

IL&FS Puts Over 5 L sq ft GIFT City Assets on Sale

Swiss challenge to decide sale of 58 offices held by IL&FS' subsidiary

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Mumbai: Beleaguered non-banking financial company Infrastructure Leasing & Financial Services (IL&FS) has put commercial properties spread over more than 540,000 sq ft in an office tower, Gift Two, located in Gujarat International Finance Tec-City (GIFT City) on the block. The sale of these properties held by Sabarmati Capital Two (SCTL), a 100% subsidiary of IL&FS Township & Urban Assets (ITUAL), will be conducted through the 'Swiss challenge' process.

A total of 58 commercial offices spread across 21 floors of the tower along with appurtenant car parking slots will be sold on an as-is-where-is basis. These properties include four offices spread over 115,000 sq ft that are already leased to Tata Consultancy Services.

IL&FS has just started reaching out to prospective investors for the sale of these properties.

SCTL was set up to develop commercial spaces in GIFT City and has built two towers with over 1.61 million sq ft total area. Of the-

Growing Interest

SCTL* set up to develop commercial spaces in **GIFT City**
*Sabarmati Capital Two

Has built two towers with over **1.61 million sq ft** total area

Gift Two holds **0.8 million sq ft**
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Land belongs to **GIFT City**

Built-up area held by subsidiaries of **IL&FS**



Land leased to subsidiaries of **IL&FS Group** for a period of **99 years** from 2013



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se, Gift One has been operational since 2013, while Gift Two started operations in 2016.

Gift Two with a structure of a basement, ground floor and 28 upper floors holds 0.8 million sq ft. While the land belongs to GIFT City, the built-up area is held by subsidiaries of IL&FS. The land was leased to subsidiaries of IL&FS for a period of 99 years from 2013.

"Monetisation of real estate assets is an important part of IL&FS resolution and sale of office space in GIFT City 2 forms part

of the same process," an IL&FS spokesperson said in response to ET's email query.

IL&FS has been monetising its assets with an objective to manage debt obligations. The failure of IL&FS to meet repayment obligations in September 2018 had triggered a liquidity squeeze that gripped India's non-banking finance sector. As part of a clean-up, the government then replaced the IL&FS board, which has since been making efforts to resolve the debt situation.