposit the EMD, being 10% of the Reserve Price as mentioned above, by way of Demand Draft drawn on any Nationalised / Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad and addressed to "The Authorized Officer, IFCI Limited 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004". **The last date and time for deposit of the EMD along with the Tender addressed to "The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004", is 16/03/2020 upto 1600 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 downloaded from IFCI's website, 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 e-Procurement Technologies Limited (Auction Tiger)**. The prospective bidders may avail online training on E-Auction from **M/s e-Procurement Technologies Limited (Auction Tiger)**. The helpdesk number of the service provider is 9265562828 / 07961200530/ 7989449311 and E-mail - Telangana@auctiontiger.net / sudhir@auctiontiger.net / rikin@auctiontiger.net.
- 2.9 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder(s) shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale/auction proceeds (including EMD) by way of Demand Draft drawn on any Nationalised/ Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's office) by 1700 Hrs, on the same day to the Authorized Officer, **Shri Barre Prasad, DGM**, IFCI Ltd., Hyderabad (available at Mobile No. **+91 9951611808** and also at b.prasad@ifcilttd.com).
- 2.10 The successful bidder shall deposit the balance 75% of the sale/auction 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, location, 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 properties are being sold with all the existing and future encumbrances whether known or unknown to IFCI Ltd.

- 2.12 The successful bidder 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. owed 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 interested parties may inspect the properties on date and time as mentioned above with prior intimation/ permission of the Authorized Officer, and may contact the Authorized Officer at **9951611808**. The parties may alternatively contact Mr. Deepak Mishra, GM at **9990725911** or Mr. S. Srinivas, DGM at **9121010844** or Mr. M Srinivas Rao, AGM at **9990725939**.
- 2.15 In case of any doubt regarding the Terms and 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 restraining order of any court/ tribunal/ forum.

3. ELIGIBILITY

3.1 The bidder should:

- a) be any person, registered trust, registered firm, registered co-operative 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 documentary proof that it has the liquidity, line of credit and other financial means to meet the bid amount.

- 3.2 The Authorized Officer/ IFCI Limited/ 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 Tender Process, right upto the stage of depositing the bid amount in full with IFCI Limited. 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 consortium partners should be specified in the Tender/Bid.
- 3.3 No bid by a Consortium/ Partnership/ Company/ person shall be entertained if in the opinion of the Authorized Officer/ IFCI Limited/ ASC, the same has led to reduction in competition.
- 3.4 The bidder(s) should thoroughly satisfy themselves about the nature, conditions and quality of the assets/properties. Authorized Officer/ IFCI Limited/ ASC gives no guarantee or warranty as to the conditions of the assets/properties/ 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 Tender/Bid should be submitted in the prescribed format only, signed by the bidder on each page in token of having accepted the same in toto and in a sealed cover. The same should be addressed to “The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004”, super-scribing **“OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI Limited, SITUATED AT:**
- A. Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;
 - B. Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;
 - C. Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;
 - D. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;

- E. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh; and
- F. Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh.

FOR THE FINANCIAL FACILITIES AVAILED BY VNR INFRASTRUCTURES LIMITED” (Out of the above properties, location of only the relevant property as applicable, is to be mentioned).

4. EARNEST MONEY DEPOSIT (EMD):

- 4.1 The Tender/Bid should be accompanied with EMD as mentioned against each property. EMD has to be paid by way of Demand Draft drawn on any Nationalized/ Scheduled Bank in favour of “IFCI Limited” payable at Hyderabad. There must be a mention of the property against which the EMD is deposited. No interest shall be payable on the EMD.
- 4.2 EMD in any other form, for example, cheque (including cheque made “good for payment”), Bank Guarantee, Bid Bond, 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(s) shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale/ auction proceeds (inclusive of EMD) by way of Demand Draft drawn on any Nationalised/Scheduled Bank in favour of “IFCI Limited” payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI’s office) by 1700 Hrs. on the same day to 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 75% of the sale/auction 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.

5. MODE OF SUBMISSION OF TENDER/ BID:

5.1 All Tenders must be submitted in the prescribed format only, to be obtained from the Authorized Officer against payment of Rs.1,000/- towards the cost of the Tender Document or to be downloaded from IFCI's website, in a sealed cover. The Tender must be addressed to "The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004", super-scribing **"OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI LIMITED, SITUATED AT:**

- A. Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- B. Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- C. Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
- D. Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh;**
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- F. Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh.**

FOR THE FINANCIAL FACILITIES AVAILED BY VNR INFRASTRUCTURES LIMITED" (Out of the above properties, location of only the relevant property as applicable, is to be mentioned). The Tender must be submitted by the appointed date and time at the office of IFCI Limited at Hyderabad as indicated at Para 2.5 ante.

- 5.2 The Tenders should be submitted in a sealed cover, along with the following:
- a) Demand Draft for EMD drawn on any Nationalised/Scheduled Bank in favour of "IFCI Limited", payable at Hyderabad, along with a letter mentioning the propert(ies) against which the EMD is deposited.

- b) The Terms and Conditions of the Tender Document, duly signed by the bidder on each page in token of having accepted the same in toto.
- c) Demand Draft of Rs.1,000/- in case the Tender Document is downloaded from IFCI's website.

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/ auction proceeds (including EMD) by way of Demand Draft drawn on any Nationalised/Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's Office at Hyderabad) by 1700 Hrs, on the same day to the Authorized Officer.

6.2 The successful bidder shall deposit the balance 75% of the sale/auction 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.

7. DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER:

In case payment is delayed by the successful bidder, the Authorized Officer/ IFCI Limited/ ASC at its sole discretion, may extend the payment period for 3 months 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/property will be automatically cancelled and the EMD of the bidder 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 property 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/properties, IFCI Limited will issue 'Certificate of Sale' as provided under the Rules to SARFAESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets/properties immediately.

10. TERMINATION / BREACH OF CONTRACT

In the event of non-fulfillment of the Terms and Conditions of the sale by the purchaser, Authorized Officer/ IFCI Limited/ ASC shall cancel the sale with immediate effect, in which case, the EMD along with any amount paid (excluding cost of Tender Document) by the purchaser 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. LIMITATION OF LIABILITY:

UNDER NO CIRCUMSTANCES SHALL IFCI LIMITED, ITS AFFILIATES OR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES ETC. BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL EXEMPLARY, OR PUNITIVE DAMAGES ARISING FROM OR DIRECTLY OR INDIRECTLY RELATED TO THE PRESENT TENDER INCLUDING, WITHOUT LIMITATION, LOSS OF REVENUE, OR ANTICIPATED PROFITS. IN NO EVENT SHALL THE LIABILITY OF IFCI LIMITED EXCEED THE AMOUNT PAID BY THE TENDERER TO IFCI LIMITED. UNDER THE PRESENT CONTRACT.

13. GENERAL INFORMATION:

- 13.1 It should be noted by the bidder(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.
- 13.2 Authorized Officer/ IFCI Limited/ ASC shall have the right to issue Addendum to Tender Document to clarify, amend, modify, supplement or delete any of the Term and Conditions or items stated therein. Each Addendum so issued shall form a part of original Tender Document.
- 13.3 In case the tender/bid is not accepted, the bidder(s) 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 tender/bid even though Authorized Officer/ IFCI Limited/ ASC may elect to withdraw the invitation for bid. Should all invitation for bid 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 bidder(s) with the tender/bid will be refunded (without interest) to them in due course.
- 13.4 The bidder shall bear all the costs associated with the preparation and submission of bid/tender. 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 sale process.

- 13.5 Unless otherwise specified, the bid amount in the tender/bid should be quoted both in figures and in words. Tenders/bids containing overwritten or erased bid amounts are liable to be rejected in absence of any authentication by the Tenderer's signatures.
- 13.6 Authorized Officer/ IFCI Limited/ ASC reserve the right to cancel/ reject any or all the bids/tenders without assigning any reason thereof.
- 13.7 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 Document.
- 13.8 Intending bidders/Tenderer(s) may obtain any clarification required before submitting the tender/bid. Submission of Tender implies that the bidder/tenderer(s) have obtained all the clarifications required.
- 13.9 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.
- 13.10 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.
- 13.11 The Bidders/Tenderers must ensure the following while submitting the Tender:
- (A) THE BID/TENDER SHOULD BE FILLED IN THE FORMAT OF TENDER DOCUMENT ENCLOSED AT ANNEXURE - II HEREWITH.
 - (B) EVERY PAGE OF THE BID/TENDER IS DULY SIGNED BY THE TENDERER/BIDDER BEFORE SUBMITTING THE TENDER.
 - (C) ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S), ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

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

NOTE: COPY OF SALE NOTICE IS ENCLOSED HERewith FOR READY REFERENCE



Regional Office: IFCI Ltd, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004

Telephone No. +91-040 23243505/06; Fax No. +91-040 23241138

Web Site: www.ifcilttd.com

E-AUCTION SALE NOTICE

For sale of secured assets of Sri Krishna Stockists and Traders Private Limited

(In terms of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SRFA&ESI Act, 2002), under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

Pursuant to possession taken by the Authorized Officer under SARFAESI Act, 2002 for recovery of secured debts of IFCI Limited of **Rs.82,37,73,626/- (Rupees Eighty Two Crore Thirty Seven Lakh Seventy Three Thousand Six Hundred and Twenty Six Only)** as on 30.11.2017, together with further interest at the contractual rates and other debits from Sri Krishna Stockists and Traders Pvt. Limited (SKSTPL), offers are invited by the undersigned on **"AS IS WHERE IS AND WHATEVER THERE IS BASIS and WITHOUT RECOURSE BASIS"** for purchase of properties (mortgaged to IFCI Limited for securing the aforesaid financial facilities availed by SKSTPL), through E-Auction. The outstanding dues of SKSTPL are **Rs.126,27,71,024.53 (Rupees One Hundred Twenty Six Crore Twenty Seven Lakh Seventy One Thousand Twenty Four and Fifty Three Paise Only)**, calculated upto 15.01.2020, payable together with further interest and other debits with effect from 16.01.2020, till the date of realization. The details of the assets/properties for sale and Reserve Price thereof, are mentioned below:

DESCRIPTION OF PROPERTIES:

(Rs. Crore)

LOT	Description of Property	Reserve Price	Earnest Money Deposit	Date and Time of Inspection	Date and Time of E-Auction
A.	Non-agricultural land admeasuring Acres 4.43 Cents , comprised in the following survey numbers: R.S. No. 1018 adm Acre 4.43 Cents	1.99	0.20	27/02/2020 11:00 AM to 4:00 PM	19/03/2020 10:00 AM to 11:00 AM

	Situated at Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh owned by Sri Krishna Stockists and Traders Pvt. Limited.				
LOT	Description of Property	Reserve Price	Earnest Money Deposit	Date and Time of Inspection	Date and Time of E-Auction
B.	<p>Non-agricultural land admeasuring Acres 4.63 Cents, comprised in the following survey numbers:</p> <p>(iv) R.S. No. 323 adm Acre 1.50 Cents; (v) R.S. No. 325/1 adm Acre 2.79 Cents; (vi) R.S. No. 325/4 adm Acre 0.34 Cents;</p> <p>Situated at Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	1.85	0.19	27/02/2020 11:00 AM to 4:00 PM	19/03/2020 11:15 AM to 12:15 PM
C.	<p>Non-agricultural land admeasuring Acres 3.99 Cents, comprised in the following survey numbers:</p> <p>(i) R.S. No. 330/2 adm Acre.3.99 Cents;</p> <p>situated at Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh; owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	2.40	0.24	27/02/2020 11:00 AM to 4:00 PM	19/03/2020 12:30 PM to 1:30 PM
D.	<p>Non-agricultural land admeasuring Acres 8.10 Cents, comprised in the following survey numbers:</p> <p>(v) R.S. No. 34/13 adm Acre 1.25 Cents; (vi) R.S. No. 34/14 adm Acre 1.67 Cents; (vii) R.S. No. 35/1 adm Acre 2.43 Cents; (viii) R.S. No. 35/2 adm Acre 2.75 Cents;</p> <p>situated at Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.</p>	3.24	0.32	28/02/2020 11:00 AM to 4:00 PM	19/03/2020 1:45 PM to 2:45 PM

E.	Non-agricultural land admeasuring Acre 5-70 Cents , comprised in the following survey numbers: (i) R.S. No. 346/2A adm Acre 5.70 Cents; situated at Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.	2.28	0.23	28/02/2020 11:00 AM to 4:00 PM	19/03/2020 3:00 PM to 04:00 PM
F.	Non-agricultural land admeasuring Acre 6-69 Cents , comprised in the following survey numbers: (x) R.S. No. 220/1 adm Acre 0.38 Cents; (xi) R.S. No. 220/2 adm Acre 0.35 Cents; (xii) R.S. No. 220/3 adm Acre 0.72 Cents; (xiii) R.S. No. 220/4 adm Acre 2.15 Cents; (xiv) R.S. No. 220/5 adm Acre 0.86 Cents; (xv) R.S. No. 220/6 adm Acre 0.31 Cents; (xvi) R.S. No. 220/7 adm Acre 0.27 Cents; (xvii) R.S. No. 220/8 adm Acre 1.13 Cents; (xviii) R.S. No. 223/2 adm Acre 0.52 Cents; situated at Unagatla Village , Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh, owned by Sri Krishna Stockists and Traders Pvt. Limited.	2.68	0.27	28/02/2020 11:00 AM to 4:00 PM	19/03/2020 4:15 PM to 5:15 PM

Terms & Conditions

1. The E-Auction will be conducted online through <https://ifcilttd.auctiontiger.net> and the E-Auction will be conducted with the help of service provider viz. **M/s e-Procurement Technologies Limited (Auction Tiger)** on the date and time as mentioned above with extension of 5 minutes each for bid increment and the minimum bid increment amount of Rs.1,00,000/-, separately for each property in the individual lots A to F.
2. Persons wishing to participate are required to deposit (a) Earnest Money Deposit, (b) their Passport size photograph, (c) a copy of Photo Identity Card and (d) complete Contact Details along with Contact/Mobile Number.
3. The Tender Document comprising the detailed Terms & Conditions of the sale can be obtained from the office of IFCI Limited, Hyderabad on payment of Rs.1,000/- or can be downloaded from IFCI's website (www.ifcilttd.com) from 12/02/2020 onwards. However, in case the Tender Document is downloaded from IFCI's website, the bidder shall deposit an amount of Rs.1,000/- towards cost of Tender Document in addition to the EMD.
4. The interested bidders shall deposit the EMD, being 10% of the Reserve Price as mentioned above, by way of Demand Draft drawn in favor of "IFCI Limited" payable at Hyderabad and addressed to "The Authorized Officer, IFCI Limited 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004". **The last date and time for deposit of the EMD along with the Tender addressed to "The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004", is 16/03/2020 upto 1600 Hrs.**

5. On receipt of EMD, the prospective bidders shall receive user-id/ password on their valid email-id (mandatory for E-Auction) from **M/s e-Procurement Technologies Limited (Auction Tiger)**. The prospective bidders may avail online training on E-Auction from **M/s e-Procurement Technologies Limited (Auction Tiger)**. The helpdesk number of the service provider is 9265562828 / 07961200530/ 7989449311 and E-mail - Telangana@auctiontiger.net / sudhir@auctiontiger.net / rikin@auctiontiger.net.
6. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder(s) shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale/auction proceeds (including EMD) by way of demand draft in favor of "IFCI Limited" payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's office) by 1700 Hrs, on the same day to the Authorized Officer, **Shri Barre Prasad, DGM, IFCI Ltd., Hyderabad** (available at Mobile No. **+91 9951611808** and also at **b.prasad@ifcilttd.com**).
7. The successful bidder shall deposit the balance 75% of the sale/auction 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.
8. The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, location, 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 properties are being sold with all the existing and future encumbrances whether known or unknown to IFCI Ltd.
9. The successful bidder 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. owed to anybody.
10. 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.
11. The interested parties may inspect the properties on date and time as mentioned above with prior intimation/ permission of the Authorized Officer, and may contact the Authorized Officer at **9951611808**. The parties may alternatively contact Mr. Deepak Mishra, GM at **9990725911** or Mr. S. Srinivas, DGM at **9121010844** or Mr. M Srinivas Rao, AGM at **9990725939**.
12. 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 restraining order of any court/ tribunal/ forum.

Sd/-

Date: 12.02.2020

Authorized Officer

Place: Hyderabad

IFCI Limited

SRI KRISHNA STOCKISTS AND TRADERS PVT. LIMITED

(Description of Immovable Assets)

PROPERTY 1

All that pieces and parcels of non-agricultural land admeasuring Ac. 4.43 Cents in R.S. No. 1018 of Devarapally Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh and bounded as under:

- North : Agricultural land of Teegala Balaramaiah and Teegala Krishna
(Coconut Garden);
South : R.S. No. 1022 Cart Track (actual on ground drain or vagu);
East : R.S. No. 1019 – Pathway (actual on ground drain or vagu);
West : R.S. No. 1059 – Pathway (actual on ground drain or vagu).

together with all structures, fixtures, fittings, erections, buildings, etc., fastened or attached to earth, erected or to be erected, constructed or to be constructed thereon.

PROPERTY 2

All that pieces and parcels of non-agricultural land admeasuring 22609 sq. yards equivalent to Ac. 4.63 Cents in R.S. No. 323 (Ac.1.50 Cents) and R.S. No. 325/1 (Ac.2.79 Cents), Ac. 0.34 Cents in R.S. No. 325/4 of Duddukuru Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh and bounded as under:

- North : Road (Puntha) and land belonging to K. Pattiraju;
South : Land of Ch. Sivaramakrishna;
East : Road;
West : Land of R. Raja Rajeshwari

together with all structures, fixtures, fittings, erections, buildings, etc., fastened or attached to earth, erected or to be erected, constructed or to be constructed thereon.

PROPERTY 3

All that pieces and parcels of non-agricultural land admeasuring 19311-06 sq. yards equivalent to Ac. 3.99 Cents in R.S. No. 330/2 of Dommeru Sivaru, Kapavaram Village and Taluq, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh and bounded as under:

- North : Land belonging to Ch. Kondaiah;

South : Land belonging to T. Kanna Rao;
East : Road;
West : Land belonging to N. Babji

together with all structures, fixtures, fittings, erections, buildings, etc., fastened or attached to earth, erected or to be erected, constructed or to be constructed thereon.

PROPERTY 4

All that pieces and parcels of non-agricultural land admeasuring 39204 sq. yards equivalent to Ac. 8.10 Cents in R.S. No. 34/13 (Ac.1.25 Cents), R.S. No. 34/14 (Ac.1.67 Cents); R.S. No. 35/1 (Ac.2.43 Cents) and R.S. No. 35/2 (Ac.2.75 Cents) of Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh and bounded as under:

North : Road;
South : Land belonging to K. Srinivas;
East : Vendors' land;
West : Road

together with all structures, fixtures, fittings, erections, buildings, etc., fastened or attached to earth, erected or to be erected, constructed or to be constructed thereon.

PROPERTY 5

All that pieces and parcels of non-agricultural land admeasuring 27588 sq. yards equivalent to Ac. 5.70 Cents in R.S. No. 346/2A of Chagallu Village and Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh and bounded as under:

North : Road and Vendee's Land;
South : Land belonging to K. Ram Mohanrao;
East : Vendee's land and others' land;
West : Vendors' land

together with all structures, fixtures, fittings, erections, buildings, etc., fastened or attached to earth, erected or to be erected, constructed or to be constructed thereon.

PROPERTY 6

All that pieces and parcels of non-agricultural land admeasuring 32379-6 sq. yards equivalent to Ac. 6.69 Cents in R.S. No. 220/1 (Ac.0.38 Cents); R.S. No. 220/2 (Ac. 0.35 Cents); R.S. No. 220/3 (Ac.0.72 Cents); R.S. No. 220/4 (Ac.2.15 Cents); R.S. No. 220/5 (Ac.0.86 Cents); R.S. No. 220/6 (Ac.0.31 Cents); Ac.220/7 (Ac.0.27 Cents); R.S. No. 220/8 (Ac.1.13 Cents); R.S. No. 223/2 (Ac.0.52 Cents) of Unagatla Village, Chagallu Mandal, West Godavari District, Registration Sub-District Kovvuru, Andhra Pradesh and bounded as under:

North : Land belonging to T. Kanna Rao;
South : Land belonging to Ch. Subba Rao;
East : Road;

West : Land belonging to Pardhasaradhi

together with all structures, fixtures, fittings, erections, buildings, etc., fastened or attached to earth, erected or to be erected, constructed or to be constructed thereon.

Annexure – II

BID

The Authorized Officer,
IFCI Limited,
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 (In case of Public or Private Company/ Partnership Firm/Society/Trust /MD/
Managing Partner:

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)

Bidder's Registered Office/ Place of Business

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

3. Particulars of Bid

3.1 The bid price offered is Rs. _____
(Rupees: _____)
towards the property LOT No. _____ mentioned in the **Annexure I** hereinabove,
belonging to VNR Infrastructures Limited, situated at _____, mortgaged for
the loans availed by VNR Infrastructures Limited on "AS IS WHERE IS AND WHATEVER
THERE IS BASIS AND WITHOUT RECOURSE BASIS".

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

Demand Draft 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 the Terms and Conditions of the Tender Document and hereby unequivocally and unconditionally accept the same.
3. I/We have inspected the site of the LOT No. 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: