



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

## **TENDER DOCUMENT**

**FOR SALE OF FINANCIAL ASSETS OF IFCI  
FACTORS LIMITED UNDER SWISS CHALLENGE  
METHOD**

**LOCATED AT:**

**INDUSTRIAL AREA, PLOT NO.B-3, FOCAL POINT, JALANDHAR,  
PUNJAB, INDIA.**

Issued by

---

**The Authorized Officer**

# TENDER DOCUMENT

## IFCI Factors Limited

### Sale of Financial Assets by IFCI Factors Limited under Swiss Challenge Method

1. IFCI Factors Limited (IFL) an RBI registered SI-ND, NBFC- Factor invites bids from interested parties to acquire its property by **sale under "Swiss Challenge Method"**, based on an existing offer in hand with a consideration amount of Rs.3.50 crore for Industrial plot/land admeasuring 4028 sq. yards situated at Plot No.B-3, Focal Point, Jalandhar, Punjab, India, who ("Offeror") will have the right to match the highest bid(s). Interested bidders are requested to intimate their interest to participate by way of an Expression of interest (EOI) along with tender documents and Earnest Money Deposit (EMD). The last date of submission of EOI, tender documents along with EMD is 18.10.2021.
2. **Details of the Asset:** Industrial plot/land admeasuring 4028 sq. yards situated at Plot No.B-3, Focal Point, Jalandhar, Punjab, India.
3. The asset offered for sale consists of all that piece of land with buildings and superstructures/build-up property thereon, both present and future, being property consisting of land admeasuring 4028 sq. yards situated at Plot No.B-3, Focal Point, Jalandhar, Punjab, India, and all present & future super structures thereupon, together with all whatever is attached to land along with all rights, title and interests, etc. including but not limited to rights of easements (patent or latent), rights of way and access enjoyed or reputed to be enjoyed in respect of the above mentioned along with all benefits, facilities, privileges, advantages, etc. belonging to or in any way appertaining to property/land. The sale will be on "AS-IS-WHERE-IS ANDWHAT-IS-WHERE-IS BASIS" and without any recourse to IFL.
4. A bidder can submit bid in the form and manner as described in terms and conditions of sale.
5. IFL reserves the unqualified right to accept bid(s) of the highest bidder(s) for the property as deemed fit and also reserves the right to hold inter-se bidding between the Offeror and the highest bidder(s). The Offeror will have the right to match the highest bidder(s) in each round of inter se bidding.

#### SUBMISSION OF BID

6. Interested bidders are requested to intimate their interest to participate, by way of an "Expression of Interest" (EoI), enclosed as **Annexure A**. The EoI must adhere to the enclosed format and contain details of Earnest Money Deposit (EMD) along with tender documents.
7. EMD has to be deposited by the interested parties by way of Demand Draft, drawn on any Nationalised/ Scheduled bank, in favour of "IFCI Factors Limited", payable at New Delhi. Earnest Money in any other form, for example, cheque (including cheque made "good for payment"), Bank Guarantee, Bid Bonds, Call Deposit, etc. will not be acceptable. The EMD of

the successful bidder(s) shall be retained and adjusted towards part sale consideration while the EMD of unsuccessful bidders or bidders who decide not to submit the financial bid shall be refunded within 15 days of declaration of successful bidder(s) by IFL. No interest shall be payable on the Earnest Money Deposit.

8. The envelope containing the EoI shall be properly sealed and have the following marking on the top:  
**“EoI for Sale of Assets by IFCI Factors Limited under Swiss Challenge Method”**
9. IFL will not be liable for any delay in delivery /damage to the envelope containing EoI during transit.
10. It is made clear that IFL shall not be responsible in case of any of the technical reasons faced by bidders whatsoever during uploading of the bid online.
11. The successful bidder will be required to deposit entire consideration amount within ten working days of declaration of successful bidder failing which IFL reserves the right to forfeit the amount deposited by the successful bidder(s)/ to encash the DD deposited by the successful bidder(s). IFL reserves to right to extend the timeline for deposit of entire consideration amount with levy of penal interest as deemed fit.

#### **OTHER CONDITIONS**

12. Submission of bid by a bidder implies that the bidder has obtained all the clarifications required. IFL reserves the right to alter, modify, terms and conditions of the said transaction without assigning any reason at any stage of transaction.
13. The bidder(s) should thoroughly satisfy themselves about the nature, conditions and quality of the assets. No claim/ complaint of whatever nature will be entertained by IFL at any stage.
14. The bidder should confirm that they have complied with / agree to comply with all the statutory formalities/ guidelines/ regulations/ circulars inter alia, issued by the Reserve Bank of India, Securities & Exchange Board of India, Companies Act, 2013 and/or other agencies, read along with relevant rules and other relevant statutory provisions as applicable to the present sale of the financial assets.
15. In case of failure to deposit the payments as indicated at **Sr.No.23** of this document by the successful bidder(s), the amounts, including EMD, are liable to be forfeited.
16. Any 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 that may be arising out of the present transaction shall be payable by the Successful Bidder(s).
17. IFL shall have the right to issue addendum to tender/other 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.
18. IFL may, at any time, without giving any reasons thereof, change/extend the deadlines/time-lines outlined herein below and shall communicate such change/extension by way of notice only

on IFL website ([www.ifcifactors.com](http://www.ifcifactors.com)).

19. IFL reserves the right not to go ahead with the proposed transaction at any stage, without assigning any reasons. The decision of IFL in this regard shall be final and conclusive.
20. All conditional and contingent bids shall be summarily disqualified by IFL.
21. In case of any doubt regarding the terms and conditions and process of the sale, the decision of IFL will be final.
22. 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 New Delhi.
23. Timelines for the transaction are as follows:

<b>DATE AND TIME OF BIDDING: 20.10.2021 - TIME 12 NOON</b>			
<b>Time</b> (with unlimited extensions of 10 minutes each)	<b>Existing offer in Hand</b> (Below which the property will not be sold)	<b>Earnest Money Deposit</b> (10% of the Reserve Price)	<b>Bid Multiplier</b>
From 12 noon to 1pm	Rs.3.50 cr	Rs.0.35 cr	Rs.3 lakh
<b>Date and time of inspection of property</b> : 13.10.2021- Time:2 p.m. to 4.00 p.m.			
<b>Date and time of inspection of property documents</b> : 12.10.2021 to 14.10.2021 Time:2 p.m. to 4.00 p.m at registered office of IFCI Factors Limited, New Delhi.			
<b>Date and time for submission of EoI, EMD &amp; Tender documents</b> : on or before 18.10.2021 upto 5pm			
Availability of Tender Document on the website: <a href="http://www.ifcifactors.com">www.ifcifactors.com</a> : on 11.10.2021 onwards.			
Exercise of Right of the offeror to match the highest bid(s): 20.10.2021			
Inter se bidding (of required): (with minimum increments of Rs.3 lakhs)			
Submission of revised bid(s) by the highest bidder(s): 20.10.2021			
Exercise of Right of the offeror to match the highest bid(s): 20.10.2021			
Declaration of highest bidder(s): 20.10.2021			
Issuance of offer letter to the successful bidder(s): 20.10.2021			
Receipt of Full Bid consideration : 01.11.2021 by 5pm			

For any clarification in the matter, please feel free to contact Sh. Lalit Narayan Joshi AVP-Legal, E mail id: [lalitjoshi@ifcifactors.com](mailto:lalitjoshi@ifcifactors.com)

#### 24. **TERMS AND CONDITIONS OF THE SALE/BIDDING**

- 24.1 The bidding will be conducted on the date and time as mentioned above (with extension of 10 minutes for bid increment after 12 noon if any bid comes in last 5 minutes). The minimum bid increment amount is Rs.3,00,000/-.
- 24.2 Extension of date for submission of EMD, EoI and tender documents for bidding, if any, will be informed to public on IFCI Factors Ltd. website [www.ifcifactors.com](http://www.ifcifactors.com).
- 24.3 Persons wishing to participate are required to deposit, (a) Earnest Money Deposit (EMD), (b) Expression of Interest (EoI), (c) his/ her Passport size photograph (d) a copy of Photo ID Proof and (e) Address Proof in respect of individuals and corporate / firm authorizations, company/firm PAN card copy in respect of company/firm.
- 24.4 The Tender documents comprising detailed terms & conditions of the sale can be obtained

from the office of IFCI Factors Ltd., New Delhi on payment of Rs.1,000/- or can be downloaded from IFCI Factors Ltd. website (www.ifcifactors.com) w.e.f. 11.10.2021. However, in case the Tender Document is downloaded from the website of IFCI Factors Ltd., the bidder shall deposit an amount of Rs.1,000/- towards cost of Tender Document in addition to the EMD.

- 24.5 The interested parties/bidders shall deposit their EMD being 10% of the existing offer in hand as mentioned above, by way of Demand Draft drawn in favor of "IFCI FACTORS LTD." addressed to "The Authorized Officer, IFCI Factors Ltd., IFCI Tower, 10th Floor, 61, Nehru Place, New Delhi – 110019" on or before 18.10.2021 upto 5 pm.
- 24.6 Tenders accompanied by short EMD or without EMD and/ or with their own conditions or without KYC documents are liable to be rejected/ ignored summarily.
- 24.7 Tenders not accompanied by demand draft of Rs.1,000/-, in case the tender document is downloaded from the IFCI Factors Ltd. web-site, are also liable to be rejected/ ignored summarily.
- 24.8 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 the entire/remaining sale price (including EMD) by way of demand draft favoring IFCI Factors Ltd. payable at New Delhi or through RTGS (RTGS details can be obtained from IFCI Factors Ltd. office) on or before the 10<sup>th</sup> day of the sale date/bidding date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer Sh. Lalit Narayan Joshi AVP- Legal, IFCI Factors Ltd., New Delhi, (available at (M) 9999970837 and also at lalitjoshi@ifcifactors.com). In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-bidding and such bidder shall have no claim/ right in respect of property/amount.
- 24.10 The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, title of the property put on bidding and claims/ rights dues etc. affecting the property prior to submitting their bid. The advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of IFCI Factors Ltd. The Property is being sold with all the existing and future encumbrances whether known or unknown to IFCI Factors Ltd.
- 24.11. The Successful purchaser/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. owing to anybody.
- 24.12 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 bidding without assigning any reason.
- 24.13 The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized officer.
- 24.14 In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorized Officer/ IFCI Factors Limited will be final.
- 24.15 The interested bidders/parties are informed that IFCI Factors Ltd. will not pay any cost, damages, interest, etc. on any amount deposited by the bidder if any court/ tribunal/ forum stays the bidding 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.

## 25 **ELIGIBILITY**

### 25.1 **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.
  - 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.
- 25.2 The Authorized Officer/ IFCI Factors 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 finalization of the tender right up to the stage of depositing the bid amount in full with IFCI Factors Ltd. If there is/ are any change(s) in the

consortium structure, Authorized Officer/ IFCI Factors Limited reserves the right to accept/ cancel the sale. However, the financial arrangement between the parties should be specified in the tender documents.

- 25.3 No bid by a Consortium/ Partnership/ Company/ person shall be entertained if in the opinion of the Authorized Officer/ IFCI Factors Limited has led to reduction in competition.
- 25.4 The bidder should thoroughly satisfy themselves about the nature, conditions and quality of the assets. Authorized Officer/ IFCI Factors 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 Authorized Officer/ IFCI Factors Limited. EMD, EoI and tender documents 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 "The Authorized Officer, IFCI Factors Ltd., IFCI Tower, 10th Floor, 61, Nehru Place, New Delhi – 110019", super-scribing "**EoI for Sale of Assets by IFCI Factors Limited under Swiss Challenge Method**".

26 **EARNEST MONEY DEPOSIT:**

- 26.1 The tender should be accompanied with EoI & EMD as mentioned against the property. EMD has to be paid by way of crossed DD/ Pay Order drawn on any Nationalized/ Scheduled bank in favour of IFCI Factors Ltd. and payable at New Delhi. There must be a mention about property (ies) against which the EMD is deposited. No interest shall be payable on the Earnest Money Deposit.
- 26.2 Earnest Money 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 Authorized Officer/ IFCI Factors Limited/ ASC and such tenders are liable to be rejected.
- 26.3 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 the remaining sale price (less EMD) by way of demand draft favoring IFCI Factors Ltd. payable at New Delhi or through RTGS (RTGS details can be obtained from IFCI Factors Ltd. office) on or before the 10<sup>th</sup> day of the sale date/bidding date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer Sh. Lalit Narayan Joshi AVP- Legal, IFCI Factors Ltd., New Delhi, (available at (M) 9999970837 and also at lalitjoshi@ifcifactors.com). In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-bidding and such bidder shall have no claim/ right in respect of property/amount.
- 26.4 The successful bidder shall deposit the balance amount of the sale proceeds on or before the 10<sup>th</sup> day of the sale 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-bidding and such bidder shall have no claim/ right in respect of property/ amount.

27 **MODE OF SUBMISSION OF TENDER/ BID:**

- 27.1 All tenders must be submitted in the prescribed form only, to be obtained from the Authorized Officer against the payment of Rs.1000/- towards the cost of the tender or downloaded from website, in a sealed cover. The tender must be addressed to "The Authorized Officer, IFCI Factors Ltd., IFCI Tower, 10th Floor, 61, Nehru Place, New Delhi – 110019" and super scribing "**EoI for Sale of Assets by IFCI Factors Limited under Swiss Challenge Method**". The tender must be submitted by the appointed date and time at the office of IFCI Factors Ltd. at New Delhi as indicated at para 23.
- 27.2 Tenders should be submitted in a sealed cover, along with the followings:
- a) Demand Draft/ Pay order of EMD drawn in favour of IFCI Factors Ltd., payable at New Delhi along with a letter mentioning the property(ies) against which the EMD is deposited.
  - b) Expression of Interest (EoI) as per the format mentioned in the Annexure-A.
  - c) The Terms and Conditions of the Tender, duly signed by the tenderer on each page in token of having accepted the same in toto.
  - d) A demand draft of Rs.1,000/- in case the tender documents are down-loaded from the IFCI Factors Ltd. web-site.

- 27.3 The Tenders/ Bids will not be accepted in case the same are sent through fax/ e-mail.
- 27.4 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.
28. **PAYMENT SCHEDULE:**  
The EMD of the successful bidder shall be retained towards part sale consideration. The successful bidder shall have to deposit the remaining sale price (less EMD) by way of demand draft favoring IFCI Factors Ltd. payable at New Delhi or through RTGS (RTGS details can be obtained from IFCI Factors Ltd. office) or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer.
29. **DEFAULT IN PAYMENT BY THE PURCHASER**  
In case payment is delayed by the purchaser, the Authorized Officer/ IFCI Factors Limited at its sole discretion, may extend the payment period 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 will be automatically cancelled and the Earnest Money Deposit of the tenderer and other money deposited till date will automatically stand forfeited.
30. **SALES TAX, EXCISE DUTIES AND LEVIES:**  
All taxes, duties, charges, fees etc. if applicable and related to the unit shall be paid by the purchaser.
31. **DELIVERY PERIOD/ POSSESSION:**  
After receipt of full and final payment in lieu of the total sale consideration of the assets, IFCI Factors Ltd.'s authorized officer will accompany the successful bidder/purchaser to the concerned registering authority for the registration of the document at the cost of successful bidder and the successful bidder/purchaser will take all necessary steps to take over the possession of the assets immediately.
32. **TERMINATION / BREACH OF CONTRACT**  
In the event of non-fulfillment of the terms and conditions by the bidder, Authorized Officer/ IFCI Factors Ltd. shall cancel the contract/ sale with immediate effect, in which case, the EMD along with any amount paid (excluding cost of tender document) shall stand forfeited.
33. **FORCE MAJEURE:**  
Authorized Officer/ IFCI Factors 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 Factors Ltd. to extend the time of performance on the part of IFCI Factors Ltd. by such period as may be necessary to enable IFCI Factors 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.
34. **GENERAL INFORMATION:**
- 34.1 It should be noted by the tenderer(s) that by entering into this contract, Authorized Officer/ IFCI Factor Limited is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.
- 34.2 Authorized Officer/ IFCI Factors 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.
- 34.3 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 Authorized Officer/ IFCI Factors Limited may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorized Officer/ IFCI Factors Limited for which Authorized Officer/ IFCI Factors Limited shall have the right to do so at any time, the Earnest Money paid by the bidders with the quotation will be refunded (without interest) to them in due course.

- 34.4 The tenderer/ bidder shall bear all the cost associated with the preparation and submission of bid. Authorized Officer/ IFCI Factors Limited will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the tender process.
- 34.5 Unless otherwise specified, the bid amount in the tender form should be quoted both in figures and in words. Tenders containing overwritten or erased bid amounts are liable to be rejected in absence of any authentication by the tenderer's signatures.
- 34.6 Authorized Officer/ IFCI Factors Limited reserves the right to cancel/ reject any or all the quotations without assigning any reason thereof.
- 34.7 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.
- 34.8 Intending tenderer(s) may obtain any clarification required before tendering. Submission of tender implies the tenderer(s) has obtained all the clarifications required.
- 34.9 The decision of the Authorized Officer/ IFCI Factors Limited in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.
- 34.10 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 New Delhi.
- 34.11 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- A.
  - (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.
- 34.12 Tenderer should state whether he/ she is a relative of any Director(s) of IFCI Factors Ltd. 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 Factors Ltd. or his relatives are member(s) or Director(s).

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



**Expression of Interest (EoI)**  
(On bidder's Letter Head)

To,

The Authorized Officer,  
IFCI Factors Limited,  
10<sup>th</sup> Floor, IFCI Tower,  
61, Nehru Place, New Delhi – 110019.

**Sub: Bidding– Tender Document for Sale of Financial Assets by IFCI Factors Limited  
under Swiss Challenge Method**

We hereby submit our expression of interest to evaluate the assets put on sale by IFL under the Swiss Challenge Method vide the captioned tender. Our details are as below:

**1. Particulars of the Bidder,**

1.1 Full name of the Bidder (in block letters):

1.2 Father's Name:

Or

Name of MD/ Managing Partner (In case of Private Company/ Partnership):

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)

Applicant's registered office/ place of business

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

### 3. Particulars of Bid

3.1 The price offered is Rs. \_\_\_\_\_ (Rupees: \_\_\_\_\_) towards the property mentioned in the **Annexure I** hereinabove, belonging to IFCI Factors Limited on "AS IS WHERE IS AND WHATEVER THERE IS BASIS".

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

Details of Demand Draft	Date	Name of Bank and Branch	Amount in INR
			Rs.35,00,00,000/-

Name of the Bidder:

Constitution of the Bidder:

Nature or Main Business of the Bidder:

Address of the Bidder:

Net worth in the previous three financial years:

I/We further undertake that:

- I/We are eligible and have the financial capacity to conclude the purchase of financial asset(s), in accordance with the applicable laws and regulations of India.
- I/We have no conflict of interest with and are not related, directly or indirectly, to IFL.
- I/We comply with applicable laws and regulations relating to the combat against money laundering (AML) and combating the financing of terrorism (CFT), including client due diligence obligations and obligations relating to the co-operation with public authorities, and has implemented written procedures and internal control mechanisms in order to ensure compliance with such domestic and international laws and regulations such as Financial Action Task Force (FATF) recommendations etc.
- I/ We agree to abide by the decision of the Authorized Officer/ IFCI Factors Limited.
- I/We have read and understood terms and condition and hereby unequivocally and unconditionally accept the same.
- I/We have inspected the site of the Unit and have/ has satisfied myself/ ourselves for which the bid is being submitted.
- In an event of us being declared successful bidder in the bidding process, we shall undertake to remit entire consideration amount within ten working days of being declared successful bidder, failing which IFL reserves the right to forfeit the amount deposited and /or to encash DD submitted as applicable.

Date:

Applicant's Signature:

Full Name:

Designation:

Email id:

Encl:

Contact Number:

Name of the Company and CIN:

Address:

Details of enclosures to be provided along with EOI:

- a. Demand Draft of Rs.35 lakhs in favour of IFCI Factors Limited.
- b. Board Resolution / Authorization letter in favour of person signing EOI along with authorization to sign Bid and to represent the applicant in inter-se bidding in case of declaration of the applicant as highest bidder in the bidding process
- c. Proof of Identity of the Authorized Signatory (Copy of Passport)
- d. Documentary evidence of net worth of last 3 financial years
- e. Documentary proof of liquidity.

**Please sign and stamp on all the pages of the EOI and all the other documents being submitted.**

**DESCRIPTION OF IMMOVABLE ASSETS**

All that pieces of land with buildings and superstructures/build-up property thereon, both present and future, being property owned by IFCI Factors Limited, constituting of land admeasuring 4028 sq. yards situated at Plot No.B-3, Focal Point, Jalandhar, Punjab, India and all present & future superstructures thereupon, together with all whatever is attached to land along with all rights, title and interests, etc. building but not limited to rights of easements (patent or latent), rights of way and access enjoyed or reputed to be enjoyed in respect of the above mentioned along with all benefits, facilities, privileges, advantages, etc. belonging to or in any way appertaining to property/land.

**Boundary of the property/land is as follows:-**

Towards East	Road
Towards West	Road
Towards North	Plot No.B-4
Towards South	Plot No.B-2