

HEAD OFFICE: IFCI LIMITED IFCI TOWER, 61 NEHRU PLACE, DELHI - 110019
Telephone No. +91-41792800; Fax No. +91-11-26488471
Web Site: www.ifcilttd.com
CIN: L74899DL1993GOI053677

TERMS & CONDITIONS OF SALE THROUGH E-AUCTION

For sale of secured assets in the account of P D Memorial Religious & Educational Association – Sale Notice dated 01/10/2020.

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 **M/s E-procurement Technologies Ltd (Auction Tiger)** on the date and time as mentioned above with extension of 5 minutes for each bid increment and the minimum bid increment amount of Rs.1,00,000/- (Rupees One Lakh only).
2. Date and time of auction is 21/10/2020 Between 11.00 a.m. and 12.00 p.m. with unlimited extension of 5 minutes i.e. the end time of e-auction will be extended by 5 minutes each time of bid is made within last 5 minutes before closure of auction.
3. The parties interested may inspect the property on 09/10/2020 between 10:30 a.m. to 04:00 p.m. with prior intimation/permission of the Authorized officer.
4. The e-Auction is being held on “AS IS WHERE IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS”.
5. Extension of date for submission of Earnest Money Deposit (EMD) Documents and auction will be informed to public on IFCI website: www.ifcilttd.com.
6. Persons wishing to participate are required to deposit, (a) Earnest Money Deposit, (b) Passport size photograph, and (c) a copy of Photo Identity Card.
7. The Tender documents comprising detailed terms & conditions of the sale can be obtained from the office of IFCI Limited, IFCI Tower, 61, Nehru Place, Delhi on payment of Rs.1,000/- (Rupees One Thousand only) or can be downloaded from IFCI’s website: www.ifcilttd.com. However, in case Tender Document is downloaded from the website of IFCI Ltd., the bidder shall deposit an amount of Rs.1,000/- (Rupees One Thousand only) towards cost of Tender documents in addition to the EMD.
8. The interested bidders shall deposit their EMD being 10 % of the Reserve Price (as specified in the Sale Notice) through RTGS or by way of Demand Draft drawn in favour of “IFCI Ltd.” addressed to the “The Authorized Officer, IFCI Ltd., IFCI Tower, 61, Nehru Place, Delhi - 110019”. The last date and time for deposit of the bid amount along with the tender form is **20/10/2020 up to 17:00 hrs.** addressed to the “The Authorized Officer, IFCI Ltd., IFCI Tower, 61, Nehru Place, Delhi - 110019”.
NOTE: RTGS details of IFCI Ltd. are as under:
Bank Account No. 00030350002631
Beneficiary Name: IFCI LTD.
Bank Name: HDFC BANK LTD.
Branch Name: SURYA KIRAN BUILDING, KG MARG, NEW DELHI - 110001
IFSC Code: HDFC0000003
9. Tenders accompanied by short EMD or without EMD and/or with their own conditions are liable to be rejected/ignored summarily.
10. Tenders not accompanied by demand draft of Rs.1,000/- (Rupees One Thousand only) or proof of payment through RTGS, in case the tender document is down-loaded from the IFCI’s website, are also liable to be rejected/ ignored summarily.
11. 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 Ltd. (Auction Tiger). **The Prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Ltd. (Auction Tiger). The helpdesk number of the service provider is 9265562821 - 079 61200 594 /598 /568 /587 /538 and email- delhi@auctiontiger.net, ramprasad@auctiontiger.net , support@auctiontiger.net .**
12. The AO shall determine the successful bidder & the bid price of successful bidder shall be the “Sale Price”.

The interested party may bid for Lot-1, Lot-2 or Lot-3 as follows:

Description of Property to be sold:

Sr. No.	Particulars	Reserve Price (amt. in Rs.)	Earnest Money (amt. in Rs.)
1.	All that pieces and parcels of lands, comprised in and forming part of lands admeasuring 50 Kanal 6 Marla together with the buildings and other structures situated at revenue estate of Village Sarai Aurangabad, Tehsil Bahadurgarh Jilla Jhajjar, Haryana (Lot - 1)	Rs.15,03,00,000/-	Rs.1,51,00,000/-
2.	All that pieces and parcels of lands, comprised in and forming part of lands admeasuring 24 Kanal 18 Marla together with all the buildings and other structures situated at revenue estate of Village Sarai Aurangabad, Tehsil Bahadurgarh Jilla Jhajjar, Haryana (Lot - 2)	Rs.17,80,00,00/-	Rs.1,78,00,000/-
3.	Consolidated Lot 1 & 2 (Lot 3)	Rs.32,83,00,000/-	Rs.3,29,00,000/-

- 13.** The EMD of the successful bidder shall be retained towards part payment of Sale Price 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 Delhi or through RTGS by **1700 hrs** on same day to the Authorized officer, **Sh. Emmanuel Joseph, IFCI Ltd., Delhi Tel: 011-41732000/ +91 9951607222 & email emmanuel.joseph@ifcilttd.com or and/ or Ms. Pooja Singla. IFCI Ltd., Delhi; Tel: 011-41732563/ Mob: +91 9990725733 & e-mail ID pooja.singla@ifcilttd.com** within the extended time as allowed by the Authorised Officer.
- 14.** The successful bidder shall deposit the balance 75% of the Sale Price on or before the 15th day of the sale or such extended period as may be agreed upon in writing between the purchaser and the Secured Creditor/ Authorised Officer, in any case not exceeding three months. 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.
- 15.** 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. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- 16.** 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.
- 17.** 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.
- 18.** The interested bidders are informed that IFCI shall not be liable in any manner and will not pay any interest, cost, damages, compensation 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.
- 19.** In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorised Officer/ IFCI Limited/ ASC will be final.

Date: 01/10/2020
Place: Delhi

Sd/-
(Authorized Officer)
IFCI Limited