



आई एफ सी आई लिमिटेड
(A Government of India Undertaking)
(भारत सरकार का उपक्रम)



Registered Office: IFCI Tower, 61 Nehru Place
New Delhi-110 019

Tel: +91-41792800; Fax: +91-11-26488471

Website: www.ifcilt.com

CIN: L74899DL1993GOI053677

E-AUCTION SALE NOTICE

For sale of secured assets mortgaged by Best Deal Housing & Construction Pvt. Ltd. (Mortgagor & Owner) as security to the Corporate Loan of Rs.100.00 crore availed by Best Foods Ltd. (Borrower) from IFCI Ltd.

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

Pursuant to possession taken by the Authorized Officer u/s 13(4) of the SRFA & ESI Act, 2002 for recovery of secured debts of IFCI LTD. of **Rs. 84,68,82,515.50 (Rupees Eighty Four Crores Sixty Eight Lakh Eighty Two Thousand Five Hundred Fifteen and Fifty Paise only)** upto and inclusive of 14.12.2016 together with further interest with effect from 15.12.2016 at the contractual rates & other debits from **M/S Best Foods Ltd.** Offers are invited by the undersigned for purchase of mortgaged property of **M/s. Best Deal Housing & Construction Pvt. Ltd. (MORTGAGOR/ OWNER)** through e-auction as detailed below on **"AS IS WHERE IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS"**:

DESCRIPTION OF PROPERTY

Outstanding dues as on 14/12/2016 (Record Date)	Description of the property to be sold	Reserve Price	Earnest Money	Date & Time of Inspection	Date & Time for Auction
Rs.84,68,82,515.50 (Rupees Eighty Four Crores Sixty Eight Lakh Eighty Two Thousand Five Hundred Fifteen and Fifty Paise only) upto and inclusive of 14.12.2016 together with further interest with effect from 15.12.2016 at the contractual rates & other debits till realization.	M/s. Best Deal Housing & Construction Pvt. Ltd. All that pieces and parcels of lands, comprised in and forming part of lands admeasuring 314 Kanals 13 Marlas together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon, both present and future, and being, lying and situated situated at village Shergarh, Tehsil & District Kaithal in the state of Haryana	Rs.63.21 crore	Rs.6.32 crore	10/12/2018 from 11:30 am to 04:30 pm	19/12/18 from 11:00 am to 12:00 Noon

Terms & Conditions

- The e-Auction will be conducted online through <https://ifcilt.auctiontiger.net> and the e-Auction will be conducted with the help of service provider M/s e-Procurement Technologies Limited (Auctiontiger) on the date and time as mentioned above with extension of 05 minutes each for bid increment and the minimum bid increment amount of Rs.1,00,000/-
- Extension of date for submission of EMD Documents and auction will be informed to public on IFCI website www.ifcilt.com
- Persons wishing to participate are required to deposit, (a) Earnest Money Deposit, (b) Passport size photograph, and (c) a copy of Photo Identity Card.
- The Tender documents comprising detailed terms & conditions of the sale can be obtained from 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.ifcilt.com) w.e.f. 30/11/2018. However, in case Tender Document is downloaded from the website of IFCI Ltd., the bidder shall deposit an amount of Rs.1,000/- towards cost of Tender documents in addition to the EMD.
- The interested bidders shall deposit their EMD being 10% of the Reserve Price through RTGS (RTGS details can be obtained from IFCI's Office) or by way of Demand Draft drawn in favor of "IFCI LTD." addressed to the "The Authorized Officer, at IFCI LTD., 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 Authorized Officer, IFCI Ltd., New Delhi is 17/12/2018 upto 17:00 hrs.**
- 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 (Auctiontiger). The Prospective bidders may avail online training on e-auction from **M/s e-Procurement Technologies Limited (Auctiontiger)**. The helpdesk number of the service provider is **079-68135416/417 & 079-40270594 & 6351896834** and **email-delhi@auctiontiger.net / kushal@auctiontiger.net / rikin@auctiontiger.net**
- The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at New Delhi or through RTGS (RTGS details can be obtained from IFCI's Office) by 17:00 hrs on same day to the Authorized Officer, **Sh. Ravish Jain, IFCI Ltd., New Delhi Tel: 011-41732225, Mob: 9990725680 email ravish.jain@ifcilt.com.**
- The successful bidder shall deposit the balance 75% of the sale proceeds on or before the 15th day of the sale or within such extended period as may be agreed upon in writing between the purchaser and the Authorized 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.
- 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 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.
- The Authorized Officer is not bound to accept the highest offer and 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.
- The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized Officer.
- 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.

Sd/-

Authorized Officer
IFCI Ltd.

Date: 27.11.2018
Place: New Delhi

Size 12x32 cms