

**TOURISM FINANCE CORPORATION OF INDIA LTD.
NEW DELHI**

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BID DOCUMENT

FOR

SALE OF OFFICE PREMISES

At

**4th Floor, Tower 1, NBCC Plaza, Pushp Vihar
Sector V, Saket, New Delhi – 110 017**

ADVERTISEMENT

TOURISM FINANCE CORPORATION OF INDIA LTD.

An IFCI Initiative

Regd. Office: 13th Floor, IFCI Tower, 61, Nehru Place, New Delhi – 110 019

Phone: 41732206, 26291151 Fax: 26291152

website:www.tfcilt.com, CIN:L65910DL1989PLC034812

E-AUCTION SALE NOTICE

For Sale of Office Premises at NBCC Plaza, Pushp Vihar, Saket, New Delhi

Portal for E-Auction: www.e-auctions.in

Offers are invited by Tourism Finance Corporation of India Ltd. (TFCI) for sale of office premises on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" through e-auction. Detail of the property is as under:

Property on Sale	Reserve Price (Rs.in lakh)	EMD (Rs.in lakh)	Minimum Increment Amount	Date of Inspection of premises	Last Date for submission of EMD	Date & Time of Auction
11,706 sq.ft. (super built up) furnished office premises situated at 4 th Floor, Tower-I, NBCC Plaza, Pushp Vihar, Sector-V, Saket, New Delhi - 110017	2250	225	Rs.5.00 lakh	11.8.2016 between 10.00 A.M. to 5.00 P.M.	18.8.2016 by 5.00 P.M.	23.8.2016 at 11.00 A.M

The e-auction will be conducted online through www.e-auctions.in with the help of service provider being **M/s. Nextenders (India) Pvt. Ltd.** on the date and time as mentioned above with extension of 5 minutes for bid increment, if any bid comes in last 5 minutes.

The e-auction Sale Notice comprising detailed terms & conditions can be downloaded from the website www.tfcilt.com or from www.e-auctions.in. Any amendments or corrigendum, if required to be issued, will be published on www.tfcilt.com and/or www.e-auctions.in only. For any query, please contact Ms. Charu Singh, General Manager on 9891216017/ Phone:26291232 email: charu.singh@tfcilt.com and Shri Sanjay Ahuja, Deputy General Manager on Mob:9818927547/ Phone:26291226 email:sanjayahuja@tfcilt.com

I. INTRODUCTION

Land and Development Office, Government of India allotted 24280 sq. mtrs. of land in Pushp Vihar, Saket, New Delhi to National Building Construction Corporation (NBCC) for setting up Community Centre Complex. . The perpetual lease deed of land in name of NBCC was to be executed by L&DO on obtaining completion certificate of the complex from concerned authorities. The complex was completed in the year 2007-08 and has four towers comprising ground plus five floors. TFCI owns the entire floor at 4th floor of Tower-I by way of Agreement to Sell between NBCC and TFCI and the sub-lease in favour of TFCI would be executed by NBCC after execution of perpetual lease deed by L&DO in the name of NBCC. NBCC has obtained the partial occupancy/completion certificate from Municipal Corporation of Delhi and the full completion certificate would be issued by Municipal Corporation of Delhi upon construction of an additional block having commercial space and shops. The work on additional block is in progress. The above office premises would be transferred in name of the purchaser by way of transfer of TFCI's rights in favour of the purchaser, as provided under Agreement to Sell between TFCI and NBCC.

II. MAINTENANCE CHARGES:

NBCC Plaza, Pushp Vihar, Sector V, Saket, New Delhi – 110 017 is maintained by NBCC (as per the terms of agreement to sell) on charges @ Rs.28.80 per sq.ft. per month plus taxes, charged on the super built up area. The maintenance charges are revised by 20% every three years, on the last paid charges, and the next due date for revision is scheduled on 1.4.2017. In lieu of maintenance charges NBCC provides services for common areas like house-keeping, security, repair & maintenance, central air-conditioning upto AHU levels provided in the each individual office premises (electricity for the same is borne by NBCC), 100% power back, lifts, etc. The security, house-keeping and maintenance of air-conditioning ducting for the office premises is borne by the occupants at their own cost.

Note : Before submission of EMD, the purchaser may satisfy himself about the availability, sustainability, quality and quantum of maintenance services provided by NBCC. TFCI will not be responsible for any shortcomings in such services at present or in future.

III. ELECTRICITY CONNECTION

The entire building has single point connected load of 3000 KVA with one-city meter and the electricity to all individual office premises and the above office premises is supplied through a sub-meter installed in the premises. The fixed electricity charges are borne by NBCC (maintenance agency) to the extent of 47% and occupants to the extent of 53%. The fixed charges of 53% is shared by the occupants on the basis of pro-rata area occupied by them. The electricity consumption charges are borne by the occupants based on meter reading on the sub meter and the rate per unit is based on the average rate arrived at every billing cycle.

IV. WATER

The raw water is supplied by the NBCC to the pantry and wash rooms. The purchaser may arrange potable water for drinking and other purposes at its own cost.

V. ENCUMBRANCES:

TFCI has remitted the property tax upto the year 2016-17 & ground rent upto 12.8.2016. However, NBCC has raised a demand of Rs.23.84 lakh towards the additional ground rent which is disputed by TFCI. As on date, NBCC has not withdrawn the demand. In future, if the demand becomes payable, it would be borne by the purchaser without any recourse to TFCI.

VI. TERMS AND CONDITIONS

1. The e-Auction will be conducted online on web portal www.e-auctions.in and with the help of service provider **M/s Nextenders (India) Pvt. Ltd** on the date and time as mentioned in the advertisement (above) with extension of 5 minutes for bid increment if any bid comes in last 5 minutes.

2. Extension of date (if decided) for submission of EMD Documents and auction will be informed to public on website www.tfcilt.com & www.e-auctions.in

3. Persons wishing to participate are required to deposit, (a) Earnest Money (EMD) (b) Passport size photograph (c) a copy of Photo Identity Card, and residence proof (d) a copy of PAN card (e) Valid E-mail ID and contact number in a single envelop off-line (hard copy).

4. The interested bidders shall deposit their EMD amounting Rs.225 lakh being 10% of the Reserve price by way of Demand Draft drawn in favour of "Tourism Finance Corporation of India Ltd." addressed to the "The Executive Director, Tourism Finance Corporation of India Ltd, 13th Floor, IFCI Tower, 61, Nehru Place, New Delhi on or before 5.00 P.M. on 18.8.2016.

5. The bidder shall furnish the details in the prescribed format given elsewhere in this bid document. On receipt of EMD the prospective bidders shall receive user-id/password on their valid email id (mandatory for e-auction) from M/s Nextenders (India) Pvt. Ltd. The prospective bidders may avail online training on e-auction from M/s Nextenders (India) Pvt. Ltd. The helpdesk number of the service provider is 020-30187500, 09167246751 and email- support.eauctions@nextenders.com.

6. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall bear no interest. Normally the EMD is refunded within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favouring "Tourism Finance Corporation of India Ltd." payable at New Delhi or through RTGS (RTGS details can be obtained from TFCI's office) on or before 26.8.2016 or within the extended time if allowed by TFCI.

7. The successful bidder shall deposit the remaining 75% of the sale proceeds on or before 15.9.2016 or within such extended period as agreed upon in writing by and solely at the discretion of TFCI. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount. The offered amount/bid amount of the purchase of property shall be exclusive of all taxes/duties/arrears etc. as applicable and the same shall be borne by the Purchaser without any recourse to TFCI.

8. The intending bidders should make their own independent inquiries and satisfy themselves with regard to encumbrances, title of the property put on auction and claims/rights dues etc. affecting the property prior to submitting their bid. They should also satisfy about the requisite approvals/permissions required, if any, from the Government or other agencies. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of TFCI. The Property is being sold with all the existing and future encumbrances whether known or unknown to TFCI.

9. The successful bidder shall bear, if applicable, the stamp duties/additional stamp duty/transfer charges, fee etc. for transfer of ownership/rights in its favour.

10. TFCI is not bound to accept the highest offer and TFCI 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.

11. The parties interested may inspect the property and the relevant documents with prior intimation/permission of following persons:

Sl. No.	Location	Office address	Contact person details
1.	Delhi	Tourism Finance Corporation of India Limited, 13 th Floor, IFCI Tower, 61 Nehru Place, New Delhi-110019	Ms. Charu Singh, GM Mobile No.09891216017 Ph:+91-11-4173-2209/26291232 e-mail – charu.singh@tfcilt.com Shri Sanjay Ahuja, DGM/CS Mobile No.09818927547 Ph:+91-11-4173-2206/26291226 e-mail – sanjayahuja@tfcilt.com

VII. OTHER TERMS AND CONDITIONS

The information given is based on the records available with TFCI. TFCI does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

1.	Basis	As is where is whatever there is basis.
2.	Eligibility	The Bidder should: a) Be a person, registered trust, registered firm, registered corporate society, private limited company, public limited company, partnership firm registered in India. b) Be legally competent to enter into contracts as per prevailing norms. c) TFCI may also consider a tender submitted by a consortium of persons/companies. It is made clear that there should be no change in the consortium filing the tender till completion of the transaction. If there is any change in the consortium structure, TFCI reserves the right to cancel the sale.
3.	Earnest Money Deposit (EMD)	10% of the Reserve Price No interest shall be payable by TFCI on the EMD amount.
4.	Adjustment of EMD	For successful bidder, EMD amount will be adjusted against payment of bid amount.
5.	Payment Schedule	1. EMD being 10% of the Reserve Price to be submitted along with Tender. 2. 25% of the bid amount (inclusive of EMD) to be paid on or before 26.8.2016

		<p>3. Balance 75% to be paid on or before 15.9.2016</p> <p>4. The purchaser has an option to give the full sale consideration in advance.</p> <p>5. The offered amount/bid amount of the purchase of properties shall be exclusive of all taxes, duties, etc. as applicable, transfer of ownership/rights in the property and the same shall be borne by the Purchaser without any recourse to TFCI.</p>
6.	Rejection of bids	Bids not received from the prescribed e-Auction platform or not accompanied by DD/PO for the requisite EMD or accompanied by short EMD shall be rejected.
7.	Mode of payment of EMD	By way of crossed DD/Pay Order drawn on a scheduled bank in favour of "Tourism Finance Corporation of India Ltd." payable at New Delhi only.
8.	Selection of best offer	Shall be decided by the Estate Committee constituted by TFCI.
9.	Liability of the purchaser	The prospective purchaser shall carry out due diligence in respect of likely liabilities pertaining to the property before submitting the bid. It may be noted that the purchaser will be responsible for meeting these liabilities, if arise and TFCI will not be liable to meet any such liabilities whatsoever. TFCI does not undertake any responsibility to procure any permission/license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets.
10.	Contact Persons	For any clarification/assistance, please contact Ms. Charu Singh, GM on 09891216017/011-26291232 and Shri Sanjay Ahuja, DGM on 09818927547/011-26291226
11.	Stamp Duty & Registration Charges	All taxes/stamp duties/registration/transfer charges etc., if applicable, related to the offered property shall be borne by the purchaser.
12.	Delivery Period/Possession	After receipt of full and final payment of the total sale consideration of the assets, the purchaser will take necessary steps to take over the possession of the property immediately. Subsequently the documents would be executed in favour of the Purchaser
13.	Disputes on tender	In case of disputes in e-auction sale process, the decision of TFCI shall be final and binding on all concerned.
14.	Tentative date of inspection	11.8.2016 from 10.00 A.M to 05.00 P.M.
15.	Inspection of assets	Bidders are advised to submit their bids through e-auction only after inspection of assets. The inspection of assets would be arranged by TFCI with prior appointment on the dates mentioned hereinabove. The cost for inspection of assets will have to be borne by the prospective tenderers. Please contact the aforementioned office of TFCI for details.
16.	Force Majeure	TFCI shall not be liable for any failure or delay in performance due to any cause beyond their control including fire, flood, strikes, slowdown, lockout, closure, dislocation of normal working condition, war, riots, epidemics, Government action etc. or any condition beyond the control of TFCI.
17.	Miscellaneous	E-auction EMD submission with conditions will be treated as invalid. Correspondence about any change/modification in the offer after submission of will not be entertained. If any tenderer wishes to give a fresh offer for any of the property before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit.
18.	General terms and conditions of tender	<p>a) The bids would be in the nature of 'subject to approval of TFCI i. e. the highest bid would be finalized and kept on record until a final decision is taken on all the bids received.</p> <p>b) TFCI would reserve its right to reject any or all bids without assigning any reason thereof.</p>

VIII. DESCRIPTION OF PROPERTY:

1. 11,706 sq.ft. super built up area situated at 4th floor, Tower I, NBCC Plaza, Pushp Vihar, Sector V, Saket, New Delhi-110017.
2. 12 Reserved Car Parking Spaces numbered as 1 to 12 located in the upper basement Level and 5 Reserved Car Parking Spaces numbered as 106 to 110 in open area on the ground floor level in the building.
3. Brief description of interiors (fixed to earth) in the above office premises.
(on as is where is and in whatever condition basis)

Reception & Lobby with white composite marble floor
 Pantry with Lipso modular fittings and tiles flooring
 10 pax conference Room with laminated wooden flooring
 Managing Director/CEO Staff Room with laminated wooden flooring
 Managing Director/CEO Room with hard wood flooring
 Managing Director Ante Room with hard wood flooring
 Personal wash room for Managing Director/CEO with one WC and wash basin
 18 Seater carpeted Board Room
 4 Executive Cabins with laminated wooden flooring
 4 Personal Assistant to Executives' Work Stations with carpet flooring
 Staff/officers hall with carpet flooring in the work station area and vetrified tiles in the passage.
 Utility Area with Lipso modular kitchen fittings and vitrified tiles flooring.
 Server Room with false flooring and split air-conditioners.
 Store room with Godrej rail based 34 compactor bodies.
 Male toilet with 3 urinals, 2 WCs and two wash basin with anti skid tile flooring
 Female toilet with 2 WCs and one wash basin with anti skid tile flooring
 Electrical Room with electrical panels.

4. List of Equipments/furniture/fittings (moveable).
(on as is where is and in whatever conditions basis)

Asset	Make	Qty.
Sofas & Tables		
Sofas (2 and 3 seaters)	Stanley	6
Coffee Tables	Stanley	3
6 Seater meeting table	Steel/Glass	1
Round Tables with wooden top	Geeken	3
Chairs		
Optima High Back	Feather Lite	17
Anaton MD-201	Feather Lite	3
Leoma High Back with Leather Seat	Godrej	2
Leoma Medium Back with Leather Seat	Godrej	20
Leoma High Back without leather	Godrej	10
Leoma Medium Back without leather	Godrej	47
Restaurant Chairs with wooden seat	Geeken	20
Electrical Equipments		
Telephone Exchange	Siemens Hipath3550	1
Digital Phone Instruments	Siemens	8
MDF 50 Pair	Gurusons	1
Padestal Fan	Crompton	1

Padestal Fans	Usha	7
Microwave	Samsung	1
Hand Drier	Kopal	2
Split Air Conditioners of 2 Ton each	Carrier	2
Geyser 10 Ltrs.	Bajaj	1
Temperature Meter		1
UPS 6 KW	Vinitech	1
Access Control System	Age Securities	L.S.
Fire Alarm System	Age Securites	L.S.
Motorised projection screen with remote	Drapper	1
Micro project lift with remote	Drapper	1
Projector VT-800 with remote	NEC	1
42" Plasma TV with remote	NEC	1
DVD Players with remote	Sony	1
Amplifier XLS 202	Crown	1
MPS 112 CS Switcher	Extron	1

Notes :

1. The bidders will have to submit valid identity and address proof as may be required. Formal authorization should be furnished if bidder is represented by representative.
2. That every page of the E-Auction Sale Notice document is duly signed by the bidder before submitting the e-Auction.
3. All alterations, erasures and overwriting, if any, in the E-Auction Sale Notice document shall be duly authenticated by the bidders signature.
4. The Estate Committee may, for any reasons to be recorded in writing, reject any bid including the highest bid. The Estate Committee would not be obliged to give a copy of reasons for rejection of the bids to unsuccessful bidders.

EMD SUBMISSION FORM

To,
The Executive Director.
Tourism Finance Corporation of India Ltd.
13th Floor, IFCI Tower, 61,
Nehru Place,
New Delhi-110019.

Dear Sir,

Ref. Advertisement issued on _____ in Economic Times, Business Standard, Hindustan Times, Hindustan and Mint in respect of sale of office premises at 4th Floor, Tower I, NBCC Plaza, Pushp Vihar, Sector V, Saket, New Delhi on AS IS WHERE IS AND WHATEVER THERE IS BASIS.

SUBMISSION OF EMD

1. I/We, the bidder/s, do hereby state that, I/we have read the E-Auction Sale Notice Document and the terms and conditions of e-auction and the above advertisement and understood them fully. I/We, hereby unconditionally agree to confirm with and to be bound by the said conditions.

a	Name of the Tenderer (in case of company/firm, also give names of key Directors / partners) (Furnish documents in support)	
b.	Registered office/place of business/Address for Correspondence	
c	Name of the Property with location for which e-auction will be participated	
d	Contact Details	Phone No/ Mob.No : E-mail ID : PAN No
e.	Particulars of EMD	DD No. _____ Date _____ BANK DETAILS _____

2. I/We further declare that I/We intend to purchase the above referred property from TFCI for our own use / business and that the information submitted by me/us in this **E-Auction Sale Notice Form** is true and correct to the best of my/our knowledge and belief.

3. I/We agree if any of the statement / information disclosed by me/us is found incorrect, my/our bids in the e-auction is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by TFCI and TFCI is at liberty to annul the offer made to me/us at any point of time.

4. The applicant or its representative should sign each page of the e-auction sale notice form. Any corrections/alterations should be duly authenticated.

5. I/We also agree that after my/our offer given in my/our bids for the e-auction for purchase of a property is accepted by TFCI, if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfill any/all the terms and conditions of the E-Auction Sale Notice and offer letter, the Earnest Money Deposit paid by me/us along with the E-Auction Sale Notice document is liable to be forfeited by TFCI and that TFCI has also a right to proceed against me / us for specific performance of the contract or otherwise.

6. EMD Amount will be returned:

(i) By Speed Post on the address given in Sl.No. 1. (b):

Or

(ii) By Regd Post on the address given in Sl.No. 1. (b):

Or

(iii) By hand after submitting the original ID Proof of the photocopy sent with the Auction Form :

For the return of EMD, the bidder will opt for one of the above three Option given at 6 (i) to (iii)

I declare that I have read and understood all the general and technical terms and conditions of E-Auction sale and shall abide by them.

Yours faithfully,

**Signature of the tenderer
Authorised Signatory**

(M/s. _____)

[Rubber stamp of the company/firm]

Encl; Copy of Photo ID & PAN Card