



SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA
1ST FLOOR, NAVJIVAN AMRIT JAYANTI BHAVAN, NAVJIVAN P.O., AHMEDABAD-380014
 Website – www.sidbi.in

E-auction Sale Notice for immovable assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Name and Address of the Secured Creditor	SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA 1 ST FLOOR, NAVJIVAN AMRIT JAYANTI BHAVAN, BEHIND GUJARAT VIDYAPITH, NAVJIVAN P.O., AHMEDABAD-380014	
Name and Address of the Borrower / Mortgagor	Bengani Udyog Pvt. Ltd. [Borrower / Mortgagor]	Plot No. 514 & 515, GIDC, Kathwada, Phase-II, Ahmedabad – 382430
	Beacona Steel (I) Pvt. Ltd. [Borrower]	342, Gujarati Vyapari Mahamandal Sahakari Audyogik Vasavahat Ltd., Odhav Road, Odhav, Ahmedabad
Name of the Guarantors	Bengani Udyog Pvt. Ltd. [Borrower / Mortgagor]	Surender Bengani Pramila Bengani Siddharth Bengani Pallavi Bengani
	Beacona Steel (I) Pvt. Ltd. [Borrower]	Bengani Udyog Pvt. Ltd. Surender Bengani Pramila Bengani Bhawarlal Bengani Ashok Bengani
Date of NPA	Bengani Udyog Pvt. Ltd. – 08.06.2016 Beacona Steel (I) Pvt. Ltd. – 08.06.2012	
Total dues as per Demand Notice	Bengani Udyog Pvt. Ltd. – ₹2,39,97,786.00 Beacona Steel (I) Pvt. Ltd. – ₹4,45,09,770.64	
Secured debt for the subject property	Bengani Udyog Pvt. Ltd. – ₹2,30,65,802.00 Beacona Steel (I) Pvt. Ltd. – ₹1,45,57,272.01	
Description of the Properties / owner / mortgagor(s)	All those piece and parcel of land bearing Plot No.514 + 515, Kathwada Industrial Area Estate, Revenue Survey No.47/P, 57/1/P, 57/2/P, 56/P, Vill.Nicol, Taluka City Ahmedabad admeasuring 2724 sq.mtrs. together with all building and structures owned by Bengani Udyog Private Limited	
Date and Time of Auction	05/03/2021 between 1500 hrs. to 1600 hrs. with unlimited extension of 5 minutes duration each till conclusion of the sale	
Portal of e-auction	https://sidbi.auctiontiger.net	

Reserve Price (in ₹)	₹5,75,00,000/- [Rupees five crore seventy five lakh only]
Earnest Money Deposit (in ₹)	₹57,50,000/- [Rupees fifty seven lakh, fifty thousand only]
Incremental Amount (in ₹)	₹50,000/- [Rupees fifty thousand only]
Address at which the document to be submitted	SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA 1 ST FLOOR, NAVJIVAN AMRIT JAYANTI BHAVAN, NAVJIVAN P.O., AHMEDABAD-380014
Date of inspection of assets by intending bidders / purchasers	Date(s) – 11/02/2021 and 25/02/2021 Time – between 1030 hrs. to 1700 hrs.
Last date for submission of EMD and documents	Date – 02/03/2021; Time – 1600 hrs.
EMD Remittance and Account Details	Beneficiary name – Small Industries Development Bank of India (SIDBI) Beneficiary A/c No.37794890380 Beneficiary Bank Name – STATE BANK OF INDIA Beneficiary Bank Branch –ASHRAM ROAD, AHMEDABAD IFSC Code – SBIN0002628

(A) Brief Profile of the unit including description of assets advertised for sale *

Name of Unit	Factory Address	Type of Industry and Products	Installed Capacity	Connected Power Loan	Operational / Non-operational	Unpaid Dues
Bengani Udyog Private Limited	Plot No.514 + 515, Kathwada Industrial Area Estate, Revenue Survey No.47/P, 57/1/P, 57/2/P, 56/P, Vill.Nicol, Taluka City Ahmedabad	Steel Utensils	--	--	Non-operational	--

*The information given is based on the records available with the SIDBI. SIDBI does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

(B) Assets available for sale

(a) Land and Building *

Sl. No.	Land Area	Situated at (complete address)	Built-up Area	Agricultural / non-agricultural	Reserve Price (in ₹)	EMD Amt. (in ₹)
1	2724 sq.mtrs.	Plot No.514 + 515, Kathwada Industrial Area Estate, Revenue Survey No.47/P, 57/1/P, 57/2/P, 56/P, Vill.Nicol, Taluka City Ahmedabad	1567 sq.mtrs	Non-agricultural	5,75,00,000.00	57,50,000.00
Type of Construction – The unit is having RCC foundation with RCC / BM structure, RCC Slabs, Office and Labour Rooms with RCC / BM Structure						

*As per record available

TERMS AND CONDITIONS FOR SALE OF SECURED ASSETS

1. E-auction will be upto the date & time mentioned above, with extensions of 5 minutes each for bid increment and minimum bid increment amount ₹50,000.00.
2. The intending purchaser can inspect the property (on their own), on 11/02/2021 & 25/02/2021 between 1030 hrs. TO 1700 hrs. with prior appointment at his/her expenses. For prior appointment, please contact AUTHORISED OFFICER, SPECIALIZED ASSET RECOVERY BRANCH, TEL. NO.27549904.
3. On 02/03/2021 or before, the intending bidders will have to submit the following documents to the Authorized Officer at SIDBI's office at 1ST FLOOR, NAVJIVAN AMRIT JAYANTI BHAVAN, BEHIND GUJARAT VIDYAPITH, NAVJIVAN P.O., AHMEDABAD - (1) Proof of EMD deposit, UTR No. of NEFT/ RTGS, (2) PAN card/ Form 60, (3) Latest Address Proof and also keep scanned copies ready which they will have to upload on the site to be decided by sanmv at the time of registration, for getting login ID and password (which will be required for bidding).
4. Prospective bidders are required to obtain user password which is mandatory, for bidding in above E-Auction from E-PROCUREMENT TECHNOLOGIES LIMITED(WEST & CENTRAL INDIA), Address - B-705, WALL STREET - II, OPP. ORIENT CLUB, NEAR GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD-380006, GUJARAT, Mobile No. - 9978591888/9374519754, Name - SHRI CHINTAN BHATT (WEST & CENTRAL REGION), Email - chintan.bhatt@auctiontiger.net,support@auctiontiger.net. Password will be allotted to only those bidders who fulfill all the terms and conditions of the E-Auction and have deposited the requisite EMD with the Authorised Officer, on or before 02/03/2021 by 1600.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from E-PROCUREMENT TECHNOLOGIES LIMITED(WEST &

CENTRAL INDIA), Address - B-705, WALL STREET - II, OPP. ORIENT CLUB, NEAR GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD-380006, GUJARAT, Mobile No. - 9978591888/9374519754, Name - SHRI CHINTAN BHATT (WEST & CENTRAL REGION), Email - chintan.bhatt@auctiontiger.net,support@auctiontiger.net.

6. The EMD as mentioned above shall be paid by the bidders through Demand Draft/A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of Small Industries Development Bank of India or online through /NEFT/RTGS in the Account No.: 37794890380, Name of the A/C.: STATE BANK OF INDIA, Bank ASHRAM ROAD, AHMEDABAD Name of the Beneficiary: SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, IFSC Code No.: SBIN0002628.
7. The envelope containing the EMD should be super-scribed "Details of property for which the tender form is submitted alongwith the details of the sender i.e. address, e-mail id and mobile number (E-mail ID of the prospective bidder is absolutely necessary, as all the relevant information and allotment of password will be conveyed through e-mail)".
8. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from E-PROCUREMENT TECHNOLOGIES LIMITED(WEST & CENTRAL INDIA), Address - B-705, WALL STREET - II, OPP. ORIENT CLUB, NEAR GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD-380006, GUJARAT, Mobile No. - 9978591888/9374519754, Name - SHRI CHINTAN BHATT (WEST & CENTRAL REGION), Email - chintan.bhatt@auctiontiger.net,support@auctiontiger.net. Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by M/S E-PROCUREMENT TECHNOLOGIES LIMITED(WEST & CENTRAL INDIA), Address - B-705, WALL STREET - II, OPP. ORIENT CLUB, NEAR GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD-380006, GUJARAT, Mobile No. - 9978591888/9374519754, Name - SHRI CHINTAN BHATT (WEST & CENTRAL REGION), Email - chintan.bhatt@auctiontiger.net,support@auctiontiger.net may be conveyed through e-mail).
9. If the borrower / mortgagor(s) / guarantor(s) pays in full the amount due, on or before the date of e-auction, the assets will not be sold and necessary communication will be sent to the bidders.
10. The last date of deposit EMD along with Tender form is 02/03/2021 by 1600 to the Authorized Officer, Small Industries Development Bank of India at 1ST FLOOR, NAVJIVAN AMRIT JAYANTI BHAVAN, BEHIND GUJARAT VIDYAPITH, NAVJIVAN P.O., AHMEDABAD.
11. The EMD received late for any reason whatsoever will not be entertained.
12. Bank reserves the right to accept or reject any or all tenders/bids before confirmation of sale and cancel the e-auction sale without assigning any reason whatsoever.
13. The interested bidders who have submitted their EMD along with necessary documents on or before 02/03/2021 till 1600, shall be eligible for participating in the e-bidding

process. The e-Auction of above property would be conducted exactly on the scheduled Date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid increase amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

14. The successful bidder at the end of auction, shall pay 25% of the bid amount (inclusive of EMD already deposited) on the same day or not later than next working day after the bid is knocked down in its / his favour. The balance amount shall be paid by the purchaser within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months.
15. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and property shall be put to auction once again and the defaulting bidder shall have no claim / right in respect of property/amount. As the sale is subject to confirmation by SIDBI, the offers would be treated as open.
16. The property will be sold in "As is where is", "As is what is" and "Whatever there is" basis.
17. To the best of knowledge and information of the Authorized Officer, there is/are no encumbrance on the assets / properties other than that of SIDBI. However, prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, claims, rights, dues affecting the assets / properties and satisfy themselves about the same.
18. SIDBI will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, SIDBI reserves its right to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
19. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal, and /or as per the recovery certificate that may be obtained by SIDBI.
20. The authorized officer/secured creditors shall not be responsible for any charges, lien, encumbrances, property tax or any other dues to the Govt. or anybody in respect of the properties under sale.
21. The successful bidder/s shall bear exclusively all the charges/taxes/rates payable for conveyance including stamp duty, registration charge, other surcharge, if any, any

other known/unknown liability, expenses, property tax, any other dues to the Govt. or anybody in respect of properties/assets sold.

22. The intending bidders should make discreet enquiries as regards to the property /area and extend of the same /from any authorities besides the Bank's charges and go through title documents and satisfy themselves about the title extent of the property, any statutory liabilities, arrears of property tax before submitting the bid. No claim of whatsoever nature regarding the property put for sale, encumbrance over the property on any other matter will be entertained after submission of the online bid.
23. SIDBI / Authorised Officer does not undertake any responsibility to procure any permission/ license, approval, etc. in respect of the properties/assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets. The successful bidder / purchaser will have to obtain necessary approval / license / permissions from any concerned authorities pertaining to the properties on its own and on its own cost.
24. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
25. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
26. Correspondence about any change / modification in the offer after submission of tender / bid will not be entertained. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him / them / it only.
27. The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.
28. Bidding in the last minutes and seconds should be avoided by the bidders in their own interest. The prospective qualified bidders may avail online training on e-Auction from E-PROCUREMENT TECHNOLOGIES LIMITED(WEST & CENTRAL INDIA), Address - B-705, WALL STREET - II, OPP. ORIENT CLUB, NEAR GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD-380006, GUJARAT, Mobile No. - 9978591888/9374519754, Name - SHRI CHINTAN BHATT (WEST & CENTRAL REGION), Email - chintan.bhatt@auctiontiger.net,support@auctiontiger.net prior to the date of e-Auction. Neither the Authorized Officer/Bank nor E-PROCUREMENT TECHNOLOGIES LIMITED(WEST & CENTRAL INDIA) (e-auction agency) shall be liable for any Internet Network problem and the interested bidders have to ensure that they are technically well equipped for participating in the e-Auction event.
29. EMD amount shall be adjusted in case of the highest/successful bidders. For unsuccessful bidders it will be refunded within 7 days from the date of of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).

30. The sale certificate shall be issued in the same name in which the tender / bid is submitted. No request for change of name of bidder(s) / substitution shall be entertained.
31. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
32. The Authorized Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
33. The e-auction will be conducted under the supervision of the Authorized officer of SIDBI and an auction agency engaged by SIDBI for the purpose. Disputes, if any, shall be within the jurisdiction of DRT, AHMEDABAD Court only.
34. In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board of SIDBI AHMEDABAD.
35. This publication is also 30 days' notice to the borrower/mortgagor/guarantors.
36. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
37. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact AUTHORISED OFFICER, SPECIALIZED ASSET RECOVERY BRANCH, TEL. NO.27549904 at Small Industries Development Bank of India, 1ST FLOOR, NAVJIVAN AMRIT JAYANTI BHAVAN, NAVJIVAN P.O. AHMEDABAD - 380 014. or service provider SHRI CHINTAN BHATT (WEST & CENTRAL REGION) at E-PROCUREMENT TECHNOLOGIES LIMITED(WEST & CENTRAL INDIA), Address - B-705, WALL STREET - II, OPP. ORIENT CLUB, NEAR GUJARAT COLLEGE, ELLISBRIDGE, AHMEDABAD-380006, GUJARAT, Mobile No. - 9978591888/9374519754, Name - SHRI CHINTAN BHATT (WEST & CENTRAL REGION), Email - chintan.bhatt@auctiontiger.net, support@auctiontiger.net.

sd/-
Authorised Officer
SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

Place: AHMEDABAD
Date: 02/02/2021