

IL&FS to Invite Bids for Mumbai HQ Sale

Kailash Babar & Joel Rebello

Mumbai: Crisis-hit IL&FS will invite initial bids for selling its corporate headquarters in Mumbai's Bandra-Kurla Complex (BKC) later this month, about two years after the debt-laden infrastructure lender went bust, two people with direct knowledge of the development told **ET**.

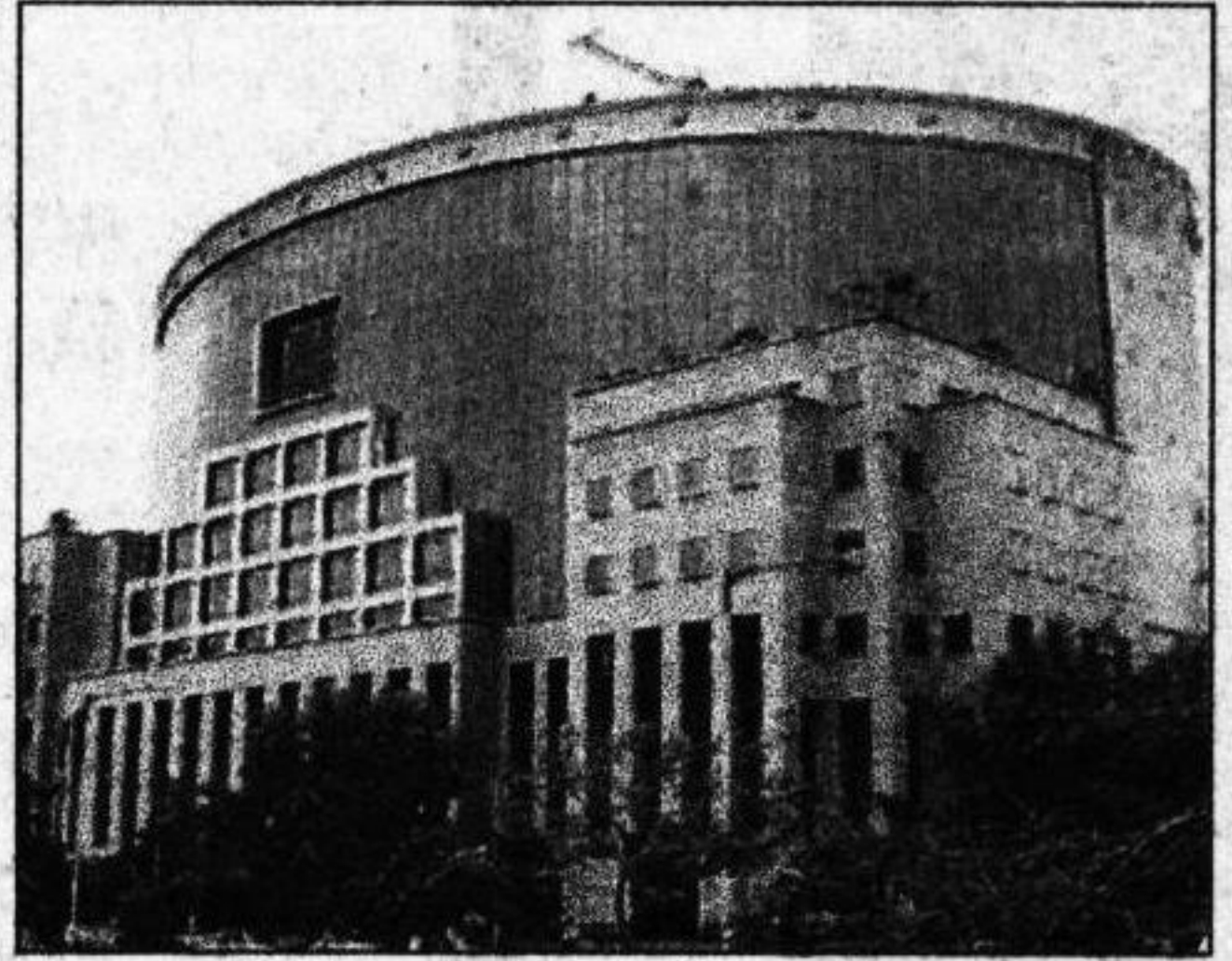
The company is looking to monetise the high-end office property by the end of this financial year and the deal is expected to fetch around ₹1,500 crore.

While discussions about monetising the property in the heart of Mumbai's new central business district have been on for some time, IL&FS has now started the process with a definitive timeline in place.

"This is an NCLT-monitored process; so a lot of approvals are needed at every stage. It could be very time consuming but they are hoping to attract bids by the end of next month," said one of the persons cited above.

The company has roped in CBRE South Asia as the advisor for the proposed transaction.

The iconic 10-storey property was one of the first structures to come up in BKC. The office building with around 4.5 lakh sq ft of leasable area counts IBM, IDFC,



The Carlyle Group, Avendus and Paypal among its list of key tenants. Around 40% of the building is occupied by offices of IL&FS Group companies.

Earlier this week, the company also put two 28-storey commercial towers in Gujarat's Gift City on the block.

"IL&FS is in discussion with its advisors and will soon be commencing the public sale process for its BKCHQ - The IL&FS Financial Center," IL&FS spokesman Sharad Goel said. "With regards to Gift City, the sale process for pre-leased office spaces in Gift 1 and 2 has been initiated this week and expression of interest is expected by October. Thereafter, the sale process for remaining office spaces in Gift will begin. The distribution of all sale proceeds will be done in accordance with the resolution framework," Goel said.

CBRE South Asia declined to comment.