

Detailed Auction Catalogue

Auction Number:	MSTC/NRO/Energy Efficiency Services Limited/4/Lodhi Road/25-26/13518
Auction Type:	P-Property Auction
Inspection Schedule:	04-06-25 to 24-06-25
Scheduled Auction Start Date and Time:	25-06-25 11:00
Scheduled Auction Close Date and Time:	25-06-25 16:00
Auction Status:	Not Activated
Upload Docs Required:	No
Auction Auto-extension Time:	8 mins
Pre-Bid EMD:	Item Wise EMD
Currency:	INR
Post Bid EMD to be deposited in:	Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Full Payment/Balance Payment to be deposited in:	Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Late Payment Penalty (%):	% per day plus applicable GST
Delivery of the Material to be taken within:	Days of issue of Delivery Order unless otherwise specified in the catalogue.
Ground Rent (%):	% per day plus applicable GST

Seller Details:

Seller Name	Energy Efficiency Services Limited
Seller Address	Lodhi Road,Lodhi Road,New Delhi-110003,INDIA
Seller Email Address	umohan@eesl.co.in
Contact Person	Vamsi Mohan Undoori
Telephone Number	9000681995

Seller Account Details (if payment is to be made directly to seller)

Beneficiary Name/Payment favoring:	ENERGY EFFICIENCY SERVICES LIMITED
Bank Name	ICICI BANK LTD
Branch	Connaught Place
A/c No	000705041803
IFS Code	ICIC0000007

MSTC Officer Details

Name & Designation of Officer One	Name: MANOJ PANDEY[-] Email: mpandey@mstcindia.co.in Phone: 9727700986
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Name & Designation of Officer Two	Name: pushkar [-] Email: pushkar@mstcindia.co.in Phone: 9611976011
MSTC Helpdesk Details	07969066600 ; helpdeskho@mstcindia.in

E-auction bids are invited for sale of below listed items on 'As is where is', 'As is what is' and 'no-complaint' and 'Caveat Emptor' basis.

Lot Details:



Lot Details	Lot Description	Lot Parameters	Other Details	Lot Documents
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<p>Lot No - 1 Lot Name - Sale of Commercial BUA, 29598 Sqft. Property at EESL, WTC, C-500, Nauroji Nagar Product Type - Immovable Property Category - COMMERCIAL Sub Category - PS6</p>	<p>Sale of Property Located at World Trade Center, C-500, 5th Floor, NBCC Nauroji Nagar, New Delhi Type-Commercial Built up Area Unit-C-500 Tower-C Floor-5th Floor Super Built Up Area-29598 sqft (Approx) Carpet Area-21592 sqft (Approx) Parking Slot/No of ECS Attached to Unit-68 Nos Start Price-Rs.62834/- per Sqft Pre Bid EMD-Rs.9,29,87,050/- Bid Increment-Rs.50/- per Sqft Sinking fund, Advance Maintenance, IFMS & NBCC transfer charges shall be extra as per annexure. <u>Bidding to be done per UoM Basis, i.e., per SQF.basis</u> <u>Pre-Bid Meeting at 11:00AM on 11.06.2025 in Online & Offline</u></p>	<p>Quantity - 29598.0 SQF Start Price in INR - 62834 Bid Increment in INR - 50.0 Post Bid EMD % - 100.0 TCS (%) - 1.0</p>	<p>GST (%) - As Applicable Lot Location - EESL, World Trade Center, Unit No C-500, 5th Floor NBCC Nauroji Nagar State :Delhi Lot State - Delhi Bid Valid Till - - Pre-Bid EMD Amount - Rs 92987050</p>	<p>Annexure for Lot no 1 - Annex_6_13518_734 0813.pdf</p>
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	mode at EESL Corporate Office. Please read terms for meeting link. Contact-Vamsi Mohan Undoori- 9000681995 CLICK FOR PROPERTY CHECKLIST			
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Total number of Lots in this Catalogue = 1

(All % indicated are percent of Basic Material Value i.e. Rate as per Sale Intimation Letter*Lot Quantity)

Terms and Conditions

CLICK HERE FOR PROPERTY RELATED DOCUMENTS

PRE-BID MEETING IS HELD IN BOTH PHYSICAL AND ONLINE MODES. FOR THE PHYSICALLY MEETING AT SELLER/EESL OFFICE SHALL BE HELD PHYSICALLY ON 11.06.2025 AT 11:00AM AT THE EESL OFFICE ADDRESS- Corporate Office, 1st to 4th Floor, IKON Tower, Film City, Sector 16A, Noida, Uttar Pradesh- 201301

CLICK FOR LINK OF THE ONLINE MEETING ON 11.06.2025

Pre-Bid Meeting ID: 432 283 893 117 1

Pass-code: bD3iy3Nq

ALL CONTRACTS/TRANSACTIONS ENTERED INTO BY THE BUYER/BIDDER ARISING OUT OF THIS E-AUCTION SHALL BE GOVERNED BY THE INTEGRITY PACT AVAILABLE ON OUR WEBSITE

<https://www.mstcindia.co.in>

Special Note: Employees of Energy Efficiency Services Limited and its subsidiaries are not eligible to participate in the e-Auction for Sale of Energy Efficiency Services Limited, Real Estate Assets and should not apply for registration as the prospective bidder. Any application received from the above referred applicants or found at the later stages, shall not be considered for Registration and may lead to forfeiture of any/all payment done in this regards.

Kindly Read the below mentioned terms and conditions carefully before participating in the e-Auction.

PLEASE NOTE: Auction Catalogue on the live floor on the day of bidding shall be final and binding upon the buyers.

Bidders should ascertain that they are having all the requisite documents/licences/certificates/clearances, etc. for participation in the event. Any wrong bidding on account of the bidder due to non-availability of requisite documents/licences/certificates/clearances, etc. shall lead to forfeiture of their pre-bid EMD without any claims and consideration to them.

All the e-auctions/sales shall be purely on as is where is basis. Interested buyers must conduct their own due diligence at their own cost, before participating in the e-auction. No complaints of any sorts shall be entertained by the seller/MSTC later on after the bidding.

All the transfer charges, yearly lease rent/one time lease rent, stamp duty, GST or any other kind of charges involved in transfer of property process to be paid over and above the H1 quoted prices. Any and All the charges pertaining to the transfer of the property shall be over and above the H1 Bid and shall be borne by the H1 Bidder himself.

Payment Procedure:

The successful buyer / bidder shall, within 30 days from the date of issuance of the sale intimation letter, deposit the balance payment (after deduction of EMD amount) and complete the execution of all necessary documents for the transfer of the property.

The successful buyer shall also be liable to pay all additional charges as applicable, including but not limited to sinking fund, advance maintenance, Interest-Free Maintenance Security (IFMS), NBCC transfer charges, and any other charges as specified in the bidding document.

In case of default or delay by the highest bidder (H1) in remitting payment in the stipulated time, the advance deposit (Pre-bid EMD amount) shall be forfeited.

THE INSTALMENTS BEING PAID BY THE H1 BIDDER AS ABOVE, IF THE LOT IS ACCEPTED SHALL NOT BE BEARING ANY INTEREST, i.e., THE INSTALMENTS SHALL BE NON-INTEREST BEARING.

PRE-BID EMD PAYMENT REQUIREMENT:

For participation in this e-auction, interested/prospective bidders need to deposit Pre-Bid EMD as per the details mentioned in the lots and e-Auction Terms & Conditions with MSTC using the "PAY PRE-BID EMD" Link inside their MSTC Login Home Page only, before the start of e-Auction as per the procedure below:

PRE BID EMD PAYMENT METHOD:

Bidders after successful login will access Pay Pre Bid EMD link at their homepage to make pre-bid payment through RTGS/NEFT. Pre-Bid EMD must be paid by the bidder (NEFT/RTGS) using the "PAY PRE-BID EMD" link only. DO NOT PAY PRE-BID EMD BY "E-PAYMENT" LINK OR DD/PO.

PRE BID EMD PAYMENT PROCEDURE :

-> Click on "PAY PRE-BID EMD" Link given inside your MSTC ecommerce Scrap e-Auction Login Home Page.

-> Enter the required PRE-BID amount as mentioned in auction catalog against Lots / auction.

-> Click on Proceed to Payment

-> Click the bank in which the bidder wishes to generate the FIXED/Virtual Account Number (VAN) for.

-> Transfer the amount in the generated FAN/VAN as per the convenience of bidder.

Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in specific MSTC H.O. Bank accounts and after updation of such information in the e-Auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problems.

Pre-Bid EMD must be paid by the bidder (NEFT/RTGS) through the above stated link only otherwise the

pre-bid activation will not work. Refund to non H1 bidder as per their online request will be processed from H.O. within 3 days from the date of refund request using the "EMD REFUND REQUEST" link which shall be active only between 6:00 a.m. to 12:05 p.m. one day after close of e-Auction. Refund to Bidder as per their online request will also be processed from MSTC, Head Office, Kolkata in the next 3 working days.

This amount can be used as Pre-Bid EMD only and can not be used for any other purpose.

Pre Bid EMD paid through any other method shall subsequently be refunded without activating the bidder and the bidder shall not be able to participate in e-Auction.

THE PRE-BID EMD OF H-1 BIDDER SHALL BE RETAINED WITH MSTC LTD. TILL THE SUCCESSFUL H-1 BIDDER DEPOSIT THE LAST Instalment, FAILING WHICH THE PRE-BID EMD AMOUNT OF H-1 BIDDER SHALL BE FORFEITED. The pre-bid EMD shall be adjusted in the last Instalment only.

Contact Details for MSTC Limited, New Delhi-SHRI MANOJ PANDEY, MANAGER; e-mail id: mpandey@mstcindia.co.in, 9727700986

SPECIAL ADMONITIONS IN RESPECT OF SALE/ LEASE OF IMMOVEABLE PROPERTIES

The Bidders/ Buyers are advised to note the following amongst others, before bidding:

1. The Auction Provider i.e., MSTC Limited does not warrant or hold out any assurance or guarantee that the properties of the Seller/Owner to be sold/leased out through e-auction/s are free from encumbrances/ charges/ liens/ mortgage/ lis pendes whatsoever.
2. The Bidders/ Buyers are required to satisfy themselves through proper searches and enquiries about the title of the Seller/ Owner of the properties put up for sale/lease. The Auction Provider assumes no responsibility or liability for patent or latent defects, if any in the title and/or possession of the Seller/ Owner which cannot be discovered by the Bidders/ Buyers by exercise of ordinary prudence and diligence.
3. The properties being put up for sale at any particular e-auction in the portal of the Auction Provider do carry no warranty or assurance of soundness and MSTC Limited does not warrant or hold out any assurance or guarantee to the Bidders/ Buyers for which the Bidders/ Buyers are required to satisfy themselves by due enquiries and searches with the Seller/ Owner. In no event the Service Provider, i.e., MSTC Limited shall be held to be liable for any defects in title, subsisting encumbrances, charges or litigations on the properties put up for Sale/lease
4. Pursuant to issuance of CBIC Notification No. 25/2024-Central Tax dated 09.10.2024, it may be noted that necessary compliance for the payment relating to Tax Deduction at Source under Section 51 of the CGST Act, 2017 on metal scrap, wherever applicable, is to be dealt directly by the Buyer with Seller. TDS at the rate of 2% under GST is applicable only when seller and buyer are both registered under GST as regular taxpayer. Since GST TDS is a compliance matter pertaining to the buyer & seller only, MSTC Limited as a Service Provider will not intervene in the matter. Accordingly, the payment is to be done strictly as per the Payment Schedule mentioned in the auction catalogue.

CLICK HERE FOR DETAILED TERMS AND CONDITIONS

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MSTC ADMIN DASHBOARD

विस्तृत नीलामी सूची / Detailed Auction Catalogue

Auction Number:	MSTC/NRO/Energy Efficiency Services Limited/4/Lodhi Road/25-26/13518 [510782]
Auction Type:	P - Property Auction
Inspection Schedule:	04-06-25 to 24-06-25
Scheduled Auction Start Date and Time:	25-06-25 11:00:00
Scheduled Auction Close Date and Time:	25-06-25 16:00:00
Actual Auction Close Date and Time:	-
Auction Status	Not Activated
Upload Docs Required:	No
Auction Auto-extension Time:	8 mins
Pre-Bid EMD:	Item Wise EMD
Currency:	INR
Post Bid EMD to be deposited in:	Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Full Payment/Balance Payment to be deposited in:	Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Late Payment Penalty (%):	% per day plus applicable GST
Delivery of the Material to be taken within:	Days of issue of Delivery Order unless otherwise specified in the catalogue.
Ground Rent (%):	% per day plus applicable GST

विक्रेता का विवरण / Seller Details:

Seller Name:	Energy Efficiency Services Limited [MSTC/Energy Efficiency Services Limited/Lodhi Road/40988]
Seller Address:	Lodhi Road, Lodhi Road, New Delhi-110003, INDIA
Seller email address:	umohan@eesl.co.in
Contact Person:	Vamsi Mohan Undoori
Telephone Number:	9000681995
Seller Account Details (if payment is to be made directly to seller):	
Beneficiary Name/Payment favoring:	ENERGY EFFICIENCY SERVICES LIMITED
Bank Name:	ICICI BANK LTD
Branch:	Connaught Place
A/c No:	000705041803
IFS Code:	ICIC0000007

एमएसटीसी अधिकारी का विवरण / MSTC Officer Details:

Name & Designation of Officer One	Name: MANOJ PANDEY[-] Email: mpandey@mstcindia.co.in Phone: 9727700986
Name & Designation of Officer Two	Name: pushkar [-] Email: pushkar@mstcindia.co.in Phone: 9611976011
MSTC Helpdesk Details	07969066600 ; helpdeskho@mstcindia.in

व्यवस्थापक सूचना / Admin Information:

EMD% in case of Lots in STA	100.0%
MSTC Service Charge (%)	At Source: Yes 2.12400% (including GST)
Transaction Fee	N
RCM Auction	NO
TDS	0.0%
TCS on GST	N
ITTDs	.1%
MSTC Work Up to	BS
Bid Validity	180 DAYS
Auction Processing	Created By: deonro1 Time: 2025-06-03 16:24:10 Verified By: - Last Edited By: -

E-auction bids are invited for sale of below listed items on 'As is where is', 'As is what is' and 'no-complaint' and 'Caveat Emptor' basis.

लॉट विवरण / Lot Details:

Lot Details	Lot Description	Lot Parameters	Other Details	Lot Documents
Lot No - 1 Lot Name - Sale of Commercial BUA, 29598 Sqft. Property at EESL, WTC, C-500, Nauroji Nagar Product Type - Immovable Property Category - COMMERCIAL Sub Category - Office	Sale of Property Located at World Trade Center, C-500, 5th Floor, NBCC Nauroji Nagar, New Delhi Type-Commercial Built up Area Unit-C-500 Tower-C Floor-5th Floor Super Built Up Area- 29598 sqft (Approx) Carpet Area-21592 sqft (Approx) Parking Slot/No of ECS Attached to Unit- 68 Nos Start Price-Rs.62834/- per Sqft Pre Bid EMD- Rs.9,29,87,050/- Bid Increment-Rs.50/- per Sqft Sinking fund, Advance Maintenance, IFMS & NBCC transfer charges shall be extra as per annexure. <u>Bidding to be done per UoM Basis, i.e., per SQF.basis</u> <u>Pre-Bid Meeting at 11:00AM on 11.06.2025 in Online & Offline mode at EESL Corporate Office. Please read terms for meeting link.</u> Contact -Vamsi Mohan Undoori-9000681995 <u>CLICK FOR PROPERTY CHECKLIST</u>	Quantity - 29598.0 SQF Start Price in INR - 68000 Bid Increment in INR - 50.0 Post Bid EMD % - 100.0 TCS (%) - 1.0	GST (%) - As Applicable Lot Location - EESL, World Trade Center, Unit No C-500, 5th Floor NBCC Nauroji Nagar State :Delhi Lot State - Delhi Bid Valid Till - - Pre-Bid EMD Amount - Rs 92987050	Annexure for Lot no 1 - Annex 6 13518 7340813.pdf

Total number of Lots in this Catalogue = 1

(All % indicated are percent of Basic Material Value i.e. Rate as per Sale Intimation Letter*Lot Quantity)

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[CLICK FOR LINK OF THE ONLINE MEETING ON 11.06.2025](#)

Pre-Bid Meeting ID: 432 283 893 117 1

Pass-code: bD3iy3Nq

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This amount can be used as Pre-Bid EMD only and can not be used for any other purpose.
Pre Bid EMD paid through any other method shall subsequently be refunded without activating the bidder and the bidder shall not be able to participate in e-Auction. THE PRE-BID EMD OF H-1 BIDDER SHALL BE RETAINED WITH MSTC LTD. TILL THE SUCCESSFUL H-1 BIDDER DEPOSIT THE LAST Instalment, FAILING WHICH THE PRE-BID EMD AMOUNT OF H-1 BIDDER SHALL BE FORFEITED. The pre-bid EMD shall be adjusted in the last Instalment only.

Contact Details for MSTC Limited, New Delhi-SHRI MANOJ PANDEY, MANAGER; e-mail id: mpandey@mstcindia.co.in, 9727700986

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2. The Bidders/ Buyers are required to satisfy themselves through proper searches and enquiries about the title of the Seller/ Owner of the properties put up for sale/lease. The Auction Provider assumes no responsibility or liability for patent or latent defects, if any in the title and/or possession of the Seller/ Owner which cannot be discovered by the Bidders/ Buyers by exercise of ordinary prudence and diligence.
3. The properties being put up for sale at any particular e-auction in the portal of the Auction Provider do carry no warranty or assurance of soundness and MSTC Limited does not warrant or hold out any assurance or guarantee to the Bidders/ Buyers for which the Bidders/ Buyers are required to satisfy themselves by due enquiries and searches with the Seller/ Owner. In no event the Service Provider, i.e., MSTC Limited shall be held to be liable for any defects in title, subsisting encumbrances, charges or litigations on the properties put up for Sale/lease
4. Pursuant to issuance of CBIC Notification No. 25/2024-Central Tax dated 09.10.2024, it may be noted that necessary compliance for the payment relating to Tax Deduction at Source under Section 51 of the CGST Act, 2017 on metal scrap, wherever applicable, is to be dealt directly by the Buyer with Seller. TDS at the rate of 2% under GST is applicable only when seller and buyer are both registered under GST as regular taxpayer. Since GST TDS is a compliance matter pertaining to the buyer & seller only, MSTC Limited as a Service Provider will not intervene in the matter. Accordingly, the payment is to be done strictly as per the Payment Schedule mentioned in the auction catalogue.

[CLICK HERE FOR DETAILED TERMS AND CONDITIONS](#)

Auction Creation Completed

Catalogue Verified

1	Property Name	EESL, World Trade Center, Unit No. C-500, 5th Floor, NBCC Nauroji Nagar, New Delhi
2	Out Standing dues / Liabilities of all the creditors i.e. Bank, AMC, GIDC, electricity company etc. shall be borne by the successful bidder on the land and/factory /Premise. Kindly confirm?	NO
A	Electricity	NO
B	Municipal Taxes, cess, octroi duty	NO
C	Labour dues	NO
D	Water supply dues	NO
E	Any Vat or any other dues	NO
F	PF dues	NO
G	Insurance cover if Any	NO
H	GIDC dues	NO
3	Bank mortgage /Hypothecation on immovable/movable property whether clear for disposal	Yes
4	Physical custody –in whose possession	EESL
5	Whether seller can effect physical delivery on receipt of full payment	Yes
6	Full name and designation of authorized signatory for signing the Agreement for Sale Deed before Sub-Registrar of Assurances. The draft Sale Deed will be uploaded with the catalogue	Shri TathagatChaturvedi, Head (Admin)
7	Name, designation and contact Mobile/Landline Tel. No. of Officials who will be attending/monitoring inspection of property from Seller	Shri Ashish Chauhan, Assistant (HR)
8	Attendance record of the prospective bidder coming for inspection is required to be maintained by the Department	Yes
9	Whether the property to be sold is free from any encumbrance and is legally free to be disposed off& Seller has absolute power to dispose the said property All relevant papers must be available with Seller.	Yes
10	MSTC will not enter into the contract with the highest bidder. E auction will be conducted for the property to discover the best price for the property.	Yes
11	Base Price, If any?	Base Value – INR 185,97,41,000/- Extra Charges Payable: • Sinking Fund – INR 14,20,704/-

		<ul style="list-style-type: none">• Advance Maintenance - INR 88,79,400/- (The Advance maintenance amounting to INR 1,77,58,800/- is for 02 years w.e.f 28.03.2024. Hence, the amount is mentioned proportionately for 01 year)• Interest Free Maintenance Security - INR 1,47,99,000/-• 02% NBCC Transfer Charges <p>Property Details</p> <table><tr><td>Super Built up Area in Sq. ft</td><td>29598</td></tr><tr><td>Carpet Area in Sq. ft</td><td>21592</td></tr><tr><td>Parking</td><td>68 nos</td></tr></table>	Super Built up Area in Sq. ft	29598	Carpet Area in Sq. ft	21592	Parking	68 nos									
Super Built up Area in Sq. ft	29598																
Carpet Area in Sq. ft	21592																
Parking	68 nos																
12	Kindly specify whether auction needs to be start from base price and it would be visible to all users or auction needs to be start from Rs. 1/- and base price would not be visible to any user?	From Base Price															
13	What would be the Pre Bid EMD Amount (if any)	5%															
14	What would be the Post Bid EMD for confirmed Lots (In %)	Not Applicable															
15	What would be the Post Bid EMD for STA Lots (In %) (Buyer would submit EMD only after confirmation of the bid)	Not Applicable															
16	Post Bid EMD Submission duration (on confirmation of lots)	Not Applicable															
17	Duration for depositing the Balance Sale Value from the date of issuing Sale Order	Within 30 days.															
18	Whether TCS/TDS would be applicable or not (Whether buyer needs to deduct 1% amount as TDS as per Income Tax Act?)	Yes, TDS would be applicable. Yes, buyers need to deduct the TDS amount as per Income Tax Act.															
19	Bank details in which payment is to be transferred by MSTC in case buyer transfer any payment online (Kindly send the details in the attached RTGS Mandate Form)	<table><tr><td>S. No.</td><td>Bank Details</td><td></td></tr><tr><td>i</td><td>Bank Name</td><td>ENERGY EFFICIENCY SERVICES LIMITED</td></tr><tr><td>ii</td><td>Bank Account No.</td><td>000705041800</td></tr><tr><td>iii</td><td>Branch</td><td>CONNAUGHT PLACE, NEW DELHI</td></tr><tr><td>Iv</td><td>IFSC Code</td><td>ICIC00000007</td></tr></table>	S. No.	Bank Details		i	Bank Name	ENERGY EFFICIENCY SERVICES LIMITED	ii	Bank Account No.	000705041800	iii	Branch	CONNAUGHT PLACE, NEW DELHI	Iv	IFSC Code	ICIC00000007
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ii	Bank Account No.	000705041800															
iii	Branch	CONNAUGHT PLACE, NEW DELHI															
Iv	IFSC Code	ICIC00000007															
20	In case buyer submit balance payment by DD then DD is to be made in whose favour?	ENERGY EFFICIENCY SERVICES LIMITED															
21	Whether GST would be applicable on sale of this Land, if yes then kindly provide the rate of GST?	Nil															

(Price-Bid)

Name of work: “Sale of Property Located at World Trade Center, C500, 5th Floor, NBCC Nauroji Nagar, New Delhi Type-Commercial Built up Area Unit-C-500 Tower-C Floor-5th Floor Super Built Up Area-29598 sqft”.

[MSTC Portal: <https://www.mstcindia.co.in>]

S. No	Description of work	Base price per square Ft. (In Rs.)
1.	Sale of Property Located at World Trade Center, C500, 5th Floor, NBCC Nauroji Nagar, New Delhi Type-Commercial Built up Area Unit-C-500 Tower-C Floor-5th Floor Super Built Up Area-29598 sqft.	Auction on MSTC portal: https://www.mstcindia.co.in