



LIMITED

आई एफ सी आई लिमिटेड
(A Government of India Undertaking)

(भारत सरकार का उपक्रम)

Website: www.ifcilttd.com

TENDER DOCUMENT

FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED, FOR THE FINANCIAL FACILITIES AVAILED BY M/s. NISHTA MALL MANAGEMENT COMPANY PRIVATE LIMITED

LOCATED AT:

**Lot no. I – Egattur Village; and
Lot no. II - Navalur Village,
Registration District of Chingleput and Sub-Registration District
of Thiruporu, Tamil Nadu;**

THROUGH E-AUCTION

(In terms of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002), read with Security Interest (Enforcement) Rules, 2002)



February 13, 2025

Issued by

The Authorized Officer

TENDER DOCUMENT FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED FOR THE FINANCIAL FACILITY AVAILED BY M/s. NISHTA MALL MANAGEMENT COMPANY PRIVATE LIMITED (BORROWER) LOCATED at Lot no. I - EGATTUR VILLAGE AND Lot no. II – NAVALUR VILLAGE, REGISTRATION DISTRICT OF CHINGLEPUT AND SUB-REGISTRATION DISTRICT OF THIRUPORU, TAMIL NADU IN TERMS OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SRFA &ESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002).

Ref. No. _____

Date: _____

M/s. _____

1. INTRODUCTION

Pursuant to possession taken by the Authorized Officer under SARFA &ESI Act, 2002 for recovery of secured debts of IFCI Limited, being **Rs. 57,03,80,479.00 (Rupees Fifty Seven Crore Three Lakh Eighty Thousand Four Hundred Seventy Nine Only)** as on 15.09.2024 together with **further interest thereon** at contractual rates till realization, and other debts payable by the Borrower M/S. Nishta Mall Management Company Private Limited to IFCI, offers are invited by the undersigned on “AS IS WHERE IS AND WHATEVER THERE IS BASIS” for purchase of the property mortgaged to IFCI by Water Front Pier Hotel Private Limited (**Mortgagor**) Mortgagor) through E-Auction, details of which are furnished below.

The outstanding dues of **Rs. 57,03,80,479.00 (Rupees Fifty Seven Crore Three Lakh Eighty Thousand Four Hundred Seventy Nine Only)** as on 15.09.2024 together with further interest with effect from 16.09.2024 together with further interest at the contractual rates & other debts till realization. The details of the assets for sale and Reserve Price thereof, are mentioned below. Intending bidders can submit their bid for Lot no. I and/or Lot no. II properties:



DESCRIPTION OF PROPERTIES:

(Rs. Crore)

Description of the property to be sold.	Reserve Price	Earnest Money	Date and Time of Inspection	Date and Time of E-Auction
<p><u>LOT no. I</u></p> <p>All that piece and parcel of land originally comprised in Survey No.7/4, currently comprised in S.No.7/4B, in Egattur Village, Chengleput Taluk, Kancheepuram District, measuring an extent of 1 acre and 37 cents or thereabouts, together with right to use the passage of an extent of 13 cents, in all totally measuring an extent of 1 acre and 50 cents or thereabouts and the said land bounded on the:</p> <p>North by: 24 feet private road South by: Pond East by: 18m wide road West by: Village road and property originally owned by M/s. Amrutanjan situated within the Registration District of Chingleput and Sub-Registration District of Thiruporur.</p>	<p align="center">Rs. 18.07 crore (Rupees Eighteen Crore and Seven Lakh only)</p>	<p align="center">Rs. 1.81 crore (Rupees One Crore and Eighty One Lakh only)</p>	<p align="center">04.03.2025 between 11:30 am to 3 pm</p>	<p align="center">11.03.2025 11:00 am to 12 noon.</p>
<p><u>LOT no. II</u></p> <p>All that piece and parcel of land originally comprised in Survey No.52/2A measuring 34 cents, Survey No.52/2B measuring 65 cents, Survey No.52/2C measuring 21 cents out of the total extent of 40 cents (out of 40 cents 19 cents have been exchanged) totally all the land measuring to an extent of 1.2 acre situated at Navalur Village, Chengleput Taluk, Kancheepuram District, and the said land bounded on the:</p> <p>North by: Land comprised in S.No.41 South by: Land comprised in S.No.53 East by: Kanathur Reddikuppam Village Boundary</p>	<p align="center">Rs. 9.80 crore (Rupees Nine Crore and Eighty Lakh only)</p>	<p align="center">Rs. 98.00 lakh (Rupees Ninety Eight Lakh only)</p>	<p align="center">04.03.2025 between 11:30 am to 3 pm</p>	<p align="center">11.03.2025 3 pm to 4 pm</p>



<p>West by: Land comprised in S.Nos.52/1A and 52/1B Situated within the Registration District of Chingleput and Sub-Registration District of Thiruporur.</p> <p>together with the building, structures, the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed thereon and every part thereof.</p>				
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2. TERMS AND CONDITIONS OF THE SALE

- 2.1 The E-Auction will be conducted online through <https://ifcilttd.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/- (Rupees Five Lakh only). The Property of each Lot shall not be sold below its respective reserve price. IFCI / Authorized Officer invites bids from eligible parties (for purchase of the Mortgaged Property under the SARFAESI Act, 2002 on "As is Where is, As is What is and Whatever there is basis" subject to applicable laws and regulations. The process through which Applicants participate for purchase of the Mortgaged Property shall hereinafter be referred to as the "**SARFAESI Process**".
- 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.
- 2.3 Persons wishing to participate are required to deposit (a) Earnest Money Deposit, (b) their Passport size photograph, (c) self attested copy of any valid KYC document 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, Mumbai on payment of Rs.1,000/- or can be downloaded from IFCI's website (www.ifcilttd.com) from 14.02.2025 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 of the specific Lot that they are bidding for, as mentioned above, by way of Demand Draft drawn on any Nationalised / Scheduled Bank in favour of "IFCI Limited" payable at Mumbai and addressed to "The Authorized Officer, IFCI Limited, Unit no. 307/314, 3rd Floor, C Wing, Trade World, Kamala Mills, Lower Parel (W), Mumbai - 400013". The EMD can also be remitted by RTGS to the Bank Account of IFCI, details of which are provided in Para 2.9 below. **The last date and time for deposit of the EMD along with the Tender addressed to "The Authorized Officer, IFCI Limited, Unit no. 307/314, 3rd Floor, C Wing, Trade World, Kamala Mills, Lower Parel (W), Mumbai - 400013", is 10.03.2025 up to 3.30 PM.**
- 2.6 Tenders accompanied by short EMD or without EMD and/ or conditional tender, are liable to be rejected/ ignored summarily.
- 2.7 Tender not accompanied by Demand Draft of Rs.1,000/-/ RTGS details of payment, 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 / or 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 Mumbai or through RTGS by 1700 Hrs, on the same day or not later than next working day to the Authorized Officer, Ms. Yamini Das, Assistant General Manager (Law), IFCI Limited, Mumbai (available at Mobile No. +91 9663971655 and also at muro@ifcilttd.com), pursuant to which the Authorised Officer will issue the confirmation of



Sale in favour of the successful bidder. The details of the bank account for remittances through RTGS is provided as below:

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

- 2.10 The successful bidder shall deposit the balance 75% of the sale/auction proceeds on or before the 15th day from the confirmation of Sale or within such extended period as agreed upon in writing between purchaser and the secured creditor, any case not exceeding three months from the date of the 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.
- 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 Applicant shall carry out its own independent study & assessment in respect of the Mortgaged Property and value thereof before participating in the E-Auction under the SARFAESI Act, 2002. The Applicant shall conduct its own independent due diligence at its own costs including verifying various legal proceedings, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from concerned authorities or stakeholders to its satisfaction. Any offer made shall be deemed to have been submitted after complete satisfaction of the Applicant.
- 2.12 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.
- 2.13 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.



- 2.14 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.
- 2.15 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, Ms. Yamini Das, Asst. General Manager (Law)** at +91 9663971655. The parties may alternatively contact **Ms. Sonam Chaudhary, Manager** at +91 9990725915.
- 2.16 **In case of any interpretation regarding the Terms and Conditions of the sale, the decision of the Authorized Officer/ IFCI Limited shall be final.**
- 2.17 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, 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 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.
- 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, Unit no. 307/314, 3rd Floor, C Wing, Trade World, Kamala Mills, Lower Parel (W), Mumbai - 400013”, super-scribing **“OFFER FOR PURCHASE OF ASSETS OF LOT no. _____ MORTGAGED BY WATER FRONT PIER HOTEL PVT. LTD. WITH IFCI LIMITED, SITUATED AT REGISTRATION DISTRICT OF CHINGLEPUT AND SUB-REGISTRATION DISTRICT OF THIRUPORUR, TAMIL NADU FOR THE FINANCIAL FACILITIES AVAILED BY NISHTA MALL MANAGEMENT COMPANY PRIVATE LIMITED”**. **The Lot no. of the property should be clearly specified on top of the sealed cover.**

4. EARNEST MONEY DEPOSIT (EMD):

- 4.1 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.

5. MODE OF SUBMISSION OF TENDER/ BID:

- 5.1 The Tender must be submitted by the appointed date and time at the office of IFCI Limited at Mumbai 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 Mumbai or the UTR number and RTGS details if paid by RTGS.
- b) The Terms and Conditions of the Tender Document, duly signed and stamped 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 or the UTR number and RTGS details if paid by RTGS.
- d) **The Lot no. of the property should be clearly specified on top of the sealed cover as well as the form in the Annexure.**

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. **EXTENSION IN PAYMENT PERIOD BY THE SUCESSFUL 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 from the date of the auction, 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 agreed , the sale of the respective asset/property will be cancelled and the EMD of the bidder and other money deposited till date, will stand forfeited.

7. **TAX - AND STATUTORIES DUES:**

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

8. **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.

9. 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 by the purchaser shall stand forfeited.

10. 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, dissidence, 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.

11. 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..



12. **GENERAL INFORMATION:**

- 13.1 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. Interested bidders are advised to visit IFCI's website from time to time to access any such Addendum issued.
- 13.2 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 invitations 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.
- 13.3 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.
- 13.4 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.
- 13.5 Authorized Officer/ IFCI Limited/ ASC reserve the right to cancel/ reject any or all the bids/tenders or bids/tenders for any particular Lot, without assigning any reason thereof.
- 13.6 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.



- 13.7 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.
- 13.8 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.
- 13.9 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 Mumbai.
- 13.10 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 -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.
- 13.11 IFCI / Authorized Officer reserves the right to seek additional/ supplemental information and/or clarification from the Applicants and to verify all statements, information and documents submitted by the Applicants in response to the Tender. Failure of IFCI / Authorized Officer to seek additional information / clarification or undertake such verification shall not relieve the Applicant of its obligations or liabilities hereunder nor will it affect any rights of IFCI thereunder.
- 13.12 The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the SARFAESI Process. Notwithstanding anything to the contrary contained herein, IFCI / Authorized Officer shall be entitled to reject an Application / Bid without being liable in any manner whatsoever to the

Applicant if it determines that the Applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the SARFAESI Process.

- 13.13 The Applicant should ensure that it is eligible to acquire / purchase the Mortgaged Property offered by IFCI / Authorized Officer for sale and that it has complied with all the statutory formalities / guidelines / regulations / circulars read along with relevant rules and other relevant statutory provisions as applicable to the sale of Mortgaged Property.
- 13.14 The transfer of the Mortgaged Property shall result in immediate separation of IFCI from the economic interest as well as the risks and rewards associated with the Mortgaged Property. IFCI / Authorized Officer shall not be liable for handling and responding to any investigation, proceedings or notices on account of any action including criminal by or before any investigating agencies, courts, Tribunals or any statutory Authority; with respect to any matter whatsoever, in relation to the Mortgaged Property.
- 13.15 IFCI / Authorized Officer shall provide information to the Applicants on a best effort basis. By participating in the E-Auction, it shall be deemed that the Applicant has acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in this Tender or furnished by or on behalf of IFCI / Authorized Officer. Further, it shall be deemed that the Applicant acknowledges that IFCI / Authorized Officer shall not be liable for any presumption, omission, mistake or error on the part of the Applicant in respect of the above or in respect of any matter or thing arising out of or concerning or relating to the Tender or the data provided in the VDR or the SARFAESI Process or the sale generally, including any error or mistake therein or in the information / data provided to the Applicant
14. Each Applicant is entitled to submit only one Bid for any Lot. It is clarified that any bidder interested in bidding for both lots should submit separate bids for Lot no. I and Lot no. II, clearly specifying the Lot no. on the sealed cover and form, and ensuring that the correct EMD amount is paid for each Lot.



HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU PLACE, NEW DELHI - 110019.
Regional Office: IFCI Ltd, –Units no. 307/314, 3rd floor, C Wing, Trade World, Kamala Mills, Lower Parel (W), Mumbai 400013
Telephone No. +91-2261293400

Web Site: www.ifcilt.com
CIN: L74899DL1993GOI053677

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 constructive possession of which has been taken by the Authorised Officer of IFCI Ltd. (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 11.03.2025, for recovery of **Rs. 57,03,80,479.00 (Rupees Fifty Seven Crore Three Lakh Eighty Thousand Four Hundred Seventy Nine Only)** as on 15.09.2024 together with further interest with effect from 16.09.2024, due to IFCI Ltd. (Secured Creditor) from **Nishta Mall Management Company Private Limited (Borrower)**, **Water Front Pier Hotel Pvt Ltd. (Mortgagor)** and **Future Brands Ltd., Shri Vijay Biyani and Shri Kishore Biyani (Guarantors)**.

Description of the Immovable Properties along with Reserve Price and Earnest Money Deposit

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT
LOT no. I		
All that piece and parcel of land originally comprised in Survey No.7/4, currently comprised in S.No.7/4B, in Egattur Village, Chengleput Taluk, Kancheepuram District, measuring an extent of 1 acre and 37 cents or thereabouts, together with right to use the passage of an extent of 13 cents, in all totally measuring an extent of 1 acre and 50 cents or thereabouts and the said land bounded on the: North by: 24 feet private road South by: Pond East by: 18m wide road West by: Village Road and property originally owned by M/s. Amrutanjan	Rs. 18.07 crore (Rupees Eighteen Crore and Seven Lakh only)	Rs. 1.81 crore (Rupees One Crore and Eighty One Lakh only)



<p>situated within the Registration District of Chingleput and Sub-Registration District of Thiruporur</p> <p>together with the building, structures, the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.</p>		
<p><u>LOT no. II</u></p>		
<p>All that piece and parcel of land originally comprised in Survey No.52/2A measuring 34 cents, Survey No.52/2B measuring 65 cents, Survey No.52/2C measuring 21 cents out of the total extent of 40 cents (out of 40 cents 19 cents have been exchanged) totally all the land measuring to an extent of 1.2 acre situated at Navalur Village, Chengleput Taluk, Kancheepuram District, and the said land bounded on the:</p> <p>North by: Land comprised in S.No.41 South by: Land comprised in S.No.53 East by: Kanathur Reddikuppam Village Boundary West by: Land comprised in S.Nos.52/1A and 52/1B</p> <p>situated within the Registration District of Chingleput and Sub-Registration District of Thiruporur.</p> <p>together with the building, structures, the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.</p>	<p>Rs. 9.80 crore (Rupees Nine Crore and Eighty Lakh only)</p>	<p>Rs. 98.00 lakh (Rupees Ninety Eight Lakh only)</p>

Date and Time of e-auction for Lot I: 11.03.2025 between 11:00 AM to 12 NOON

Date and Time of e-auction for Lot II: 11.03.2025 between 03:00 PM to 04:00 PM

Last date & Time of Submission of EMD and documents: On 10.03.2025 up to 03:30 PM for both Lots.



Date and Time of inspection: 04.03.2025 between 11:30 PM to 03:00 PM for both Lots

No known encumbrance(s) w.r.t, the above mentioned property.

For detailed terms and conditions of the sale, please refer to the link provided at IFCI Ltd.'s website i.e. www.ifcilttd.com and contact Authorised Officer (Contact No.+91-22-61293400/ 9663971655).

Date: 13.02.2025
Place: Mumbai

Sd/-
(Authorised Officer)
IFCI Limited



CONFIRMATION BY BIDDER FOR LOT no. -

The Authorised Officer of **Nishta Mall Management Company Private Limited**
IFCI Limited,
Unit-307/ 314, 3rd Floor,
C Wing, Trade World,
Kamala City, Lower Parel West,
Mumbai - 400013

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 EMD

3.1 Particulars of Earnest Money Deposit (EMD) of Rs. _____ (10% of Reserve price) for the Lot no. _____ property :

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

4. 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).- Yes/No. If yes, Pls provide details.

5. List of documents

Sr	Particular of documents	Please fill (Not applicable/Not available/Enclosed as Annexure.....)
	Certified True Copy of the Board Resolution / Letter from a Director or Company Secretary of the Applicant confirming the details of the Authorized Signatory along with authorisation to submit the offer / bid	
	List of current directors / partners / trustees (as applicable)	
	Proof of Identity of the Authorised Signatory / applicant (Self attested copy of Aadhar Card / Passport and PAN Card)	
	Documentary proof of liquidity with the Applicant for concluding the Purchase of the Mortgaged Property (liquidity, line of credit and other financial means to meet the bid price.	



	Income tax assessment orders for the last three years.	
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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 Lot _____ 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:



