

Control No.:00649

Information Memorandum for Sale of Properties
at Dhariwal

PHASE -VI

The British India Corporation Limited,
Kanpur

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LAND IN MODEL TOWN AT DHARIWAL

Property Name : Land in Model Town

Property Address : H.B. No.388, Khasra No.7/23, 12/2/2/2
12/3, 12/8/1 & 7/21/2

Property Reference No. : P-4 10 (1/1) & P-4 10(1/2)

Total Area : 16 Kanal 13 Marla Approximate

Sailent Feature :

Property : Freehold

Title : Clear

Location : Surrounded by Private residential colony and
residential Houses. Half a Kilometer from
Railway Station and Canal.

Present land use : Agriculture / Vacant Plot

Excellent Access : A 16 ft. wide road

Details about Model Town

Part No.	Property Ref. No.	Total area Apprxy.	Earnest money deposit
A	P-10(1/1)	331 Marlas	10,35,000/-
B	P-10(1/2)	2 Marlas	8,000/-

Land & Building in Settlement Area

Property name : Bungalow No.12

Property address : H.B. No.389,
Khasra No.2/25 Min, 43/11 Min, 43/19 Min,
43/20 Min, 43/21

Property Ref. No. : P-4(11)

Total area : 12 Kanals and 12 Marlas Approximate

Earnest money : Rs.7,15,000/-

Property : Freehold

Title : Clear

Location : Excellent adjoining Settlement area and mills
Residential colony.

Status : The building/land is licenced to P.S.E.B.
Punjab

Right to passage : 16.6 ft. Wide passage for Bungalow No.12, &
Settlement ground (partitioned into A,B, C & D
Parts) only.

Chakkighar Shopping Complex at Dhariwal

- Property Name : Chakkighar Shopping Complex
- Property Address : H.B.No.387
Khasra No.41
- Property Ref. No. : P-4(12)
- Salient features : The shopping complex has two parts, One part of the market on the GT Road and the other part is on the Hospital road.
- All shops except Godown and Plinth level shops, and the plot for sale are on Licence and therefore are occupied.
- The individual shops, godowns & plots would be sold in their existing status.
- Present land use : Commercial
- Location : Excellent on the GT Road near main shopping Complexes of Dhariwal
- Right to Passage : a) 12 ft. wide from shop No.15 to 26, Shop No.28 To 32 and Plinth Level shop No.33 to 38 and Godown No.1 to 6, vide 6 ft. wide.
b) 20 ft. wide passage for shop No.41, 54 & Plot (P-4(13/23)
c) 20 ft. wide passage for shop No.67 and another passage for Plot P-4(13/23)

Refer Property details on the next page for more information.

Details about the Chakkighar shopping Complex

Shop No.	Property Ref.No.	Total Area (Apprx.)	Earnest Money Deposit
15	P-4(12/1)	0.45 Marlas	31,000/-
16	P-4(12/2)	0.45 Marlas	29,000/-
17	P-4(12/3)	0.45 Marlas	27,000/-
19	P-4(12/4)	0.45 Marlas	26,000/-
20	P-4(12/5)	0.45 "	26,000/-
21	P-4(12/6)	0.45 "	26,000/-
22	P-4(12/7)	0.45 "	26,000/-
25	P-4(12/8)	0.45 "	25,000/-
26	P-4(12/9)	0.45 "	25,000/-
28	P-4(12/10)	0.45 "	31,000/-
29	P-4(12/11)	0.45 "	29,000/-
30	P-4(12/12)	0.45 "	27,000/-
31	P-4(12/13)	0.45 "	26,000/-
32	P-4(12/14)	0.45 "	25,000/-
41	P-4(12/15)	0.45 "	25,000/-
54	P-4(12/16)	0.45 "	25,000/-
67	P-4(12/17)	0.45 "	25,000/-
Nursing Home	P-4(12/18)	2.72 Marlas	1,15,000/-
Godown No.1 to 6	P-4(12/19)	7.00 Marlas	3,25,000/-
Plinth Level shop	P-4(12/20)	3.00 Marlas	1,20,000/-

Plot No.33 to 38

Plot P-4(12/21) 32.00 Marlas 10,10,000/-
S.B.I.Block (Line No.19-B and 20-B)

Property Name : SBI Block (Line No.19-B & 20-B)

Property Address : H.B.No.388, Khasra No.48

Property Ref. No. : P-4/13

Sailent features : Situated near Prime shopping complex of Dhariwal on GT Road near British India Corporation Mill
SBI Block is consisted of shops on the GT Road and Residential quarters at the right rear of the shops

Access : The quarters have excellent access by 12 ft. wide passage
Connected to GT Road

Land use : Commercial-cum-Residential

Status : The shops SBI Building and Quarter No.10,11,17 & 19 are Licenced and therefore occupied and the same will be sold in their existing status. The other quarters are occupied by Mills' employee.

Right to Passage : 12 Ft. wide passage for SBI block (Line No.19B & 20B).

Refer Property details on the next page for more information.

Details about Properties in SBI Block

Shop No./Qtr.No.	Property Ref.No.	Total area approximate	Earnest money deposit
2	P-4(13/1)	1.50 Marla	1,00,000/-
SBI Building	P-4(13/2)	10.01 Marla	4,60,000/-
	<u>Line No.19-B</u>		
10 & 11	P-4(13/3)	3.82 Marla	1,40,000/-
12	P-4(13/4)	2.85 Marla	1,01,000/-
13	P-4(13/5)	2.56 Marla	91,000/-
14	P-4(13/6)	1.28 Marla	46,000/-
	<u>Line No.20-B</u>		
14	P-4(13/7)	1.28 Marla	46,000/-
15	P-4(13/8)	2.56 Marla	91,000/-
16	P-4(13/9)	2.56 Marla	91,000/-
17	P-4(13/10)	1.57 Marla	56,000/-
18	P-4(13/11)	2.56 Marla	91,000/-
19	P-4(13/12)	2.56 Marla	91,000/-
20 & 21	P-4(13/13)	2.62 Marla	93,000/-

Land at Ludhiana Mohalla (Dhariwal)

Property Name : Land at Ludhiana Mohalla
Property address : HB No.387, Khasra No.60
Property Ref. No. : P-4/14
Total area : 5 Kanal 16 Marla Approximate
Earnest Money : Rs.2,90,000/-
Sailent features :
Property : Freehold
Title : Clear
Surrounding : Developing Residential colony
Access : Excellent
Present land use : Agricultural

Land at Hospital Road

Property Name : Mill Ground at Hospital Road

Property address : HB No.387 & 388, Khasra No.48, 39, 200/1

Property Ref. No. : P-4/15

Total area : 28 Kanal 16 Marla Approximate

Earnest Money : Rs.1,80,00,000/-

Sailent features :

Property : Freehold

Title : Clear

Site : The site is located on Hospital road near GT Road, Bus Stand and Railway Station & surrounding by Commercial developed Area. Excellent access from GT Road, Railway Station and Hospital Road.

BIDDING PROCESS

Sealed bids shall be received till 06.08.2007 upto 17.00 Hrs at the following address :-

The British India Corporation Limited,
(A Govt. of India Company)
New Egerton Woollen Mills Branch,
Dhariwal-143519 (Punjab).

- 1) The bid shall only be submitted in the Original Bid Form contained in the information Memorandum and the bidder should specify the following :-
 - a) Bid amount for the property (rounded off to the nearest lakh)
 - b) Earnest Money as mentioned in the property details of each property of which the bid has been submitted. The Earnest Money should be in the form of Demand Draft or Pay Order in favour of **"The British India Corporation Ltd."** and payable at **Kanpur** (separate Demand Draft/Pay Order for each property)
- 2) The sealed bids shall be opened by the Tender Opening Committee of The British India Corporation Ltd. in the presence of the authorised representatives of the bidder at 17.30 Hrs on 06.08.2007 at the above mentioned address (Only one representative per bidder shall be admitted). The Bid will be considered by the Assets Sale Committee which is the Competent Authority to accept or reject the Bid. The Bid will be subject to the confirmation by Assets Sale Committee. No interest shall be paid on the Earnest Money. The bid can be rejected by the Assets Sale Committee without assigning any reason whatsoever and the decision of the Assets Sale Committee will be final.
- 3) The successful bidder shall sign with the British India Corporation Ltd., the "Agreement to Sell" within 4 working days from the date he/she is declared the successful bidder and pay the first instalment equivalent to 25% of the bid amount less the Earnest Money already paid. The balance amount shall be paid within 30 days from the date he/she is declared the successful bidder. All payments should be in the form of Demand Draft or Pay Order in favour of **"The British India Corporation Ltd."** and payable at **Kanpur**. Failure to comply with the above shall result in the forfeiture of the Earnest Money and any other amount paid and the Assets Sale Committee shall proceed to re-sell the property.
- 4) The signing of conveyance deed and the handing over of possession shall be done only on receipt of the full and final payment for the property.

- 5) A bidder can bid on behalf of self; a consortium of persons, title deed can be executed in favour of person / persons whose name appears in the bid document only.

Definitions :

"Bidder" The person submitting the Bid on his/her own behalf, or on behalf of the proposed Purchaser in which the Bidder has ownership or participation interest.

"Bid Process" The invitation for bids for the properties, bid submission, evaluation and identification of the successful bidder to completion of the transaction.

"Person" An individual, a company incorporated under the Companies Act, a registered firm, registered trust/society, a registered co-operative society, an unincorporated organisation, a consortium of persons or any other entity.

"Purchaser" The legal entity that purchases the property.

TERMS & CONDITIONS :

By submitting a bid, the bidder agrees to comply with the terms & conditions mentioned as follows :-

1. By submitting a bid, the bidder agrees to execute a contract with the British India India Corporation Limited.
2. The Bid will be considered by the Assets Sale Committee which is the Competent Authority to accept or reject the Bid. The Bid will be subject to the confirmation by Assets Sale Committee.
3. The bid submitted by the bidder shall be considered as a firm offer for not less than 45 days from date of bid opening and at no point of time the bidder shall be allowed to revoke the bid, in case the bidder wants to withdraw the bid, the Earnest Money already received shall stand forfeited.
4. An incomplete bid shall be regarded as not being responsive or not in compliance with the aims, procedures, terms and conditions and requirements of the bid.
5. The bid must be submitted in the Bid Form provided herein, and must be signed by the bidder or his authorised representative.
6. The bid amount shall be net amount payable to "**The British India Corporation Ltd**", **Kanpur** by the successful bidder. Appraisal and all closing cost (including stamp duty) must be paid by the successful bidder in addition to the bid amount.
7. The B.I.C.Ltd, would not be responsible for any postal delay. The bid shall be stamped with the date by the Receiving Officer as soon as these are received.
8. The bidder shall submit the bid in a sealed, non-transparent envelope and the envelope shall be marked (in capital letters) clearly "**BID DOCUMENT**".
9. The Assets Sale Committee reserves the right to cancel the bids without assigning any reasons and has the right to request additional information, if necessary.
10. If the buyer defaults on payment after signing the sale agreement, penal interest @ 0.05% per day (approx.18% p.a.) shall be levied on the delay period. If the default period is more than 30 days, the B.I.C. Limited shall have the right to terminate the agreement to sell, forfeit the Earnest Money and any other amount paid and proceed to re-sell the property. No interest shall be paid by the Company on deposited amount.
11. The area and the measurement as mentioned in the Bid Documents are approximate.

12. The property is to be sold on "**As is where is**" basis and said purchaser expressly acknowledges that there are no warranties, expressed or implied, or statutory, even as to return of the purchase price or any portion thereof, made by the Seller herein.
13. Bidders shall be allowed to inspect the property and related documents from 13.07.2007 to 06.08.2007 in the presence of the officials of the B.I.C.Ltd.
14. Changes to the information listed herein shall only be made by a written amendment. It shall be the Bidder's responsibility to make inquiry as to the amendments issued before any bid is submitted.
15. The bid procedure, terms and conditions, requirements, evaluations and all matters pertaining to the sale of properties shall be subject to the laws of India. The Courts having jurisdiction in Kanpur shall entertain any matter concerning this sale.
16. All materials submitted as part of the bid shall become the property of The British India Corporation Ltd.
17. For any inquiry pertaining to this sale please contact General Manager at New Egerton Woollen Mills Branch, Dhariwal-143519 (Punjab) Phone-Office:(01874)275294, Fax No.01874-275332, Mobile No.: 98761-21660.
