

**SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA**

**N.H. 5R/2, NEELAM BADSHAH KHAN ROAD,**

**NIT, FARIDABAD – 121001**

**Phone No: 0129-2410672,2414419
Fax : 0129-2414392**

**www.sidbi.in**

**Advertisement issued on June 25, 2016 in**

**Business Standard (English)**

**Business Standard (Hindi)**

**In respect of disposal of immovable assets of Universal Buildwell Pvt. Ltd.**

**Taken-over by SIDBI**

**E-Auction to be held on July 29, 2016 through M/s. C1 India Pvt. Ltd. at their website : https://www.bankeauctions.com**

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| **Date of release of advertisement** | June 25, 2016 |
| **Last date for submission of online bid along with EMD and Documents (online)** | July 25, 2016 by 1715 hrs |
| **Date and time of public e-auction** | 1. **July 29, 2016 between 1030 hrs and 1200 hrs** with unlimited extension of 5 minutes duration each till conclusion of the sale for property at S.No.1
2. **July 29, 2016 between 1200 hrs and 1330 hrs** with unlimited extension of 5 minutes duration each till conclusion of the sale for property at S.No.2.
3. **July 29, 2016 between 1400 hrs and 1600 hrs** with unlimited extension of 5 minutes duration each till conclusion of the sale for property at S.No.3
 |
| **Venue for opening of Tenders and Auction** | **Online auction through C1 India Pvt. Ltd. at their website : https://www.bankeauctions.com** |

 This Document consists of the following enclosures:

{A} Official copy of the advertisement (Hindi and English)

{B} Tender form



**Small Industries Development Bank of India (SIDBI)**

**N.H. 5R/2, NEELAM BADSHAH KHAN ROAD,**

**NIT, FARIDABAD – 121001**

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E-AUCTION SALE NOTICE

SALE OF ASSETS THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENCORECEMENT) RULES 2002

E-Auction Sale of Immovable Properties Mortgaged to the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with rules 5, 6, 7, 8 & 9 of the Security Interest (Enforcement) Rules, 2002. In exercise of powers contained in the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (No. 54 of 2002) the Authorized Officer has taken symbolic possession of the under mentioned secured assets which are held as securities in respect of credit facilities granted to the Borrower accounts mentioned below.

The sale notice have already been issued to the Borrowers/mortgagors/guarantors. It as been decided to sell the secured assets on "AS IS WHERE IS AND WHATEVER THERE IS BASIS through public e-auction mentioned hereunder for realization of the secured debts due to Small Industries Development Bank of India (SIDBI).

|  |  |
| --- | --- |
| Name and Address of the Secured Credit | Small Industries Development Bank of India N.H. 5R/2, Neelam Badshah Khan Road, NIT, Faridabad – 121001 |
| Name and Address of the Borrower/Mortgagor | 1. Shri Raman Puri S/o Shri Bachan Lal Puri residing at 59B, Lane C-5, Sainik Farms, New Delhi – 110062. (Mortgagor)
2. Smt. Madhu Puri W/o Raman Puri residing at 59B, Lane C-5, Sainik Farms, New Delhi – 110062 (Mortgagor)
3. Universal Buildwell Pvt. Ltd., having its registered office at 102, Antariksh Bhawan, 22, K G Marg, Connaught Place, New Delhi-110001. (Borrower/Mortgagor)
 |
| Amount of Dues of the Bank | **Rs. 10, 33, 11,937/-** (as on 17.12.2015) and further interest w.e.f 18.12.2015 and other costs and charges. |
| Description of the Properties/owner/mortgagor(s) | **Name:** For property 1. Shri Raman PuriFor property 2. Shri Raman Puri and Smt. Madhu PuriFor property 3. Universal Buildwell Pvt Ltd |
| **Description of the Property:**1. Plot No. F-390, Sushant Lok., Phase –II, Gurgaon admeasuring 290 sq. mtrs owned by Shri Raman Puri
2. Plot No. A-1085, Sushant Lok-I, Gurgaon admeasuring 376 sq. mtrs owned by Shri Raman Puri and Smt. Madhu Puri
3. Plots and structures thereon bearing no. 45 to 52 (8 Plots), admeasuring 2400 sq. yards (each plot admeasuring 300 sq. yards) situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgoan, Haryana owned by Universal Buildwell Pvt Ltd
 |
| Date and Time of Auction | 1. **July 29, 2016 between 1030 hrs and 1200 hrs** with unlimited extension of 5 minutes duration each till conclusion of the sale for property at S.No.1
2. **July 29, 2016 between 1200 hrs and 1330 hrs** with unlimited extension of 5 minutes duration each till conclusion of the sale for property at S.No.2.
3. **July 29, 2016 between 1400 hrs and 1600 hrs** with unlimited extension of 5 minutes duration each till conclusion of the sale for property at S.No.3
 |
| Portal of e-auction | **https://www.bankeauctions.com** |
|  | **S.No** | **Property 1** | **Property 2** | **Property 3** |
| Reserve Price | 1 | Rs. 243 lakh | Rs. 450 lakh | Rs. 780 lakh |
| Earnest Money Deposit | 2 | Rs.12.50 lakh | Rs.22.50 lakh | Rs.39 lakh |
| Incremental amount of Bids | 3 | Rs.50,000/- | Rs.50,000/- | Rs. 1,00,000/- |
| Address for depositing tender documents | Small Industries Development Bank of India (SIDBI)N.H. 5R/2, Neelam Badshah Khan Road, NIT, Faridabad - 121001 |
| Date of inspection of assets by intending purchasers |  | **Property 1** | **Property 2** | **Property 3** |
| **Date** | July 11,2016 | July 11,2016 | July 11,2016 |
| **Time** | Between 1030 hrs to 1200 hrs | Between 1230 hrs to1400 hrs | Between 1600 hrs to 1730 hrs  |
| **Last date for submission of online bid along with EMD and Documents (online)** | July 25, 2016 by 1715 hrs |

**Other Terms and condition**

1. The intending purchaser can inspect the property with prior appointment at their own expenses. For prior appointment please contact SHRI RAJESH KUMAR (AGM) Mob: 9999706510, SMT. SHILPA SOLANKI (MANAGER), Mob. No. 8527403777.
2. Prospective bidders are required to obtain user password which is mandatory and fill up the tender form, for bidding in above E-Auction from **https://www.bankeauctions.com**. 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 along with the tender form with the said bank, on or before **July 25, 2016 by 1715 hrs**.
3. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from **M/s. C1 India Pvt. Ltd, Phone: 0124-4302020/2122/23/24, Mobile: +91- 7291981124 / 1125 / 1126, Help Line e-mail ID:** **support@bankeauctions.com****.**
4. Bidders are advised to go through portal address / website for eauction [**www.sidbi.in**](http://www.sidbi.in)and[**https://www.bankeauctions.com**](https://www.bankeauctions.com) for detailed Terms and Conditions for auction sale before submitting their bids and taking part in the E-Auction sale proceedings and / or Contact Authorised Officer, **Shri Rishi Dwivedi, DGM**.
5. The EMD as mentioned above shall be paid through NEFT/RTGS in the Account No.: 057102000020101,Bank: IDBI Bank Ltd. Name of the Beneficiary: Small Industries Development Bank of India (SIDBI), IFSC Code No.: IBKL0000057.Thereafter they will log in **https://**[**www.bankeauctions.com**](http://www.bankeauctions.com) and register themselves on the site. They will keep scanned copies of the following documents – (1) Proof of EMD deposit UTR no. of NEFT/ RTGS), (2) PAN card/ Form 60, (3) Latest Address Proof, ready which they will have to load on the site at the time of registration, for getting login Id and password (which will be required for bidding)
6. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID.
7. If the borrower pays in full the amount due, before the date of acceptance of bid as per tenders by Bank, the tenders will not be acted upon and necessary communication will be sent.
8. 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.
9. The initial deposit (25% of amount of bid as accepted by Bank including the EMD) shall be paid immediately on acceptance of highest bid by the authorized officer in respect of sale, failing which the EMD will be forfeited and the property shall be sold again and the defaulting purchaser shall forfeit all the claims to purchase the property.
10. Balance amount shall be paid within 15 (fifteen) days from the date of acceptance of bid by SIDBI. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.
11. 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.
12. 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.
13. 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.
14. The intending bidders should make discreet enquiries as regards to the property /area and extent 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.
15. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
16. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
17. Correspondence about any change / modification in the offer after submission of tender will not be entertained.
18. 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.
19. Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank nor the Service provider will be responsible for any lapses / failure (internet failure, power failure etc.) on the part of the vendor.
20. 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).
21. The sale certificate shall be issued in the same name in which the tender is submitted.
22. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
23. Disputes, if any, shall be within the jurisdiction of Chandigarh, High Court only.
24. In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the website at **https://**[**www.bankeauctions.com**](http://www.bankeauctions.com) and [**www.sidbi.in**](http://www.sidbi.in)**.**
25. This publication is also 30 days notice to the borrower/mortgagor/guarantor.
26. For further details or assistance including assistance for participating in the e-auction process, please contact **SHRI RAJESH KUMAR (AGM) Mob: 9999706510, SMT. SHILPA SOLANKI (MANAGER), Mob. No. 8527403777** at Small Industries Development Bank of India, at Faridabad or service provider **M/s. C1 India Pvt. Ltd, Phone: 0124-4302020/2122/23/24, Mobile: +91- 7291981124 / 1125 / 1126, Help Line e-mail ID:** **support@bankeauctions.com**.

Authorised Officer

SMALL INDUSTRIES DEVELOPMENT BANK

Date : June 25, 2016

Place :Faridabad

**{B}** **Tender Form**

 (to be suitably modified in case of e-auction)

To,

The Deputy General Manager/Assistant General Manager

Small Industries Development Bank of India (SIDBI)

\_\_\_\_\_\_

Dear Sir,

[

**Ref. Advertisement issued on \_\_\_\_ 201\_\_ in the \_\_\_ and \_\_\_ (name of newspaper / other publication)**

**IN RESPECT OF DISPOSAL OF ASSETS M/s \_\_\_**

**TAKEN OVER BY SIDBI**

**SUBMISSION OF TENDER**

1. I/We, the tenderer/s, do hereby state that, I/we have read the Tender-cum-auction Document and the terms and conditions of tender and the above advertisement and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said conditions, as may be changed. My/Our offer for purchase of the assets as appearing in the Tender-cum-auction Document is as under:

|  |  |  |
| --- | --- | --- |
| **a** | **Name of the Tenderer**(in case of company/firm, also give names of key Directors / partners) |  |
| **b** | **Name of the unit** **with location** for which tender is being submitted |  |
| **c** | **Whether tender is for entire property advertised** | Yes/No. If yes, **Amount quoted : \_\_\_** |
| **d** | **If tender is only for part of the property/assets advertised :**  |
| **Description of assets** | **Serial No. as mentioned in Tender-cum-auction Document** | **Amount quoted****( `.)** |
|  |  |  |
|  |  |  |
|  |  |  |

2. I/We further declare that I/We intend to purchase the above referred assets from SIDBI for our own use / business and that the information revealed by me/us in this **Tender Form** is true and correct to the best of my/our knowledge and belief.

3. I/We agree if any of the statement / information revealed by me/us is found incorrect, my/our tender is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by SIDBI and SIDBI is at liberty to annul the offer made to me/us at any point of time.

4. I/We agree, in the event of acquisition of the site and assets, not to engage in any activity of hazardous / prohibited items as specified by Government of India from time to time.

5. I/We also agree that after my/our offer given in my/our tender for purchase of a unit is accepted by SIDBI if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfill any/all the terms and conditions of the tender and offer letter, the amounts paid or deposited by me/us are liable to be forfeited, without further reference to me/us, by SIDBI and that SIDBI shall also have a right to proceed against me / us for specific performance of the contract or otherwise as it may deem fit.

Yours faithfully,

Signature of the Tenderer

Authorised Signatory

(M/s.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

[Rubber stamp of the company/firm]

Enclosures :(i) DD/Pay Order No. \_\_\_\_\_\_\_\_\_\_

 Dated \_\_\_\_\_\_\_\_\_\_

 Drawn On Bank \_\_\_\_\_\_\_\_\_\_

 Payable at \_\_\_\_\_\_\_\_\_\_

 (ii) A copy of the tender-cum-auction document duly signed by

 the tenderer on every page.

**Name of the tenderer** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Address** Office \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Residence \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Contact details :**  Tel. Office \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mobile No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Residence \_\_\_\_\_ e-mail id : \_\_\_\_\_ .

\* Any other particulars relevant for the purpose: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_