

# **TENDER DOCUMENT**

**For Sale of Secured Assets mortgaged by  
C and C Projects Limited (Mortgagor/Borrower) for the  
financial assistance availed by C & C Projects Limited**

**Through E-Auction**

**Situated at:**

Mauza Hakikatpur, Thana Bakhtiyarpur, Sub registry Barh, Patna, Bihar.  
&  
Mauza Daulatpur, Thana FATUHA, Patna, Bihar.

Issued by  
**The Authorised Officer**



(A Government of India Undertaking)

Website: [www.ifcilttd.com](http://www.ifcilttd.com)

**TENDER DOCUMENT FOR SALE THROUGH E-AUCTION OF SECURED ASSETS SITUATED AT, MAUZA HAKIKATPUR, THANA BAKHTIYARPUR, SUB REGISTRY BARH, PATNA, BIHAR. MAUZA DAULATPUR, THANA FATUHA, PATNA, BIHAR & MAUZA KUTUBPUR, THANA FATUHA, PATNA, BIHAR MORTGAGED BY C AND C PROJECTS LIMITED (MORTGAGOR/ OWNER/BORROWER), AS SECURITY TO THE LOANS AVAILED BY IT FROM IFCI LIMITED (LENDER)**

Ref. No. \_\_\_\_\_

Date: \_\_\_\_\_

M/s. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**I. INTRODUCTION**

Tenders are invited by Authorised Officer/ IFCI Limited on “AS IS WHERE IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS” for purchase of mortgaged assets of **C and C Projects Limited**, through E-Auction, situated at thana **Bakhtiyarpur & Fatuha in the state of Bihar** under the provisions of SARFAESI Act.

Outstanding dues of IFCI are Rs.446,59,17,557/- (Rupees Four Hundred Forty-Six Crore Fifty Nine lakh seventeen Thousand Five Hundred fifty seven only) as on 30/06/2025 together with future interest w.e.f. 01.07.2025 at the contractual rates & other debits till realization. Details of the assets for sale and Reserve Price thereof are mentioned below:

**DESCRIPTION OF PROPERTY**

**Reserve Price Rs.17,14,00,000/- for Lot-1**

**Reserve Price Rs.5,29,00,000/- for Lot-2**

**Earnest Money Deposit (EMD): Rs. 1.714 crore for Lot-1**

**Earnest Money Deposit (EMD): Rs. 0.529 crore for Lot-2**

Outstand ing dues as on 30/06/202 5 (in Rs.)	Description of the property to be sold	Date & Time of Inspection	Date & Time for Auction	Reserve Price	EMD														
446,59,17, 557/-  (Rupees Four Hundred forty six crore, fifty nine Lakh, seventeen thousand five hundred	<div>(1) <b>Lot-I</b> - All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>266.19 Katha</b> (831.84375 Dec.= 8 Acre 31.84375 Dec.) bearing survey nos.:</div> <table><tr><th>Tauzi no.</th><th>Khata No.</th><th>Survey P. no.</th><th>Area of land</th></tr><tr><td rowspan="3">8537</td><td>30</td><td>213</td><td>190.62</td></tr><tr><td>10</td><td>214</td><td>5</td></tr><tr><td>38</td><td>215</td><td>Dec.= 61 Katha</td></tr></table>	Tauzi no.	Khata No.	Survey P. no.	Area of land	8537	30	213	190.62	10	214	5	38	215	Dec.= 61 Katha	11/08/2025 from 10:30 AM to 1.30 PM	20/08/2025 Between 11.30 a.m. and 12.30 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	<u><b>Rs.17.1 4 crore</b></u>	<u><b>Rs. 1.714 crore</b></u>
Tauzi no.	Khata No.	Survey P. no.	Area of land																
8537	30	213	190.62																
	10	214	5																
	38	215	Dec.= 61 Katha																

Outstand ing dues as on 30/06/202 5 (in Rs.)	Description of the property to be sold					Date & Time of Inspection	Date & Time for Auction	Reserve Price	EMD
and fifty seven only			2 10	209 188	42½ Dec. 18 Dec.		within last 5 minutes before closure of auction.		
			10 26 31 41 30 10 38	206 207 208 212 213 214 215	202.34 375 Dec.				
			10 38 10	214 215 188	22½ Dec. 103 Dec. 18 Dec.				
			31 41 30	208 212 213	96.875 Dec./ 31 katha				
			2	189 191	23 Dec. 115 Dec.				
	Situating in Thana No.139 & 140 at <b>Mauza Hakikatpur, Thana Bakhtiyarpur</b> , Sub registry Barh, Patna, Bihar.								
	(2) All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>80.285 Katha</b> (250.890625 Dec.= 2 Acre 50.890625 Dec.) bearing survey nos.:								
			Tauzi no.	Khata No.	Survey P. no.	Area of land			
			7867	36	497	66 Dec.			
				2	486(P)	42 Dec.			
				69	269(P)	06 Dec.			
				105	375	23 Dec.			
				105	378	15 Dec.			
				78	377	37 Dec.			
				199	380	34.468			
					389	75 D			
					639	13.593			
						75 D			
						13.828			
						125 D			
	Situating in Thana No.139 & 140 at <b>Mauza Bulan Bujurg, Thana Bakhtiyarpur</b> , Sub registry Barh, Patna, Bihar.								
	(3) <b>Lot-II</b> - All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>106.79 Dec. (34.1728 Katha)</b> bearing survey nos.:					11/08/2025 from 2:30 PM to 4.00 PM	20/08/2025 Between 1.00 p.m. and 2:00 p.m. with unlimited	Rs.5.29 crore	Rs.0.529 crore

Outstand ing dues as on 30/06/202 5 (in Rs.)	Description of the property to be sold				Date & Time of Inspection	Date & Time for Auction	Reserve Price	EMD																					
	<table><tr><td>Tauzi no.</td><td>Khata No.</td><td>Survey P. no.</td><td>Area of land</td></tr><tr><td>348</td><td>29</td><td>35 36</td><td>19.29 Dec.</td></tr><tr><td>94</td><td>12</td><td>44(P)</td><td>87.5 Dec.</td></tr></table> <p>Situated in Thana No.4&amp;5 at <b>Mauza Daulatpur, Thana FATUHA</b>, Patna, Bihar.</p> <p>(4) All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>89 Dec. (28.480 Katha)</b> bearing survey nos.:</p> <table><tr><td>Tauzi no.</td><td>Khata No.</td><td>Survey P. no.</td><td>Area of land</td></tr><tr><td>Bihar Govt.</td><td>49 10</td><td>125 126</td><td>12 Dec. 66 Dec.</td></tr><tr><td></td><td>48</td><td>124</td><td>11 Dec.</td></tr></table> <p>Situated at <b>Mauza Kutubpur, Thana FATUHA</b>, Patna, Bihar.</p> <p>The above land parcels together with all buildings and structures thereon and all the plants and machinery attached to the earth or permanently fastened to anything attached to the earth</p>	Tauzi no.	Khata No.	Survey P. no.	Area of land	348	29	35 36	19.29 Dec.	94	12	44(P)	87.5 Dec.	Tauzi no.	Khata No.	Survey P. no.	Area of land	Bihar Govt.	49 10	125 126	12 Dec. 66 Dec.		48	124	11 Dec.		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.		
Tauzi no.	Khata No.	Survey P. no.	Area of land																										
348	29	35 36	19.29 Dec.																										
94	12	44(P)	87.5 Dec.																										
Tauzi no.	Khata No.	Survey P. no.	Area of land																										
Bihar Govt.	49 10	125 126	12 Dec. 66 Dec.																										
	48	124	11 Dec.																										

## II. TERMS AND CONDITIONS OF THE SALE

- 2.1 The e-Auction of all two Lots will be conducted online through <https://ifciltld.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.1,00,000/-. The extension of 5 minutes i.e. the end time of e-auction will be extended by 5 minutes before closure of auction.
- 2.2 Extension of date for submission of EMD and auction, if any, will be informed to public on IFCI website [www.ifciltld.com](http://www.ifciltld.com) only and no separate communication or publication will be made.
- 2.3 The interested bidders can bid towards purchase of assets mortgaged by Lot-I AND/OR Lot-II. Any bidder interested in bidding for both Lot-I & Lot-II should submit separate EMDs for separate lots, and obtain different log in ids for separate lots for the e-auction.
- 2.4 Persons wishing to participate are required to deposit, (a) Earnest Money Deposit, (b) Passport size photograph, and (c) KYC documents at the registered office of IFCI at IFCI Tower, 61 Nehru Place, New Delhi-110019, on or before 18/08/2025 upto 1700 hrs. Please refer to para 5.2 below for all enclosures to be submitted with the bid.
- 2.5 The Tender documents comprising of the detailed terms & conditions of the sale can be obtained from the office of IFCI Limited, IFCI Tower, 61, Nehru Place, New Delhi on payment of Rs.1,000/- or can be downloaded from IFCI's website ([www.ifciltld.com](http://www.ifciltld.com)) w.e.f. 09/07/2025. However, in case Tender Document is downloaded from the website of IFCI Limited, the bidder shall deposit

**an amount of Rs.1,000/- towards cost of Tender documents in addition to the EMD. Tenders not accompanied by demand draft of Rs.1,000/- or proof of payment through RTGS (where tender document is downloaded from the IFCI's website) are also liable to be rejected/ ignored summarily.**

- 2.6 The interested bidders shall deposit their EMD being 10% of the Reserve Price through RTGS (RTGS details are given below at para 2.9) or by way of Demand Draft drawn in favor of "IFCI LIMITED" addressed to the "The Authorised Officer, at IFCI Limited, IFCI Tower, 61, Nehru Place, New Delhi-110019. **The last date and time for deposit of the EMD amount along with the tender form addressed to the "The Authorised Officer (in the account of C and C Projects Limited), IFCI Limited, IFCI Tower, 61, Nehru Place, New Delhi -110019 is 18/08/2025 up to 17.00 hrs.**
- 2.7 Tenders accompanied by short EMD or without EMD and/or with their own conditions are liable to be rejected/ignored summarily.
- 2.8 Tenders not accompanied by demand draft/RTGS of Rs.1000/-, in case of the tender document is down-loaded from the IFCI website, are also liable to be rejected/ignored summarily.
- 2.9 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 numbers of the service provider are +919722778828/ +919265562818/ +919265562821/ 079-68136891/6842/6837/6875 and emails: [Praveen.thevar@ auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net), [support@auctiontiger.net](mailto:support@auctiontiger.net).**
- 2.10 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. Post the auction, the sale shall be confirmed in favour of successful bidder who has offered the highest sale price in his bid/tender, provided the amount offered is not less than the reserve price. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Limited payable at New Delhi or through RTGS on the same day or the next working day. The name and details of the Authorised Officer is **Sh. Khet Singh Yadav (AGM) , IFCI Limited, New Delhi, Mobile: 07607112266 & e-mail: [khetsingh.yadav@ifcilt.com](mailto:khetsingh.yadav@ifcilt.com). RTGS details of IFCI are as follows:**  
**Bank Account No: 00030350002631**  
**Beneficiary Name: IFCI LTD PAYMENT AC,**  
**Bank Name: HDFC BANK Limited,**  
**Branch Name: K G MARG Branch, NEW DELHI,**  
**IFSC Code: HDFC0000003)**
- 2.11 The successful bidder shall deposit the balance amount of the sale price on or before the 15<sup>th</sup> day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of auction. IFCI reserves the right to charge interest at IBR on the balance amount for the agreed extended period. 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/part amount paid and/or EMD amount.
- 2.12 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 Limited. The property is being sold with all the existing and future encumbrances, if any. The Authorised Officer/Secured Creditor/IFCI shall not be responsible in any way for any third-party claims/rights/dues.
- 2.13 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.
- 2.14 The Authorised officer is not bound to accept the highest offer and the Authorised 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 thereof.

- 2.15 The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorised officer.
- 2.16 In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorized Officer / IFCI Limited will be final.
- 2.17 Failure to participate in the e-auction after submission of the EMD amount may cause forfeiture of the EMD amount.

### III. 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 and capable of meeting the payment obligation as per the defined timelines.
- 3.2 Authorised Officer/ IFCI Limited 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 finalisation of the tender right up to the stage of depositing the bid amount in full with IFCI Limited. If there are any changes in the consortium structure, Authorised Officer/ IFCI Limited 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 Authorised Officer/ IFCI Limited has led to reduction in competition.
- 3.4 The bidder should thoroughly satisfy themselves about the nature, conditions and quality of the assets. Authorised Officer/ IFCI Limited 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 Authorised Officer/ IFCI Limited/other secured lenders.
- 3.5 EMD and Tender 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 Authorised Officer, IFCI Limited, IFCI Tower, 61 Nehru Place, New Delhi - 110019 and super-scribing **“OFFER FOR PURCHASE OF ASSETS OF C and C Projects Limited (Borrower/ Mortgagor) Lot-I”**

**OR**

**“OFFER FOR PURCHASE OF ASSETS OF C and C Projects Limited (Borrower/ Mortgagor) Lot-II”**

### IV. EARNEST MONEY DEPOSIT (EMD)

- 4.1 The tender should be accompanied with an **EMD of Rs.1.714 crore for Lot-I AND/OR an EMD of Rs.0.529 crore for Lot-II** as per the table in Clause-I above which has to be paid through RTGS (RTGS details given in clause II above) or by way of crossed DD/Pay Order drawn on any Nationalised/ Scheduled bank in favour of IFCI Limited and payable at Delhi. No interest shall be payable on the EMD amount.

- 4.2 The EMD 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 Authorised Officer/ IFCI Limited 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 consideration (inclusive of EMD) by way of demand draft favoring IFCI Limited payable at New Delhi or through RTGS (RTGS details provided in para 2.10 above) on the same day or on next working day.
- 4.4 The successful bidder shall deposit the balance amount of the sale consideration on or before the 15<sup>th</sup> day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, 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.

**V. MODE OF SUBMISSION OF TENDER/ EMD:**

- 5.1 All tenders must be submitted in the prescribed form only, to be obtained from the Authorised Officer against the payment of Rs.1,000/- towards the cost of the tender by Demand Draft/RTGS/Pay Order, towards the cost of the tender or downloaded from website, in a sealed cover. The tender must be addressed to The Authorised Officer, IFCI Limited, IFCI Tower, 61, Nehru Place, New Delhi - 110019 and superscribing

**“OFFER FOR PURCHASE OF ASSETS OF C and C Projects Limited- Lot- I”**

**OR**

**“OFFER FOR PURCHASE OF ASSETS OF C and C Projects Limited- Lot- II”**

The tender must be submitted by the appointed date and time at the office of IFCI Limited at New Delhi as indicated in para 2.5 above.

- 5.2 Tenders should be submitted in a sealed cover, along with the followings:
- a) RTGS details/Demand Draft/ Pay order of the amount towards EMD (as per the table in clause II), drawn in favour of IFCI Limited, payable at Delhi.
  - 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/- or RTGS details of Rs.1,000/- in case the tender documents are downloaded from the IFCI Limited website ([www.ifcilttd.com](http://www.ifcilttd.com)).
  - d) Passport size photograph of the signatory.
  - e) KYC documents- Self attested PAN card copy and one additional photo ID with address.
  - f) Certified True Copy of the Board Resolution/Letter from Director or Company Secretary of the Applicant/if applicable, confirming the details of the Authorized Signatory along with due authorization to submit the offer/bid.
  - g) Tenderer’s declaration whether he/she is a relative of any Director(s) of IFCI Limited 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 Limited or his relatives are members(s) or Director(s).

- 5.3** The Tenders 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.

**VI. 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 consideration (inclusive of EMD) by way of demand draft favoring IFCI Limited payable at Delhi or through RTGS (RTGS details provided hereinbefore) on same day or on next working day.
- 6.2** 25% of sale consideration (inclusive of EMD) shall be deposited by way of demand draft favoring IFCI Limited payable at New Delhi or through RTGS (RTGS details provided hereinbefore) by 1700 hrs on the same day of the e-auction or within the extended time up to 1700 hrs on the next working day as may be allowed by the Authorised Officer upon declaration of the successful bidder by IFCI Limited.
- 6.3** The balance amount of the sale consideration is to be paid on or before 15<sup>th</sup> day of the confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the secured creditor/IFCI Limited, in any case not exceeding three months from the date of auction. 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.

**VII. SALES TAX, GST, EXCISE DUTIES, EPFO DUES AND LEVIES ETC:**

All taxes/ duties other outstanding liabilities etc. whatsoever in nature, if applicable and related to the property shall be paid by the purchaser and the secured creditor shall not be liable for the said dues (as aforesaid). Accordingly, the purchaser is advised to make proper due diligence of the property before making bid for the sale of the assets.

**VIII. DELIVERY PERIOD/ POSSESSION:**

After receipt of full and final payment in lieu of the total sale consideration of the assets, IFCI Limited 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.

**IX. TERMINATION / BREACH OF CONTRACT**

In the event of non-fulfillment of the terms and conditions by the bidder, Authorised Officer/ IFCI Limited shall cancel the contract/ sale with immediate effect, in which case, the EMD along with any amount paid shall stand forfeited.

**X. FORCE MAJEURE:**

Authorised Officer/ IFCI Limited 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 Limited to extend



the time of performance on the part of IFCI Limited by such period as may be necessary to enable IFCI Limited 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.

## **XI. GENERAL INFORMATION:**

- 11.1 It should be noted by the tenderer(s) that by entering into this contract, Authorised Officer/ IFCI Limited is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.
- 11.2 Authorised Officer/ IFCI Limited 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 and will be published on IFCI's website ([www.ifcilttd.com](http://www.ifcilttd.com)) only.
- 11.3 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 Authorised Officer/ IFCI Limited may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorised Officer/ IFCI Limited for which Authorised Officer/ IFCI Limited shall have the right to do so at any time, the Earnest Money paid by the bidders with the quotation will be refunded to them in due course, without interest.
- 11.4 The tenderer/ bidder shall bear all the cost associated with the preparation and submission of Tender. Authorised Officer/ IFCI Limited will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the tender process.
- 11.5 Tenders containing overwritten or erased rates are liable to be rejected in absence of any authentication by the tenderer's signatures.
- 11.6 Authorised Officer/ IFCI Limited reserves the right to cancel/ reject any or all the Tender/bids without assigning any reason thereof.
- 11.7 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.
- 11.8 Intending tenderer(s) may obtain any clarification required before tendering. Submission of tender implies the tenderer(s) has obtained all the clarifications required.
- 11.9 The decision of the Authorised Officer/ IFCI Limited in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.
- 11.10 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 Delhi.
- 11.11 Tenderers must ensure the following while submitting the tender:
  - (A) THAT THE TENDER SHOULD BE FILLED IN THE FORMAT ENCLOSED AS ANNEXURE– II (PARTICULARS OF BIDDER AND EMD)
  - (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.

- 11.12 Tenderer should state whether he/ she is a relative of any Director(s) of IFCI Limited 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 Limited or his relatives are member(s) or Director(s).
- 11.13 The interested parties are advised to check IFCI's website from time to time for any change in the terms and condition of the sale notice / and/or Tender document, as no separate publication or any communication shall be issued for any addendum/corrigendum to the sale notice/tender document in the newspapers.

**NOTE: COPY OF SALE NOTICE IS ENLCOSED HERWITH FOR READY REFERENCE**

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## APPENDIX-IV A

[See proviso to rule 8(6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagor and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of IFCI Limited (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **20/08/2025**, for recovery of **Rs.446.59 crore** as on 30/06/2025 (interest calculated up to 30/06/2025), together with further interest at the contractual rates w.e.f 01/07/2025 along with cost, charges, expenses & other debits, due to IFCI Limited (Secured Creditor) from C and C Projects Ltd (Borrower and Mortgagor), and Guarantors (under PIRP). **The consolidated reserve price shall be Rs.17.14 crore for Lot-I and Rs.5.29 crore for Lot- II. The Earnest Money Deposit (EMD) shall be Rs.1.714 crore for Lot-I, Rs.0.529 crore for Lot-II.**

**Description of the Immovable Property**

All that pieces and parcels of Lands, comprised in and forming part of property bearing Khasra nos. detailed as hereunder:

Description of Property/Secured Assets				Reserve Price
(1) All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>266.19 Katha</b> (831.84375 Dec.= 8 Acre 31.84375 Dec.) bearing survey nos.:				For (1) and (2)- Rs.17.14 crore <b>(Lot-I)</b>
Tauzi no.	Khata No.	Survey P. no.	Area of land	
8537	30	213	190.625	
	10	214	Dec.=	
	38	215	61 Katha	
	2	209	42½ Dec.	
	10	188	18 Dec.	
	10	206	202.34375 Dec.	
	26	207		
	31	208		
	41	212		
	30	213		
	10	214		
	38	215		
	10	214	22½ Dec.	
	38	215	103 Dec.	
	10	188	18 Dec.	
	31	208	96.875 Dec./ 31 katha	
	41	212		
	30	213		
2	189	23 Dec.		
	191	115 Dec.		
Situating in Thana No.139 & 140 at <b>Mauza Hakikatpur, Thana Bakhtiyarpur</b> , Sub registry Barh, Patna, Bihar.				

Description of Property/Secured Assets	Reserve Price																																																																								
<p>(2) All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>80.285 Katha</b> (250.890625 Dec.= 2 Acre 50.890625 Dec.) bearing survey nos.:</p> <table><tr><th>Tauzi no.</th><th>Khata No.</th><th>Survey P. no.</th><th>Area of land</th></tr><tr><td>7867</td><td>36</td><td>497</td><td>66 Dec.</td></tr><tr><td></td><td>2</td><td>486(P)</td><td>42 Dec.</td></tr><tr><td></td><td>69</td><td>269(P)</td><td>06 Dec.</td></tr><tr><td></td><td>105</td><td>375</td><td>23 Dec.</td></tr><tr><td></td><td>105</td><td>378</td><td>15 Dec.</td></tr><tr><td></td><td>78</td><td>377</td><td>37 Dec.</td></tr><tr><td></td><td>199</td><td>380</td><td>34.46875 D</td></tr><tr><td></td><td></td><td>389</td><td>13.59375 D</td></tr><tr><td></td><td></td><td>639</td><td>13.828125 D</td></tr></table> <p>Situated in Thana No.139 &amp; 140 at <b>Mauza Bulan Bujurg, Thana Bakhtiyarpur</b>, Sub registry Barh, Patna, Bihar.</p> <p>*****</p> <p>(3) All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>106.79 Dec. (34.1728 Katha)</b> bearing survey nos.:</p> <table><tr><th>Tauzi no.</th><th>Khata No.</th><th>Survey P. no.</th><th>Area of land</th></tr><tr><td>348</td><td>29</td><td>35</td><td>19.29 Dec.</td></tr><tr><td></td><td></td><td>36</td><td></td></tr><tr><td>94</td><td>12</td><td>44(P)</td><td>87.5 Dec.</td></tr></table> <p>Situated in Thana No.4&amp;5 at <b>Mauza Daulatpur, Thana FATUHA</b>, Patna, Bihar.</p> <p>(4) All that pieces and parcels of lands, comprised in and forming part of the property admeasuring <b>89 Dec. (28.480 Katha)</b> bearing survey nos.:</p> <table><tr><th>Tauzi no.</th><th>Khata No.</th><th>Survey P. no.</th><th>Area of land</th></tr><tr><td>Bihar Govt.</td><td>49</td><td>125</td><td>12 Dec.</td></tr><tr><td></td><td>10</td><td>126</td><td>66 Dec.</td></tr><tr><td></td><td>48</td><td>124</td><td>11 Dec.</td></tr></table> <p>Situated at <b>Mauza Kutubpur, Thana FATUHA</b>, Patna, Bihar.</p> <p>The above land parcels together with all buildings and structures thereon and all the plants and machinery attached to the earth or permanently fastened to anything attached to the earth.</p>	Tauzi no.	Khata No.	Survey P. no.	Area of land	7867	36	497	66 Dec.		2	486(P)	42 Dec.		69	269(P)	06 Dec.		105	375	23 Dec.		105	378	15 Dec.		78	377	37 Dec.		199	380	34.46875 D			389	13.59375 D			639	13.828125 D	Tauzi no.	Khata No.	Survey P. no.	Area of land	348	29	35	19.29 Dec.			36		94	12	44(P)	87.5 Dec.	Tauzi no.	Khata No.	Survey P. no.	Area of land	Bihar Govt.	49	125	12 Dec.		10	126	66 Dec.		48	124	11 Dec.	<p>*****</p> <p>For (3) and (4)- Rs.5.29 crore <b>(Lot-II)</b></p>
Tauzi no.	Khata No.	Survey P. no.	Area of land																																																																						
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There is no known encumbrance(s) with respect to the above-mentioned immovable property.

For detailed terms and conditions of the sale, please refer to the link provided in IFCI Ltd. (Secured Creditor's) website i.e. [www.ifcilttd.com](http://www.ifcilttd.com)

Date: 09/07/2025  
Place: New Delhi

Authorised Officer  
IFCI Limited

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**CONFIRMATION BY BIDDER AND PARTICULARS OF EMD**

The Authorised Officer,  
IFCI Limited,  
IFCI Tower, 61  
Nehru Place,  
New Delhi – 110019

**1. Particulars of the Bidder,**

- 1.1 Full name of the Bidder (in block letters):
- 1.2 Father's Name (in case of an individual bidder)/ Pan No. and GSTIN (in case of Company/Legal Person):
- 1.3 Age (in case of an individual)/Date of incorporation (in case of Legal person)
- 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. & Mobile No.
- viii. Fax No.
- ix. E-Mail No./id

**3. Particulars of EMD**

- 3.1 Particulars of Earnest Money Deposit for Lot-\_\_\_\_ of Rs. \_\_\_\_\_ (10% of Reserve Price):

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

**Certified that:-**

1. I/We agree to abide by the decision of the Authorised Officer/ IFCI Limited.
2. I/We have read and understood terms and conditions of the Tender Document and hereby unequivocally and unconditionally accept the same.
3. I/We have inspected the site of the Property/Unit and has satisfied myself/ourselves for which quotation is being submitted.

Date:

Applicant's Signatures

Full Name:

Designation:

Name: Mr./Ms./M/s

Address:

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