

IFCI LIMITED (IFCI)

TENDER DOCUMENT

FOR
SALE OF FOUR RESIDENTIAL FLATS AT NIDHI
APARTMENTS, BENGALURU

DISCLAIMER AND IMPORTANT NOTICE

All information, contained in this 'TENDER Document' (TENDER) or subsequently provided to persons who have procured this information and TENDER otherwise, (the "Bidder(s)"), is provided to Bidder(s) on the terms and conditions as set out in this TENDER and also any other supplementary terms and conditions subject to which such Information is or may be provided.

This TENDER or any of its contents is not an agreement but only an invitation to offer/bid thereby inviting eligible and competent Bidders to participate on "As is where is and whatever there is and without recourse basis". The purpose of this TENDER is to provide Bidders with basic and preliminary information to assist the formulation of their bid and is issued upon the express understanding that recipients will use such information only for the purposes set out herein.

This TENDER does not purport to contain all the information and data and as such each Bidder who is desirous of participating in the present process is advised to conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this TENDER and may obtain independent advice from appropriate sources. Bidders should form their own views as to what Information provided herein or separately is relevant to any decisions that they make and should make their own independent investigations in relation to any additional information that they may require. IFCI shall not be responsible, whatsoever, in case of non-availability of any information in the present TENDER which the Bidder considers relevant in arriving at its decision to participate in the present process.

This TENDER may not be appropriate for all persons, and it is not possible for IFCI, its employees or advisors to consider the objectives, financial situation and particular needs of each person / Bidders who reads or uses this TENDER.

The Information contained in this TENDER or any other Information which may be provided to Bidders is subject to change without notice. Some of the Information contained herein may be dependent on interpretation of law and this TENDER does not purport to give an exhaustive account of any statutory requirements. The Bidders should obtain their independent advice on the statutory compliances required of them for their participation in the Transaction envisaged herein. Further, it should not be assumed that there shall be no deviation or change in any Information provided. IFCI, may, in its absolute discretion without notice or without assigning any reason for the same, but without being under any obligation to do so, update, amend or supplement the Information in this TENDER. IFCI does not undertake any responsibility / obligation to provide the Bidders with any additional / updated information separately.

While this TENDER has been prepared in good faith, neither IFCI nor its employees make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of Information, and shall incur no liability under any law, statute, rules or regulations, tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost, expenses which may

arise from or be incurred or suffered on account of anything contained in this TENDER or otherwise, including the accuracy, reliability, correctness or completeness of this TENDER, even if any loss or damage is caused by any act or omission on the part of IFCI or its employees or advisors, whether negligent or otherwise.

The issue of this TENDER does not imply that IFCI is bound to approve bid of highest Bidder. IFCI reserves the right to accept or reject any or all Applications submitted in response to this TENDER, to change or modify the Bidding Process or terminate the Bidding Process or any part thereof, without notice, at any time, without giving any reasons. IFCI and its representatives will not entertain any claim for expenses in relation to the participation in this TENDER by any of the Bidders.

The Bidders shall bear all costs associated with or relating to the due diligence of property, preparation and submission of their Bid including but not limited to preparation, copying, postage/delivery, fees or expenses, which the Bidders may be required to incur in connection with their Bid. IFCI shall not under any circumstances be responsible or liable for such costs and expenses regardless of the outcome of the Process.

Tender document for Sale of Four residential flats at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 through e-auction.

Portal for E-Auction: <https://eauction.auctiontiger.net>

IFCI invites interested bidders to participate in the e-auction for sale of immovable 4 Residential Flats situated at Bengaluru on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS"** through E-Auction. Details of the property and timelines are as under: -

- Property Details:** - Four residential flats at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005.
- Property Size:** - 3 flats having super built-up area of 1675 sq. ft. each and one flat having super built-up area of 1625 sq. ft.
- No. of Flats, Reserve Price and EMD details as below:**

Sl. No.	Flat No.	Super Built-up Area (Sq. ft.)	Reserve Price (Rs. crore)	EMD amount (Rs.)
1	208	1675	1.115	11,15,000
2	403	1675	1.132	11,32,000
3	504	1625	1.084	10,84,000
4	508	1675	1.117	11,17,000

- Date & Time of Site Visit/Inspection:** - From 15th December 2025 to 30th December 2025 between 11:00 A.M. to 5:30 P.M. (On Working Days).
- Last Date for submission of EMD and required Bid documents:** 8th January 2026 up to 5:30 P.M.
- Date and Time of e-Auction:** - 27th January 2026 between 11:30 A.M. to 12:30 P.M.
- The e-Auction Sale Notice comprising detailed procedure for e-auctioning and details of terms & conditions of the sale can be downloaded from IFCI's website www.ifcilttd.com and e-auction portal <https://eauction.auctiontiger.net> from 12th December 2025, 12:00 noon onwards.
- All updates, amendments, corrigendum, etc. (if any) shall be posted only on the above **websites**.
- For further details and inspection of the property, interested bidders may contact the following officers:-
Mr. P Sivakumar, DGM- Hyderabad (RO Head) - 9951611815
Mr. Rahul Agrawal, GM – 011-41732456/9990725902
Mr. Babit Lal, AD – 011-41732141/9599502663
Mr. Varun Khawala, AGM – 011-41732282/9987561757
Mr. Amit Joshi, AGM, at Head Office, Delhi – 011-41732174/7042505087
Mail id: estate.rfpquery@ifcilttd.com
- Last date of any query/clarification on the Tender:** 30th December 2025 upto 5:30 PM

DETAILS OF IMMOVABLE PROPERTY FOR SALE:

- IFCI Ltd. invites offers for the sale of **residential property (4 flats)** situated at: Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 through e-Auction. The said property is a freehold residential **flats** admeasuring approximately 1675 sq. ft. per flat at Bengaluru and **it has been registered in the name of IFCI Ltd.**
- The property is situated in a well-established residential area of Bengaluru, **in the prime location of Bengaluru.**

3. It is surrounded by well-established commercial places and has good road connectivity and rail connectivity to all the major micro-markets of Bengaluru.

(I) PROCEDURE FOR PARTICIPATION IN e-AUCTION & MODE OF SUBMISSION OF BID

1. The e-Auction will be conducted online through <https://eauction.auctiontiger.net> and the e-Auction will be conducted with the help of service provider **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. 2 lakhs. The property shall not be sold below the reserve price.**

2. Online auction shall be for a period of **1 hour** on the date and time mentioned above. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes each, from the time that bid comes in. Please note that the auto-extension will take place only if a valid bid comes in last 5 minutes of closing. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the **auction** auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure etc. Please note that IFCI Ltd. and e-Auction Service provider will not be responsible for internet connectivity, browser, computer or internet speed related issues if occur at bidders end.

3. The interested bidders shall deposit their **Earnest Money Deposit (EMD)** being **10% of the Reserve Price**, as mentioned above, through RTGS (details mentioned at Sr. No. 6 below).

Sl. No.	Flat No.	Super Built-up Area (Sq.ft.)	Reserve Price (Rs. crore)	EMD amount (Rs.)
1	208	1675	1.115	11,15,000
2	403	1675	1.132	11,32,000
3	504	1625	1.084	10,84,000
4	508	1675	1.117	11,17,000

Bidders are required to bid for one flat in a single bid. However, if any bidder wants to bid for multiple flats, separate bids need to be submitted for each flat.

The **RTGS details should be sent along** with **duly filled forms** given at **Annexures-I to VI** and the **prescribed requisite documents**, to the following address on or before **8th January 2026 up to 5:30 P.M.:-**

**"The General Manager, Estates Department,
IFCI Ltd., IFCI Tower, 12th floor,
61, Nehru Place, New Delhi- 110019**

The requisite documents must adhere to the enclosed formats.

Please note that the requisite documents should be submitted through PHYSICAL FORM via post/ courier/ direct delivery etc. to the above address and should be received by IFCI within the timelines as indicated in the tender document.

The RTGS details should be dropped, along with the duly filled forms (Annexure-I to VI) and the requisite documents, in the tender box. This box is kept at IFCI Ltd., IFCI Tower, ground

floor, 61, Nehru Place, New Delhi- 110019 and marked "Bid for Sale of residential flat no. <.....>(insert flat no.) at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005

Any bid containing details of price bid will be summarily rejected and lead to disqualification.

4. The bid offer received without Earnest Money Deposit (EMD) or conditional bid are liable to be rejected.

5. On receipt of Earnest Money Deposit (EMD) and other required documents, the same will be verified by IFCI and only qualified 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 qualified 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 9265562818/9265562821/9722778828/079-35267516 and email- :praveen.thevar@auctiontiger.net & support@auctiontiger.net**

6. Persons wishing to participate are required to submit **Earnest Money Deposit (EMD)** alongwith (a) passport size photograph/s (b) a copy of Aadhar Card, and residence proof (c) a copy of PAN card, and (d) Valid E-mail ID and Contact No. (e) enclose Income tax assessment orders/return and/or Audited Balance Sheets for the last three years (i.e. FY 2022-23, FY 2023-24, FY 2024-25, as the case may be (f) Companies / Corporates are also required to give certificate of incorporation and names & designations of authorised persons. The bidder shall furnish the details in the prescribed format along with requisite documents.

The last date and time for deposit of EMD amount along with the documents as mentioned at page 4.

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

7. The envelope containing the documents shall be properly sealed. The **subject line** for submission of the hard copy of documents shall have the following marking on the top:-

**"Bid for Sale of residential flat no. <.....>(insert flat no.)
at Nidhi Apartments, #40, Netaji Road, Fraser Town,
Bengaluru-560005 through e-auction."**

8. IFCI will not be liable for any delay in delivery/ damage to the envelope containing hard copy of documents during transit. If the envelopes are not sealed and marked as instructed above, IFCI assumes no responsibility for the misplacement or premature opening of the contents of the documents submitted and consequent losses, if any, suffered by the bidder. Further, bid must be submitted with all pages numbered serially, along with an index of submissions. In the event any of the instructions mentioned

herein have not been adhered to, the bid documents are liable to be rejected. **Documents submitted by fax or any email of IFCI Ltd. shall not be entertained and shall be liable to be rejected.**

9. The bidder and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Sale Process. Notwithstanding anything to the contrary contained herein, IFCI/ shall be entitled to reject an Application / Bid without being liable in any manner whatsoever to the bidder if it determines that the bidder has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during sale process.

10. A bidder can submit only a single bid for each flat.

(II) ELIGIBILITY:

1. The offer is open for Individuals, Firms, Government Organisations/ Departments, Institutions, Banks, Corporates in the public and private sectors, subject to applicable laws and regulations. Bidder can appoint an individual as authorised representative to bid and for matter relating to his bid. **The bidder should:**

- (i) be any person, registered trust, registered firm, registered cooperative society, private limited company, public limited company or partnership firm registered in India.
- (ii) be legally competent to enter into contract as per prevailing laws.
- (iii) be financially sound.
- (iv) Enclose for the last three years (i.e. FY 2022-23, FY 2023-24, FY 2024-25) along with the tender:
 - (a) Income tax assessment orders/return in case of individual participants.
 - (b) Audited Balance Sheets in case of Firm/Company.
- (v) enclose documentary proof that he/she has liquidity, line of credit and other financial means to meet the bid price.

2. **Bids cannot be submitted by a Consortium.**

3. The Bidder should submit a Power of Attorney, if required, as per the format enclosed at **Annexure - IV** authorizing the signatory of the Bid to commit the Bid. The Power of Attorney is not required to be submitted in case of Bids submitted by individuals in their own independent capacity.

(III) SITE VISIT/INSPECTION:

1. It is desirable that each Bidder participates in the e-Auction after visiting the property and ascertaining for himself/ herself of the location, surroundings and after carrying out its own due diligence on any matter considered relevant to them. It would be deemed that by submitting the Bid, the Bidder has:

- Made a complete and careful examination of the Document.
- Received all relevant information required for submission of the Bid either from IFCI Ltd. or from his own due diligence.
- Understood that the bidder would have no recourse to IFCI Ltd. post transfer of ownership rights of the property as mentioned herein, if sold.

2. The bidder shall thoroughly satisfy themselves of the nature, conditions and quality of the property/assets and its physical condition. Since, the e-Auction is on **“AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS”** IFCI Ltd. gives no guarantee or warranty as to the physical condition of the property/ assets / material or/its quality of its fitness for any specific purpose or use. It should be clearly understood that no claim/ complaint about the quality/ condition/ fitness for use will be entertained by IFCI Ltd.

3. The interested bidders may make a site-visit/inspect the property/Title-Documents **from 15th December 2025 to 30th December 2025 between 11:00 A.M. to 5:30 P.M. (On Working Days)**. with prior intimation/permission of the undermentioned following officers of IFCI Ltd.:

Contact person details
Mr. P Sivakumar, DGM Hyderabad - 9951611815
Mr. Rahul Agrawal, GM – 011-41732456/9990725902
Mr. Babit Lal, AD – 011-41732141/9599502663
Mr. Varun Khowala, AGM – 011-41732282/9987561757
Mr. Amit Joshi, AGM, – 011-41732174/7042505087
Mail id: estate.rfpquery@ifcilt.com

4. It may please be noted that IFCI reserves the right for any further documents/certificate/clarifications from the bidder and the same must be submitted with in stipulated time of receipt of any such communication from IFCI, failing which the bidder shall be summarily disqualified/rejected. The decisions of IFCI Ltd. would be final and binding on the Bidders.

(IV) TERMS & CONDITIONS OF THE E-AUCTION SALE:

1. The property shall be sold on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS"** with RFP/tender and through e-Auction.
2. It would be deemed that by submitting the bid, the bidder has:
 - i) Made a complete and careful examination of the property/documents of Title.
 - ii) Received all relevant information required for submission of the bid either from IFCI Ltd. and from his own due diligence.
 - iii) Understood that the bidder would have no recourse to IFCI Ltd. post auction of ownership rights of the property mentioned herein, if sold.
3. 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. They should also satisfy themselves about the requisite approvals/permissions required, if any, from the Government or other agencies. 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.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the property and area etc. before submitting the bid.
5. In case no bid or single bid is received, the auction of the said property shall be extended for minimum 15 days. The changed date and time of e-auction will be displayed on the IFCI website www.ifcilttd.com and e-auction portal <https://eauction.auctiontiger.net>
6. Extension of date (if decided) for submission of EMD, Documents and auction, the same shall be informed to public on IFCI Ltd. website www.ifcilttd.com and on e-auction portal <https://eauction.auctiontiger.net>
7. IFCI Ltd. reserves the right to change/modify/alter the terms & conditions at any stage of the bidding process with or without assigning any reason whatsoever. All updates, amendments, corrigenda, etc. (if any) will be posted only on the websites of IFCI Ltd. www.ifcilttd.com and e-auction portal <https://eauction.auctiontiger.net>
8. IFCI Ltd. reserves the right to reject any or all of the Bids and to annul the process at any stage or at any point of time without assigning any reasons thereof, the decisions of IFCI Ltd. would be final and binding on the Bidders.
9. The RFP document can be downloaded from IFCI Ltd. website www.ifcilttd.com and e-auction portal <https://eauction.auctiontiger.net>
10. In case of any query regarding the Documents, the decision of IFCI Ltd. shall be final and binding on all the bidders.

11. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 30 working days from the date of e-Auction. The un-refunded EMD shall bear no interest.
12. Once the e-Auction process begins, the bid once submitted/entered by any bidder above reserve price cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the last bid price. The failure on the part of bidder to comply with any of the terms & conditions of the e-auction sale notice will result in forfeiture of the amount paid by the defaulting bidder.
13. **TERMS OF PAYMENT TO IFCI LTD. TOWARDS SALE PROCEEDS:** The successful bidder shall have to:
 - 13.1 Deposit 25% of the sale proceeds (price) (less EMD) through RTGS within 3 working days from date of confirmation of sale by IFCI, failing which the sale will be cancelled and EMD will be forfeited.
 - 13.2 Deposit the balance 75% of the sale proceeds on or before the 30th day from the date of confirmation of sale or within an extended period for a maximum of 30 days, solely at the discretion of IFCI Ltd., along with the interest @ 18% p.a. from the date of confirmation of sale by IFCI.
Note: Payments to be made strictly as per above schedule.
14. **In case the sale consideration is not paid as specified above by the Successful Bidder(s), the sale of the assets to the concerned Successful Bidder(s) shall stand cancelled and the amount deposited till such event including EMD and subsequent payment made, if any, by the Successful Bidder(s) will automatically stand forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount.**
15. **IFCI will remove furniture/Scrap/Obsolete/Condemned items/records etc if any after receiving the full sale consideration for the property.**
16. **IFCI Ltd. has the absolute right to accept or reject any or all offer(s) or adjourn/postpone or cancel the e-Auction process without assigning any reason thereof.**
17. **In line with condition at Sr. No. 1, all the outgoing expenses like property tax, electricity/ water charges/ maintenance charges etc. and other expenses past and current will be borne by the successful bidder. The bidder to do due diligence in this regard before bidding.**
18. **On receipt of full consideration as per auction, a sale deed will be executed by IFCI in favour of the purchaser. However, if the purchaser wishes to get the sale deed executed in favour of a nominee(s) or an authorised person, the purchaser must provide the name and relevant details (KYC documents as per Annexure- V) in the bid submission. The Transfer Fees/ Stamp Duty/ Additional Stamp Duty/ Statutory/Non-Statutory Dues/ Registration Fee or Premium or charges/ Legal Charges and other taxes, rates, assessment charges and all other expenses whatsoever it may be and whatever name it is called and which is demanded by and/or payable to society or to any entity/ authorities, person etc. whosoever for transfer of the above mentioned premises shall be borne and paid by successful bidder/ purchaser.**
19. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of IFCI

shall be final. In such an eventuality, IFCI Ltd. shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and time as may be decided by IFCI Ltd. The transaction shall be governed by the laws of India and all disputes arising out of the process shall be subject to the exclusive jurisdiction of respective courts/forums/tribunals at New Delhi.

20. The interested bidders are informed that IFCI Ltd. 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 restrain order of any court /tribunal /forum.
21. **Force Majeure:** IFCI Ltd. 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, disputes with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Government 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 case 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.
22. **Governing Law / Jurisdiction:** This transaction shall be governed by the laws of India and all disputes arising out of the process shall be subject to the exclusive jurisdiction of the respective courts at New Delhi.

Annexure-I

e-AUCTION-EMD FORM

We hereby submit that we intend to participate in the e-auction bid process for sale of Residential Flats Situated at **#40, Netaji Road, Fraser Town, Bengaluru-560005**. The details of the deposit of EMD are as below: -

The Bank Account in which the EMD has been deposited:

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

S. No.	Description	Details to be filled by Bidder
1.	Name(s) of Bidder (in Capital)	
2.	Father's/Husband's Name (In case of individual)	
3.	Postal Address of the bidder	
4.	Phone No/ Mob. No	
5.	E-mail ID	
6.	PAN No	
7.	GST No.	
8.	Date of submission of EMD	
9.	EMD Remittance detail	
9.1	RTGS Details	
9.2	Date	
9.3	Name of Bank and Branch	

Furnished below are our bank details for transfer of funds in the event of refund of EMD:

Bank Account No.: _____ (Bidder's Bank A/c)

Beneficiary Name: _____ (Bidder's Name)

Bank Name: _____ (Bidder's Bank Name)

IFSC Code: _____ (Bidder's Bank details)

Address: _____ (Bidder's Bank details)

I/we declare that I/we have read and understood all the terms & conditions of e-Auction sale and understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree.

(Signature of bidder)

(Name)

Encl:

- i) **For Individuals** – Self attested copies of Aadhar Card, residence proof & PAN Card, Income Tax Assessments of FY 2022-23, FY 2023-24, FY 2024-25.
- ii) **For Sole Proprietorship / Partnership Firms** – Self attested copies of PAN Card, Partnership deed and authorization letter for representing in the process, audited Balance Sheets FY 2022-23, FY 2023-24, FY 2024-25.
- iii) **For Company** – Self attested copies of PAN / TAN Card, Certificate of Incorporation, CIN No., Board resolution approving participation and authorization, audited Balance Sheets FY 2022-23, FY 2023-24, FY 2024-25 for representing in the process.

Annexure -II

DECLARATION BY BIDDER(S) / AUTHORISED REPRESENTATIVE(S) OF BIDDER

To

The General Manager
Estates Department
IFCI Ltd., IFCI Tower,
61 Nehru Place,
New Delhi- 110019.

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the E-Auction sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my /our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement /information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the IFCI and that the IFCI will be at liberty to annul the offer made to me/us any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by IFCI in its sole discretion, I/We are unconditionally bound to comply with the terms and conditions of e-Auction sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the IFCI and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is /are liable to be forfeited by IFCI.
5. I/We also agree that in the eventuality of forfeiture of the amount by IFCI the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offer/bidders shall be retained and returned only within 30 working days from the date of e-Auction. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by IFCI in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correction and/or additions or deletions of times being offered for sale.

Signature.....

Name.....

Address.....

E-mail id

Annexure-III

Letter of Bid and Intent

(Letter head of the Bidder including full postal address, telephone No. Fax No. and E-mail ID)

Date:

The General Manager,
Estates Department,
IFCI Limited, IFCI Tower,
61, Nehru Place,
New Delhi- 110019.

Kind Attention: _____

Subject: Bid for Sale of residential flat no. <.....>(insert flat no.) at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 through e-auction.

Sir,

1. Being duly authorized to represent and act for and on behalf of _____ (Bidder), and having studied and fully understood all the information provided in the Document, the undersigned hereby apply as a Bidder for the purchase of**(insert flat no.)** Residential flats situated at **Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005**, according to the terms and conditions of the offer made by IFCI .
2. The copy of RTGS details towards **Earnest Money Deposit** along with required documents has submitted through hard copy in a sealed envelope marked "**Bid Sale of residential flat no. <.....>(insert flat no.) at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 " through e-auction.**
3. IFCI is hereby authorized to conduct any inquiries / investigations to verify the statement, Documents and information submitted in connection with the Bid.
4. IFCI and its authorized representatives may contact the following persons for any further information:-
Name of the Person: _____ Address: _____
Phone No.: _____ Email: _____
5. This bid is made with full understanding that:
 - (a) IFCI reserves the right to reject or accept any Bid, modify / cancel the bidding process, and / or reject all or any of the Bids.
 - (b) IFCI shall not be liable for any of the above actions and shall be under no obligation to inform the Bidder of the same.
 - (c) The ultimate buyer / beneficiary is _____ (fill in the name of the ultimate beneficiary).
 - (d) I, the undersigned declare the statements made, and the information provided in the duly completed Bid forms enclosed are complete, true and correct in every aspect.
- 5 I have read all the terms and conditions of the offer detailed in Document and are willing to abide by them unconditionally.

- 6 The offer made by us is valid for 90 days from the Bid Submission Date. We understand that IFCI may require us to extend the validity of the bid for such period as may be determined by IFCI at its discretion.

Name _____

For and on behalf of

(Name of Bidder)

Enclosures:-

- (i) Copy of RTGS details as Earnest Money Deposit.
- (ii) Power of Attorney, Annexure-IV, if required.

Annexure-IV

**FORMAT FOR POWER OF ATTORNEY FOR SIGNING BID
(on a Stamp Paper of relevant value of Rs.100/- as applicable at place of execution)**

POWER OF ATTORNEY

Know all men by these presents, we _____ (name of address of the registered office) do hereby irrevocably constitute, appoint and authorize Mr./Ms. _____ (name and address of residence) who is presently employed with us and holding the position of _____ as our lawful attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid for the purchase of**(insert flat no.)** Residential Flats situated at **Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005**, including, signing and submission of all Documents and providing information / responses to IFCI, representing us in all matters before IFCI, and generally dealing with IFCI in all matters in connection with our Bid.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

(Signature)
(Name, Title and Address)

I Accept

_____(Signature)
(Name Title and Address of the Attorney)

Annexure-V

"Bid for Sale of residential flat no. <.....>(insert flat no.) at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 through e-auction"

Bidder Details

S. No.	Particulars	Details to be provided by Bidder (Relevant documents are to be attached)
1.	Name of Bidder	
2.	Address of the Corporate Headquarters and its branch office(s), if any (as applicable)	
3.	Country of Incorporation / Nationality (as applicable)	
4.	Date of incorporations and / or commencement of business (as applicable)	
5.	In case of companies the following Documents are to be provided	
5.1	Attach Passport size Photograph of the authorised representative of the company along with Authorisation Documents.	
5.2	Audited Balance Sheets of last three years i.e. FY 2022-23, FY 2023-24, FY 2024-25	
5.3	Certification of net-worth	
5.4	Copy of Permanent Account Number	
5.5	Power of Attorney	
6.	In case of individuals the following Documents are to be provided	
6.1	Attach Passport size Photograph	
6.2	Copy of Income Tax return for the last three years (i.e. FY 2022-23, FY 2023-24, FY 2024-25.)	
6.3	Copy of Permanent Account Number (PAN)	
6.4	Self-Attested copy of Unique Identification Number (Aadhaar) [if having]	

7.	Details of Authorised Signatory of the Bidder	
7.1	Name	
7.2	Designation (as applicable)	
7.3	Address	
7.4	Telephone No.	
7.5	E-mail Address	
8.	Details of Nominee(s) or authorised person for execution of sale deed	
	Name (s)	
	Relation/Designation (as applicable)	
	Address	
	Telephone No.	
	Email- id	

We further acknowledge and agree that:-

- (i) In case our offer is accepted and if we fail to pay the amount in the manner specified by IFCI , the amount of Earnest Money Deposit and any further instalments paid by us under this offer shall stand absolutely forfeited by IFCI.
- (ii) This offer is valid for a period of 90 days from the Bid Submission Date or such extended date as may be determined by IFCI.
- (iii) I/we have read and understood the terms and conditions of the DOCUMENT and hereby unequivocally and unconditionally accept the same.
- (iv) The decision of the IFCI concerning this transaction shall be final and binding on us.

We hereby declare that the information stated hereinabove is complete and correct and any error or omission therein, accidental or otherwise, will be sufficient justification for IFCI to reject out Bid and / or to cancel the award of sale.

(Signature of the Bidder)

Full Name:

Designation (as applicable):

Name of the Company (as applicable):

Address:

Date:

Annexure- VI

Confirmation of Due-Diligence and Participation in E-auction
(On Bidder's Letter Head)

Date: _____

To,

The General Manager,
Estates Department,
IFCI Limited, IFCI Tower,
61, Nehru Place,
New Delhi- 110019

Sub: Due-Diligence- "Bid for Sale of residential flat no. <.....>(insert flat no.) at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 through e-auction".

We hereby submit that we have carried out the due-diligence of the Residential flats situated at Nidhi Apartments, #40, Netaji Road, Fraser Town, Bengaluru-560005 to our satisfaction.

2. We confirm our participation in E-auction under the Open Auction Process.

(Signature of the Bidder)

Full Name:

Designation (as applicable):

Name of the Company (as applicable):

Address:

Date: