

TENDER DOCUMENT

**For Sale of Secured Assets mortgaged by
JTPL Private Limited (Mortgagor/Corporate Guarantor)**

**In the A/C of
Kwality Limited (Borrower)**

Through E-Auction

Situated at:

Village Sante Majra and Khuni Majra, Tehsil Kharar, Mohali, District
Sahibzada Ajit Singh Nagar, Punjab
(JTPL City, Sector 115, Mohali, District Sahibzada Ajit Singh Nagar,
Punjab)

Issued by
The Authorised Officer



(A Government of India Undertaking)
Website: www.ifcltd.com

TENDER DOCUMENT FOR SALE THROUGH E-AUCTION OF SECURED ASSETS SITUATED AT VILLAGE SANTE MAJRA AND KHUNI MAJRA, TEHSIL KHARAR, MOHALI, DISTRICT SAHIBZADA AJIT SINGH NAGAR, PUNJAB (WITHIN JTPL CITY, SECTOR 115, MOHALI, DISTRICT SAHIBZADA AJIT SINGH NAGAR, PUNJAB), MORTGAGED BY JTPL PRIVATE LIMITED (MORTGAGOR/ OWNER/CORPORATE GUARANTOR), AS SECURITY TO THE LOANS AVAILED BY KWALITY LIMITED (BORROWER) (SINCE LIQUIDATED) FROM IFCI LIMITED (LENDER)

Ref. No. _____

Date: _____

M/s. _____

I. INTRODUCTION

Tenders are invited by Authorised Officer/ IFCI Limited/ Asset Sale Committee (ASC) on “AS IS WHERE IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS” for purchase of mortgaged assets of JTPL Private Limited, through E-Auction, situated at Village Sante Majra & Khuni Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab (within JTPL City, Sector 115, Mohali, District Sahibzada Ajit Singh Nagar, Punjab) under the provisions of SARFAESI Act. Details of the assets for sale and Reserve Price thereof are mentioned below:

DESCRIPTION OF PROPERTY

Reserve Price (consolidated): Rs.46,56,00,000/-

Earnest Money Deposit (EMD): Rs.4,65,60,000/-

Outstanding dues as on 15/02/2024 (in Rs.)	Description of the property to be sold	Date & Time of Inspection	Date & Time for Auction
2,79,92,90,173	<p>JTPL Private Limited (Mortgagor/ Owner/ Corporate Guarantor)</p> <p>No.1 - All that pieces and parcels of lands, comprised in and forming part of the property admeasuring 16 Kanal 17 Marla bearing Khasra Nos. 26//11/1 (6-9), 26//12/1 (4-5), 26//9/2 & 26//10 (11-16) (its 123/226 share comes to 6 Kanal 3 Marla), situated in Village Sante Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab</p> <p>No.2 - All that pieces and parcels of lands, comprised in and forming part of the property admeasuring 55 Kanal 2 Marla bearing Khasra Nos. 27//6 (8-0), 27//7 (8-0), 27//13 (4-8), 27//14 (8-0), 27//15 (8-0), 27//16 (8-0), 27//17 (8-0), 27//18/1 (1-12), 27//18/2 (1-2), situated in Village Sante Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab.</p> <p>No. 3 - All that pieces and parcels of lands, comprised in and forming part of the property admeasuring 17 Kanal 5.71 Marla bearing Khasra Nos. 10//16 (6-16) (its 12896/13600 share comes to 6 Kanal 8.96 Marla), 10//24/1 (0-4), 10//24/2 (1-19), 10//25 (7-18), 11//21 (0-1), 13//5/1 (0-18) (its 59/72 share comes to 14.75 Marla), situated in Village Khuni Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab</p>	<p>18/03/2024</p> <p>11:00 a.m. to 4:00 p.m.</p>	<p>27/03/2024</p> <p>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 within last 5 minutes before closure of auction.</p>

Outstanding dues as on 15/02/2024 (in Rs.)	Description of the property to be sold	Date & Time of Inspection	Date & Time for Auction
	(All the above land parcels situated within JTPL City, Sector 115, Mohali, District Sahibzada Ajit Singh Nagar, Punjab).		

II. TERMS AND CONDITIONS OF THE SALE

- 2.1 The e-Auction of all three Lots 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 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/-
- 2.2 Date and time of auction is **27/03/2024** 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 within last 5 minutes before closure of auction.
- 2.3 Date and time of inspection is **18/03/2024** between 11:00 a.m. to 04:00 p.m.
- 2.4 The e-Auction is being held on “**AS IS WHERE IS**” “**AS IS WHAT IS**”, **AND WHATEVER THERE IS**” BASIS.
- 2.5 Persons wishing to participate are required to deposit, (a) Earnest Money Deposit, (b) Passport size photograph, and (c) a copy of Photo Identity Card along with the tender documents.
- 2.6 The Tender documents comprising 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.ifcilttd.com). **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.**
- 2.7 The interested bidders shall deposit their EMD being 10% of the Reserve Price through RTGS (RTGS details can be referred in the Tender Document) 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 Kwality Limited), IFCI Limited, IFCI Tower, 61, Nehru Place, New Delhi -110019 is 26/3/2024 up to 17.00 hrs./**
- 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 numbers of the service provider are +919374519754, +919265562821, +919265562818 and emails: ramprasad@auctiontiger.net, support@auctiontiger.net.**
- 2.9 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 by 1700 hrs to the Authorised Officer, **Smt Sapna Jain, IFCI Limited, New Delhi, Tel: +91-11-41732225 / +919911867100 & e-mail: sapna.jain@ifcilttd.com** 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.

(RTGS details: Bank Account No: IFCILTC06060, Beneficiary Name: IFCI LTD PAYMENT AC, Bank Name: HDFC BANK, Branch Name: K G MARG Branch, NEW DELHI, IFSC Code: HDFC0000003)

Upon receipt of 25% of the sale consideration, the Authorised Officer shall confirm the sale in favor of the successful bidder.

- 2.10** The successful bidder shall deposit the balance amount of the purchase price on or before the 15th day of the confirmation of sale or such extended period as per the sole discretion of the Asset Sale Committee of IFCI Limited or Authorised 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, 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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
- 2.12** 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.
- 2.13** 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.
- 2.14** The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorised officer.
- 2.15** 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.
- 2.16** In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorised Officer/ IFCI Limited/ Asset Sale Committee (ASC) will be final.

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 and or NRI
 - b) be legally competent to enter into contract as per prevailing laws.
 - c) be financially sound.
 - d) enclose Income tax assessment orders for the last three years along with the tender.
 - e) enclose documentary proof that he has the liquidity, line of credit and other financial means to meet the bid price.
- 3.2** Authorised 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 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/ ASC 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/ ASC 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/ ASC 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/ ASC/ other secured lenders.
- 3.5 EMD and Quotations 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 superscribing **“OFFER FOR PURCHASE OF ASSETS OF MORTGAGOR(S) IN THE A/C OF KWALITY LIMITED”**.

IV. EARNEST MONEY DEPOSIT (EMD)

- 4.1 The tender should be accompanied with a consolidated EMD of Rs.4,65,60,000/-. The EMD has to be paid through RTGS (RTGS details given hereinbefore) or by way of crossed DD drawn on any Nationalised/ Scheduled bank in favour of IFCI Limited and payable at Delhi. No interest shall be payable on the Earnest Money Deposit.
- 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/ 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 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 by 1700 hrs to the Authorised Officer 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.
- 4.4 The successful bidder shall deposit the balance amount of the sale consideration on or before the 15th day of the confirmation of sale or such extended period as per the sole discretion of the Asset Sale Committee of IFCI Limited or Authorised 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.

V. MODE OF SUBMISSION OF TENDER/ BID:

- 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 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 MORTGAGOR(S) IN THE A/C OF KWALITY LIMITED”**. The tender must be submitted by the appointed date and time at the office of IFCI Limited at New Delhi as indicated in para 2.7 above.
- 5.2 Tenders should be submitted in a sealed cover, along with the followings:
- a) Demand Draft/ Pay order of Rs.4,65,60,000/- towards EMD drawn in favour of IFCI Limited, payable at Delhi, or UTR (NEFT/ RTGS Details) details, if paid through RTGS.
 - 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 UTR detail of Rs.1,000/- in case the tender documents are downloaded from the IFCI Limited website (www.ifcilttd.com).

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.

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).

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 15th day of the confirmation of sale or within such extended period as per the sole discretion of the ASC/ 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.

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. The liability to bear all the security related expenses will be with IFCI Limited only till the date of handing over of possession and thereafter shall be that of the purchaser. In case of delay in taking over of Possession by the purchaser, the security expenses shall be paid by the purchaser for the period of delay.

IX. TERMINATION / BREACH OF CONTRACT

In the event of non-fulfillment of the terms and conditions by the bidder, Authorised Officer/ IFCI Limited/ ASC 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/ 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 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/ ASC 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/ ASC 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) 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/ ASC may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorised Officer/ IFCI Limited/ ASC for which Authorised Officer/ IFCI Limited/ ASC 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 bid. Authorised 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 tender process.
- 11.5 Unless otherwise specified, the price in the tender form should be quoted both in figures and in words. 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/ ASC reserves the right to cancel/ reject any or all the quotations 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/ ASC 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 OF TENDER BID ENCLOSED AT ANNEXURE– II.

(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 publication of the same shall be made in the newspapers.

Borrower: Kquality Limited**Mortgagor / Corporate Guarantor: JTPL Private Limited****Description of Assets**

Sl.No	Details of the land parcels
1	All that pieces and parcels of lands, comprised in and forming part of the property admeasuring 16 Kanal 17 Marla bearing Khasra Nos. 26//11/1 (6-9), 26//12/1 (4-5), 26//9/2 & 26//10 (11-16) (its 123/226 share comes to 6 Kanal 3 Marla), situated in Village Sante Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab.
2	All that pieces and parcels of lands, comprised in and forming part of the property admeasuring 55 Kanal 2 Marla bearing Khasra Nos. 27//6 (8-0), 27//7 (8-0), 27//13 (4-8), 27//14 (8-0), 27//15 (8-0), 27//16 (8-0), 27//17 (8-0), 27//18/1 (1-12), 27//18/2 (1-2), situated in Village Sante Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab.
3	All that pieces and parcels of lands, comprised in and forming part of the property admeasuring 17 Kanal 5.71 Marla bearing Khasra Nos. 10//16 (6-16) (its 12896/13600 share comes to 6 Kanal 8.96 Marla), 10//24/1 (0-4), 10//24/2 (1-19), 10//25 (7-18), 11//21 (0-1), 13//5/1 (0-18) (its 59/72 share comes to 14.75 Marla), situated in Village Khuni Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab.

All the above land parcels situated within JTPL City, Sector 115, Mohali, District Sahibzada Ajit Singh Nagar, Punjab.

BID

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:
- 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)

- Public Limited Company
- Private Limited Company
- Partnership
- Individual/ Sole Proprietary
- Others (specify)

(Furnish documents in support)

Applicant's registered office/ place of business

- Address
- Telephone No.
- Fax No.
- E-Mail No.

3. Particulars of Bid

- 3.1 The price offered is Rs. _____ (Rupees: _____
_____) for Lot No. _____ assets of
Mortgagor(s) situated at Village Sante Majra & Khuni Majra, Tehsil Kharar, Mohali, District
Sahibzada Ajit Singh Nagar, Punjab (within JTPL City, Sector 115, Mohali, District Sahibzada Ajit
Singh Nagar, Punjab), on "AS IS WHERE IS AND WHATEVER THERE IS BASIS & WITHOUT
RECOURSE BASIS".
- 3.2 Particulars of Earnest Money Deposit of Rs. _____ (10% of offered price):

DD No./ UTR No.	Date	Name of Bank and Branch

Certified that:-

- (i) I/We agree to abide by the decision of the Authorised Officer/ IFCI Limited/ ASC
- (ii) I/We have read and understood terms and condition and hereby unequivocally and unconditionally accept the same.
- (iii) I/We have inspected the site of the Property/Unit and has satisfied ourselves for which quotation is being submitted.

Date:

Applicant's Signatures

Full Name:

Designation:

Name of the Company:

Address: