

To  
WHOM SO EVER IT MAY CONCERN

Dear Sir / Madam,

**Subject: Disposition of the following LAND PARCELS from Dobo, Jamshedpur owned by Tata Steel Utilities and Infrastructure Services Limited (TATA STEEL UISL) (formerly known as JUSCO)**

1. PATCH ID – B2 , TOTAL LAND : 1.47 Acres
2. PATCH ID – B4 , TOTAL LAND : 1.80 Acres
3. PATCH ID – E , TOTAL LAND : 0.65 Acres
4. PATCH ID – H , TOTAL LAND : 2.25 Acres

Thank you for expressing your interest on the above-mentioned property/land parcels that are being disposed by mjunction services limited. This set of documents will take you through the entire sale process that is administered by M/s. CBRE, who is the marketing agent appointed by mjunction services limited.

Details of the 4 LOTS:

LOT No.	Details of the Land Parcels	EMD ( <u>EARNEST MONEY DEPOSIT</u> ) (INR)
1	PATCH ID – B2- TOTAL LAND-: 1.47 Acres -Google Coordinates-: 22.8449347, 86.1656595	10,00,000/-
2	PATCH ID – B4- TOTAL LAND-: 1.80 Acres -Google Coordinates-: 22.8459099, 86.1640371	20,00,000/-
3	PATCH ID – E- TOTAL LAND-: 0.65 Acres -Google Coordinates-: 22.8506516, 86.1650818	10,00,000/-
4	PATCH ID – H- TOTAL LAND-: 2.25 Acres -Google Coordinates-: 22.8555634, 86.1771826	20,00,000/-

Letter of interest to be filled and submitted by customers interested in participating in the auction. The duly filled & signed LOI is to be sent to the following email id only-: [gaaurav.das@mjunction.in](mailto:gaaurav.das@mjunction.in) so the Subject of the mail should read as: LOI/TATA STEEL UISL/AUCTION ON 06/08/21/CUSTOMER NAME.

**LETTER OF INTEREST (To be submitted by customers on company letter head)**

To  
The Manager-,  
mjunction services limited.  
West Bengal

**REF.: Online Auction of TATA STEEL UISL land parcels from W.B., Dt. 06.08.21**

Dear Sir,

(1) We are interested in participating in the Online sale event notified vide your notice under reference for TATA STEEL UISL land parcels from Dobo, Jamshedpur. We also agree to abide by all the instructions contained in the Online auction event Catalogue, Special Terms & Conditions, General Rules and Regulations governed in Conduct of Online forward auction, invitation to online sale event auction notice.

(2) We are hereby submitting the applicable EMD of Rs. \_\_\_\_\_ for LOT Number(s)\_\_\_\_\_ as per following details to “mjunction services limited” for participating in the above mentioned Online Sale event.

Non-Interest bearing EMD of Rs. \_\_\_\_\_-in the form of RTGS to “MJUNCTION SERVICES LIMITED”\_( No other mode of payment allowed for EMD) has to be deposited by 05.08.21.

Bene Name:	Mjunction Services Ltd
Bank Name:	HDFC Bank
Branch Name:	CENTRAL PLAZA
Address:	2/6 SARAT BOSE ROAD, KOLKATA - 700 020
Current Account No:	00140310003178
IFSC Code:	HDFC0000014
MICR Code:	<u>700240003</u>

(3) We agree to offer our best bid in the online event, in Rupees per Lot for the lot(s) in the auction process, Ex-Jharkhand, Exclusive of all taxes & duties, and other Statutory Levies if any, as legally applicable at the time of delivery and hold the same valid for **20 days** for acceptance of the bid from the date of online sale event.

(4) We are providing the following details of ourselves in connection with the above Online Sale event.

Name of the Company/-Individual: \_\_\_\_\_ Name of the contact person \_\_\_\_\_

Address of the Company/Individual: \_\_\_\_\_ Telephone No: \_\_\_\_\_

Mobile No. \_\_\_\_\_ FAX No. : \_\_\_\_\_

E-mail: \_\_\_\_\_

Yours faithfully,

Name and Signature of Authorized Person.

For M/S \_\_\_\_\_  
{With Company's Seal (if any)}

Place \_\_\_\_\_,

Date \_\_\_\_\_

**Contact Details:**

**Inspection & any query:**

**CBRE :**

Mr. Arnab Roy Karmakar; Mobile : 80170 55009      e-mail: [arnab.roy@cbre.com](mailto:arnab.roy@cbre.com)

**mjunction services ltd:**

Mr.Gaurav Das:- Mobile : 8584008249; e-mail: [gaurav.das@mjunction.in](mailto:gaurav.das@mjunction.in)

**For Registration:-**

Mr.Prabhat Singh;- Mobile:- 7596059533;- e-mail: [prabhat.singh@mjunction.in](mailto:prabhat.singh@mjunction.in)

**Auction Room No's:**

**(033)66031760-72 (13 lines) (033)44091760-72 (13 lines)**

## TERMS & CONDITIONS OF SALE OF THE LAND PARCELS

- The final bidding shall be conducted through an online DYNAMIC SEALED BID auction process. The date and time of the online DYNAMIC SEALED BID auction shall be 6<sup>th</sup> August, 2021, @ 3 pm. all qualified bidders shall be informed in advance and proper training shall be imparted to the bidders by mjunction services limited.
- During physical inspection of the land parcels the interested buyers are advised to carry all the precautions as directed by Government of India to avoid the spread of Corona virus ( Covid 19).
- The H1 buyer has to pay 10% of the highest value given by him in the online auction as **Security Deposit** within 10 working days of price approval, EMD will be adjusted with the Security Deposit. The bank details will be shared with the H1 buyer.
- After the payment of Security Deposit, the buyer will be given all the relevant documents of the property with which he can do the searching and other required activities. But the buyer has to pay the full amount with the applicable tax (if any) within 30 days from the date of price approval. If any discrepancies are raised in deed or while searching the full security deposit will be refunded. The full and final amount needs to be deposited to TATA STEEL UISL's account on or before the registration date.
- All the online offers (bids) submitted by prospective buyers shall be kept valid for a period of at least 20 days for acceptance by TATA STEEL UISL. EMD of the non H1 buyers will be refunded within 7 working days after receiving refund request letter and relevant credentials.
- Once a party's offer is accepted, the sale will have to be completed within 30 days from the date of acceptance of offer. The buyer will pay the entire consideration money to TATA STEEL UISL within the aforesaid period of 30 days. The Security Deposit amount shall be adjusted with the final payment. On receipt of the payment, possession of the property will be handed over to the buyer.
- In case the party whose offer is accepted fails to honour the offer or in the event of failure on part of the party to furnish the entire amount (Security Deposit /Transactional Value) within the time mentioned, TATA STEEL UISL, may at its discretion, cancel the sale without issuing any prior notice to the party and the entire Security Deposit shall stand forfeited.
- TATA STEEL UISL reserves the right to accept or reject any offer at any time without assigning any reason. TATA STEEL UISL shall be free to terminate the entire process at any stage at its sole discretion.
- All offers for purchase of property shall be on an **'as-is-where-is'** basis, inspection of the property is compulsory before submitting any kind of offers and must be quoted in Indian Rupees for a lump sum price which shall not stand varied downwards for any reason whatsoever; including but not limited to, shortfall in area of the property and outgoings payable, etc.