



## **TENDER DOCUMENT**

**FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED, FOR THE FINANCIAL FACILITIES AVAILED BY VNR INFRASTRUCTURES LIMITED**

**LOCATED AT:**

**Inmulnarva Village, G.P. Kothur Mandal, Mahbubnagar District, Telangana;**

28<sup>th</sup> February 2024

Issued by  
**The Authorized Officer**

**TENDER DOCUMENT FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED, FOR THE FINANCIAL FACILITIES AVAILED BY VNR INFRASTRUCTURES LIMITED, LOCATED AT INMULNARVA VILLAGE, G.P. KOTHUR MANDAL, MAHBUBNAGAR DISTRICT, TELANGANA.**

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

**1. INTRODUCTION**

Tenders are invited by the Authorized Officer/ IFCI Limited/ Asset Sale Committee (ASC) on "AS IS WHERE IS AND WHATEVER THERE IS BASIS and WITHOUT RECOURSE BASIS" for purchase of properties mortgaged for the loans availed by VNR INFRASTRUCTURES LIMITED, through E-Auction. The Original Title Deeds of Mortgaged Properties are with CBI, BS&FC, Bangalore of the Properties situated at:

Inmulnarva Village, G.P. Kothur Mandal, Mahbubnagar District, Telangana.

The outstanding dues of VNRIL **Rs.992,04,15,607.99** (Rupees Nine Hundred Ninety Two Crore Four Lakh Fifteen Thousand Six Hundred Seven and Ninety Nine Paise Only), calculated upto 15/02/2024, payable together with further interest and other debits with effect from 16/02/2024, till the date of realization. The details of the assets for sale and Reserve Price thereof, are mentioned below:

**DESCRIPTION OF PROPERTIES:****(Rs. Crore)**

<b>Description of Property</b>	<b>Reserve Price</b>	<b>Earnest Money Deposit</b>	<b>Date and Time of Inspection</b>	<b>Date and Time of E-Auction</b>
Non-agricultural land admeasuring <b>Acres 20-18 Guntas</b> , comprised in the following survey numbers: (i) <b>Sy. No. 226/A</b> adm. Ac. 3-21 Gts.; (ii) <b>Sy. No. 214/A</b> adm. Ac. 4-04 Gts.; (iii) <b>Sy. No. 224/EE</b> adm. Ac. 0-08 Gts., (iv) <b>Sy. No. 225/EE</b> adm. Ac. 2-32 Gts., (v) <b>Sy. No. 224/U</b> adm. Ac. 0-08 Gts., (vi) <b>Sy. No. 225/U</b> adm. Ac. 4-05 Gts. (vii) <b>Sy. No. 224/A</b> adm. Ac. 1-30 Gts., (viii) <b>Sy. No. 225/E</b> adm. Ac. 0-10 Gts. (ix) <b>Sy. No. 221/E</b> adm. Ac. 1-00 Gts. (x) <b>Sy. No. 221/VU</b> adm. Ac. 1-00 Gts. (xi) <b>Sy. No. 210/E</b> adm. Ac. 0-30 Gts., (xii) <b>Sy. No. 211/E</b> adm. Ac. 0-30 Gts.  situated at <b>Inmulnarva Village</b> , G.P. Kothur Mandal, Mahbubnagar District, Telangana, owned by RKR Housing Pvt. Ltd.	12.27	1.23	14/03/2024 11:00 AM to 4:00 PM	20/03/2024 10:00 AM to 11:00 AM

**2. TERMS AND CONDITIONS OF THE SALE**

- 2.1 The E-Auction will be conducted online through <https://ifcilt.d.auctiontiger.net> and the E-Auction will be conducted with the help of service provider viz. **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.5,00,000/-.

- 2.2 Extension of date for submission of EMD Documents and E-Auction, if any, will be informed to public on IFCI's website [www.ifcilttd.com](http://www.ifcilttd.com).
- 2.3 Persons wishing to participate are required to deposit (a) Earnest Money Deposit, (b) their Passport size photograph, (c) a copy of Photo Identity Card and (d) complete Contact Details along with Contact/Mobile Number.
- 2.4 The Tender Document comprising the detailed Terms & Conditions of the sale can be obtained from the office of IFCI Limited, Hyderabad on payment of Rs.1,000/- or can be downloaded from IFCI's website ([www.ifcilttd.com](http://www.ifcilttd.com)) from 28/02/2024 onwards. However, in case the Tender Document is downloaded from IFCI's website, the bidder shall deposit an amount of Rs.1,000/- towards cost of Tender Document in addition to the EMD.
- 2.5 The interested bidders shall deposit the EMD, being 10% of the Reserve Price as mentioned above, by way of Demand Draft drawn on any Nationalised / Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad and addressed to "The Authorized Officer, IFCI Limited, 8<sup>th</sup> Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004". **The last date and time for deposit of the EMD along with the Tender addressed to "The Authorized Officer, IFCI Limited, 8<sup>th</sup> Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004", is 18/03/2024 up to 1600 Hrs.**
- 2.6 Tenders accompanied by short EMD or without EMD and/ or with their own conditions, are liable to be rejected/ ignored summarily.
- 2.7 Tenders not accompanied by Demand Draft of Rs.1,000/-, in case the Tender Document is downloaded from IFCI's website, are also liable to be rejected/ ignored summarily.
- 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 number of the service provider is **9265562818/9265562821 D :079-68136842/6837/6875, 9722778828, D:079-68136891** and E-mail [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) / **OR [Support@auctiontiger.net](mailto:Support@auctiontiger.net)**

- 2.9 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder(s) shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale/auction proceeds (including EMD) by way of Demand Draft drawn on any Nationalised / Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad or through RTGS by 1700 Hrs, on the same day to the Authorized Officer, **Shri P Sivakumar, AGM**, IFCI Limited, Hyderabad (available at Mobile No. **+91 9951611815** and also at [p.sivakumar@ifcilt.com](mailto:p.sivakumar@ifcilt.com)). The details of bank account for remittances through RTGS is provided as below:

<b>Account Name:</b>	IFCI Limited
<b>Bank Name:</b>	HDFC Bank Ltd.
<b>Branch Address:</b>	Surya Kiran Building, K.G.Marg, New Delhi – 110001
<b>Account Number:</b>	00030350002631
<b>IFS Code:</b>	HDFC0000003

- 2.10 The successful bidder shall deposit the balance 75% of the sale/auction proceeds on or before the 15<sup>th</sup> day of the Sale/E-auction Date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized 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, location, 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 properties are being sold

with all the existing and future encumbrances whether known or unknown to IFCI Ltd.

- 2.12 The successful bidder 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. owed to anybody.
- 2.13 The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone or cancel the E-Auction without assigning any reason.
- 2.14 The interested parties may inspect the properties on date and time as mentioned above with prior intimation/ permission of the Authorized Officer, and may contact the **Authorized Officer** at **9951611815**. The parties may alternatively contact **Mr. K S Yadav, Assistant General Manager (Law)** at **7607112266**.
- 2.15 In case of any doubt regarding the Terms and Conditions of the sale, the decision of the Authorized Officer/ IFCI Limited/ ASC shall be final.
- 2.16 The interested bidders are informed that IFCI Limited will not pay any cost, damages, interest, 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 restraining order of any court/ tribunal/ forum.

### **3. ELIGIBILITY**

#### **3.1 The bidder should:**

- a) be any person, registered trust, registered firm, registered co-operative 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;
  - d) enclose documentary proof that it has the liquidity, line of credit and other financial means to meet the bid amount.
- 3.2 The Authorized 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 Tender Process, right up to the stage of depositing the bid amount in full with IFCI Limited. If there is/ are any change(s) in the consortium structure, Authorized Officer/ IFCI Limited/ ASC reserves the right to accept/ cancel the sale. However, the financial arrangement between the consortium partners should be specified in the Tender/Bid.
- 3.3 No bid by a Consortium/ Partnership/ Company/ Person shall be entertained if in the opinion of the Authorized Officer/ IFCI Limited/ ASC, the same has led to reduction in competition.
- 3.4 The bidder(s) should thoroughly satisfy themselves about the nature, conditions and quality of the assets/properties. Authorized Officer/ IFCI Limited/ ASC gives no guarantee or warranty as to the conditions of the assets/properties/ 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 Authorized Officer/ IFCI Limited/ ASC.
- 3.5 EMD and Tender/Bid should be submitted in the prescribed format only, signed by the bidder on each page in token of having accepted the same in toto and in a sealed cover. The same should be addressed to "The Authorized Officer, IFCI Limited, 8<sup>th</sup> Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004", super-scribing **"OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI Limited, SITUATED AT INMULNARVA VILLAGE, G.P. KOTHUR MANDAL, MAHBUBNAGAR DISTRICT, TELANGANA FOR THE FINANCIAL FACILITIES AVAILED BY VNR INFRASTRUCTURES LIMITED"**

**4. EARNEST MONEY DEPOSIT (EMD):**

- 4.1 The Tender/Bid should be accompanied with EMD. EMD has to be paid by way of Demand Draft drawn on any Nationalized/ Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad. No interest shall be payable on the EMD.
- 4.2 EMD in any other form, for example, cheque (including cheque made "good for payment"), Bank Guarantee, Bid Bond, Call Deposit etc. will not be acceptable to Authorized 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(s) shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale/ auction proceeds (inclusive of EMD) by way of Demand Draft drawn on any Nationalised/Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad or through RTGS (RTGS details can be obtained from IFCI's office) by 1700 Hrs. on the same day to the Authorized 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.
- 4.4 The successful bidder shall deposit the balance 75% of the sale/auction proceeds on or before the 15<sup>th</sup> day of the Sale Date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized 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.

**5. MODE OF SUBMISSION OF TENDER/ BID:**

- 5.1 All Tenders must be submitted in the prescribed format only, to be obtained from the Authorized Officer against payment of Rs.1,000/- towards the cost of the Tender Document or to be downloaded from IFCI's website, in a sealed cover. The Tender



must be addressed to "The Authorized Officer, IFCI Limited, 8<sup>th</sup> Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004", super-scribing **"OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI LIMITED, SITUATED AT INMULNARVA VILLAGE, G.P. KOTHUR MANDAL, MAHBUBNAGAR DISTRICT, TELANGANA FOR THE FINANCIAL FACILITIES AVAILED BY VNR INFRASTRUCTURES LIMITED"**.

The Tender must be submitted by the appointed date and time at the office of IFCI Limited at Hyderabad as indicated at Para 2.5 ante.

- 5.2 The Tenders should be submitted in a sealed cover, along with the following:
- a) Demand Draft for EMD drawn on any Nationalised/ Scheduled Bank in favour of "IFCI Limited", payable at Hyderabad.
  - b) The Terms and Conditions of the Tender Document, duly signed by the bidder on each page in token of having accepted the same in toto.
  - c) Demand Draft of Rs.1,000/- in case the Tender Document is downloaded from IFCI's website.
- 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.

## **6. 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/ auction proceeds (including EMD) by way of Demand Draft drawn on any Nationalised/Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad or through RTGS (RTGS details can

be obtained from IFCI's Office at Hyderabad) by 1700 Hrs, on the same day to the Authorized Officer.

- 6.2 The successful bidder shall deposit the balance 75% of the sale/auction proceeds on or before the 15<sup>th</sup> day of the Sale Date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized 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.

**7. DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER:**

In case payment is delayed by the successful bidder, the Authorized Officer/ IFCI Limited/ ASC at its sole discretion, may extend the payment period for 3 months along with interest. However, in case the balance purchase consideration along with the due interest is not paid within the extended period as may be prescribed, the sale of the respective asset/property will be automatically cancelled and the EMD of the bidder and other money deposited till date, will automatically stand forfeited.

**8. SALES TAX, EXCISE DUTIES AND LEVIES:**

All taxes, duties, charges, fees etc. if applicable and related to the property shall be paid by the purchaser.

**9. DELIVERY PERIOD/ POSSESSION:**

After receipt of full and final payment in lieu of the total sale consideration of the asset/property, IFCI Limited will issue 'Certificate of Sale' as provided under the Rules to SARFAESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets/properties immediately.

**10. TERMINATION / BREACH OF CONTRACT**

In the event of non-fulfillment of the Terms and Conditions of the sale by the purchaser, Authorized Officer/ IFCI Limited/ ASC shall cancel the sale with immediate effect, in which case, the EMD along with any amount paid (excluding cost of Tender Document) by the purchaser shall stand forfeited.

**11. FORCE MAJEURE:**

Authorized 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 Ltd. 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.

**12. LIMITATION OF LIABILITY:**

**UNDER NO CIRCUMSTANCES SHALL IFCI LIMITED, ITS AFFILIATES OR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES ETC. BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL EXEMPLARY, OR PUNITIVE DAMAGES ARISING FROM OR DIRECTLY OR INDIRECTLY RELATED TO THE PRESENT TENDER INCLUDING, WITHOUT LIMITATION, LOSS OF REVENUE, OR ANTICIPATED PROFITS. IN NO EVENT SHALL THE LIABILITY OF IFCI LIMITED EXCEED THE AMOUNT PAID BY THE BIDDER/ TENDERER TO IFCI LIMITED, UNDER THE PRESENT CONTRACT.**

**13. GENERAL INFORMATION:**

- 13.1 It should be noted by the bidder(s) that by entering into this contract, Authorized 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.
- 13.2 Authorized Officer/ IFCI Limited/ ASC shall have the right to issue Addendum to the Tender Document to clarify, amend, modify, supplement or delete any of the Term and Conditions or items stated therein. Each Addendum so issued shall form a part of the original Tender Document.
- 13.3 In case the tender/ bid is not accepted, the bidder(s) 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 tender/bid even though Authorized Officer/ IFCI Limited/ ASC may elect to withdraw the invitation for bid. Should all invitation for bid be withdrawn or cancelled by Authorized Officer/ IFCI Limited/ ASC for which Authorized Officer/ IFCI Limited/ ASC shall have the right to do so at any time, the Earnest Money paid by the bidder(s) with the tender/bid will be refunded (without interest) to them in due course.
- 13.4 The bidder shall bear all the costs associated with the preparation and submission of bid/tender. Authorized 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 sale process.
- 13.5 Unless otherwise specified, the bid amount in the tender/bid should be quoted both in figures and in words. Tenders/bids containing overwritten or erased bid amounts are liable to be rejected in absence of any authentication by the Tenderer's signatures.
- 13.6 Authorized Officer/ IFCI Limited/ ASC reserve the right to cancel/ reject any or all the bids/tenders without assigning any reason thereof.

- 13.7 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 Document.
- 13.8 Intending bidders/Tenderer(s) may obtain any clarification required before submitting the tender/bid. Submission of Tender implies that the bidder/tenderer(s) have obtained all the clarifications required.
- 13.9 The decision of the Authorized Officer/ IFCI Limited/ ASC in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.
- 13.10 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 Hyderabad.
- 13.11 The Bidders/Tenderers must ensure the following while submitting the Tender:
- (A) THE BID/ TENDER SHOULD BE FILLED IN THE FORMAT OF TENDER DOCUMENT ENCLOSED AT ANNEXURE - II HEREWITH.
  - (B) EVERY PAGE OF THE BID/ TENDER IS DULY SIGNED BY THE TENDERER/BIDDER BEFORE SUBMITTING THE TENDER.
  - (C) ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S), ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.
- 13.12 Tenderer/Bidder should state whether he/ she is a relative of any Director(s) of IFCI Limited or Tenderer/Bidder is a firm in which Director(s) or his relative is a partner or Tenderer/Bidder is a company in which Director of IFCI Limited or his relatives are member(s) or Director(s).

**NOTE: COPY OF SALE NOTICE IS ENCLOSED HERewith FOR READY REFERENCE**

**HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU PLACE, NEW DELHI - 110019.**

**Regional Office: IFCI Ltd, 8<sup>th</sup> Floor, Taramandal Complex, 5-9-13, Saifabad,  
Hyderabad - 500004**

**Telephone No. +91-040 23243505/06; Fax No. +91-040 23241138**

**Web Site: [www.ifcilttd.com](http://www.ifcilttd.com)  
CIN: L74899DL1993GOI053677**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of IFCI Ltd Secured Creditor, which will be sold on "As is what is", and "Whatever there is basis" on 20.03.2022,( 10.00 am to 11.00 am) for recovery of VNRIL **Rs.992,04,15,607.99** (Rupees Nine Hundred Ninety Two Crore Four Lakh Fifteen Thousand Six Hundred Seven and Ninety Nine Paise Only), calculated upto 15/02/2024, due to the IFCI Ltd, Secured Creditor from **VNR Infrastructures Limited** (Borrower), **Mr. V. Narayana Reddy, Mr.Ganji Praveen Kumar** (Personal Guarantors) and **R.K.R. Housing Pvt. Ltd., Indushree Housing Pvt. Ltd., PKNR Estates Pvt. Ltd.** (Mortgagors and Corporate Guarantors).The description of property along with reserve price and earnest money deposit are mentioned hereunder:

Description of Property	(Rs. Crore)	
	Reserve Price	Earnest Money Deposit
Non-agricultural land admeasuring Acres 20-18 Guntas, comprised in the following Survey Numbers viz. Sy. No. 226/A adm. Ac. 3-21 Gts.; Sy. No. 214/A adm. Ac. 4-04 Gts.; Sy. No. 224/EE adm. Ac. 0-08 Gts.; Sy. No. 225/EE adm. Ac. 2-32 Gts.; Sy. No. 224/U adm. Ac. 0-08 Gts.; Sy. No. 225/U adm. Ac. 4-05 Gts.; Sy. No. 224/A adm. Ac. 1-30 Gts.; Sy. No. 225/E adm. Ac. 0-10 Gts.; Sy. No. 221/E adm. Ac. 1-00 Gts.; Sy. No. 221/VU adm. Ac. 1-00 Gts.; Sy. No. 210/E adm. Ac. 0-30 Gts.; AND Sy. No. 211/E adm. Ac. 0-30 Gts., situated at Inmulnarva Village, G.P. Kothur Mandal, Mahbubnagar District, Telangana, owned by RKR Housing Pvt. Ltd.	12.27	1.23

The Original Title Deeds of Mortgaged Properties are with CBI, BS&FC, Bangalore. For detailed Terms & Conditions of the sale, please refer to the link provided in IFCI Ltd website i.e. [www.ifcilttd.com](http://www.ifcilttd.com). Contact person: Mr P. Sivakumar at 9951611815, [p.sivakumar@ifcilttd.com](mailto:p.sivakumar@ifcilttd.com) or Mr K S Yadav at 7607112266, [khetsingh.yadav@ifcilttd.com](mailto:khetsingh.yadav@ifcilttd.com).

Date: 28.02.2024  
Place: Hyderabad

Sd/-  
**Authorised Officer  
IFCI Ltd**

**VNR INFRASTRUCTURES LIMITED**  
**(Description of Immovable Assets)**

All that pieces and parcels of freehold lands, comprised in and forming part of total extent of **Ac.20-18 Gts.** situated at **Inmulnarva Village**, & G.P Kotur Mandal Mahabubnagar District, in the state of Telangana; and bounded as under:

<b>SY. NO. 226/A ADM. AC.3-21GTS.</b>		<b>SY. NO. 214/A ADM. AC.4-04 GTS.</b>	
NORTH	: Siddapur Road	NORTH	: Land of Narayana
SOUTH	: Land of N. Komuraiah	SOUTH	: Land of Rambabu
EAST	: Land of K. Valya	EAST	: Land of KorraSamra
WEST	: Land of K. Sathaiah	WEST	: Land of P. Badru
<b>SY. NO. 224/U ADM. AC.0-08GTS.</b>		<b>SY. NO. 224/A ADM. AC.1-30 GTS.</b>	
<b>SY. NO. 225/U ADM. AC.4-05 GTS.</b>		<b>SY. NO. 225/E ADM. AC.0-10 GTS.</b>	
<b>SY. NO. 224/EE ADM. AC.0-08 GTS.</b>			
<b>SY. NO. 225/EE ADM. AC.2-32 GTS.</b>			
NORTH	: Land of Komaraiah	NORTH	: Land of Komaraiah
SOUTH	: Road	SOUTH	: Road
EAST	: 40 feet wide Road	EAST	: Land of LaxmanNaik
WEST	: Land of Hanya	WEST	: Land of Tepuchand
<b>SY. NO. 221/E ADM. AC.1-00 GTS.</b>		<b>SY. NO. 210/E ADM. AC.0-30 GTS.</b>	
		<b>SY. NO. 211/E ADM. AC.0-30 GTS.</b>	
NORTH	: Land of GollaKomaraiah	NORTH	: Land of B. Valya
SOUTH	: Land of K. Lakshman	SOUTH	: Land of P. Ramji
EAST	: Land of Badru	EAST	: Land of P. Ramji
WEST	: Land of Vendee	WEST	: Land of Lacchu
<b>Sy. No. 221/VU ADM. Ac.1-00 Gts. (Boundaries not specified in Title Deed)</b>			

\*\*\*\*\*

**BID**

The Authorized Officer,  
IFCI Limited,  
8<sup>th</sup> Floor, Taramandal Complex,  
5-9-13, P.O. Box No.57,  
Saifabad,  
Hyderabad - 500 004.

**1. Particulars of the Bidder,**

- 1.1 Full Name of the Bidder (in block letters):  
1.2 Father's Name:

Or

Name of (In case of Public or Private Company/ Partnership Firm/Society/Trust /MD/  
Managing Partner:

- 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)**

- i. Public Limited Company
- ii. Private Limited Company
- iii. Partnership
- iv. Individual/ Sole Proprietary
- v. Others (specify)

(Furnish documents in support)

Bidder's Registered Office/ Place of Business

- vi. Address
- vii. Telephone No. & Mobile No.
- viii. Fax No.
- ix. E-Mail No.



**3. Particulars of Bid**

3.1 The bid price offered is Rs. \_\_\_\_\_ (Rupees: \_\_\_\_\_) towards the property mentioned in the **Annexure I** hereinabove, situated at \_\_\_\_\_, mortgaged for the loans availed by VNR Infrastructures Limited on "AS IS WHERE IS AND WHATEVER THERE IS BASIS AND WITHOUT RECOURSE BASIS".

3.2 Particulars of Earnest Money Deposit (EMD) of Rs. \_\_\_\_\_ (10% of offered price):

<b>Demand Draft/UTR No.</b>	<b>Date</b>	<b>Name of Bank and Branch</b>

**Certified that:-**

1. I/We agree to abide by the decision of the Authorized Officer/ IFCI Limited/ ASC.
2. I/We have read and understood the Terms and Conditions of the Tender Document and hereby unequivocally and unconditionally accept the same.
3. I/We have inspected the site of the ..... and have satisfied myself/ ourselves for which the bid is being submitted.

Date:

Applicant's Signatures

Full Name:

Designation:

Name: Mr./Ms./M/s

Address:

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