



**Small Industries Development Bank of India**

International Trade Centre, 59/4, 2nd Floor,  
Rajpur Road, Dehradun, Uttarakhand-248001, Phone (0135)-2743119  
**www.sidbi.in**

**Ref:- Advertisement issued on 29-09-2017 in “Hindustan Times” & “Amar Ujala”  
In respect of disposal of assets of M/s Saxena Healthcare Pvt. Ltd.  
Taken-over by SIDBI**

**Tender-cum-auction Document**

<b>Date of release of advertisement</b>	29-09-2017
<b>Late date for submission of tenders</b>	12-10-2017
<b>Date and time of E- auction</b>	13-10-2017 between 3:00 pm to 4:00 pm

This Tender-cum-auction Document consists of the following :

- {A} Official copy of the advertisement
- {B} Profile of the unit including description of assets advertised for sale
- {C} Terms and conditions
- {D} Tender Form

## {A} Official copy of the advertisement



**Small Industries Development Bank of India (SIDBI)**  
International Trade Centre, 2<sup>nd</sup> Floor, 59/4, Rajpur Road, Dehradun-248001  
[www.sidbi.in](http://www.sidbi.in)

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

E-Auction Sale of Immovable and Movable Property Mortgaged/ Hypothecated 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 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 notices have already been issued to the Borrowers/Mortgagors/Guarantors. It has 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) and IDBI Bank Ltd. (IDBI)

Name and Address of the Secured Creditor	(1) Small Industries Development Bank of India (SIDBI) International Trade Centre, IInd Floor, 59/4, Rajpur Road, Dehradun-248001  (2) IDBI BANK Ltd. Ist Floor, Videocon Tower, E-1, Jhandewalan Extension, New Delhi-110055
Name and Address of the Borrower / Mortgagor	M/s Saxena Healthcare Pvt. Ltd. having its registered office at 135-P, Sushant Lok – II, Sector – 56, Gurgaon - 122003
Amount of Dues of the Bank	1) `8,51,12,363/- [Rupees Eight Crore Fifty One Lakh Twelve Thousand Three Hundred Sixty Three Only] as on 31/07/2016 plus other costs thereon of SIDBI &  (2) `3,52,10,817/- [Rupees Three Crore Fifty Two Lakh Ten Thousand Eight Hundred Seventeen Only] as on 31/07/2016 plus other costs thereon of IDBI
Description of the immovable asset	All that part and parcel of the property situated at Khata no.223 Khet no.293 admeasuring 0.443 hectare and Khata no.54, Khasra no.294 admeasuring 0.481 hectare, Khasra no.303/1 admeasuring 0.016 hectare, Khasra no.303/2 admeasuring 0.063 hectare, Khasra no.304 Mi admeasuring 0.158 hectare, total area 0.718 hectare situated at village Sarkada, Tehsil Sitarganj, District Udhamasinghnagar, Uttarakhand together with all building and structures thereon, owned by Saxena Healthcare Pvt. Ltd.
Description of the movable asset	All the movable properties of the borrower kept in the factory premises owned by Saxena Healthcare Pvt. Ltd. situated at village Sarkada, Tehsil Sitarganj, District Udhamasinghnagar, Uttarakhand. The details of the movable assets are available in tender cum e-auction documents hosted at <a href="http://www.sidbi.in">www.sidbi.in</a> and <a href="https://sidbi.auctiontiger.net">https://sidbi.auctiontiger.net</a> .
Date and Time of Auction	13/10/2017 between 03.00 p.m and 04.00 p.m with unlimited extension of 5 minutes duration each till conclusion of the sale.

Portal of e-auction	E-Procurement Technologies Ltd. <a href="https://sidbi.auctiontiger.net">https://sidbi.auctiontiger.net</a>
Reserve Price	(a) Rs.200 lakh (Rupees Two Hundred Lakh only) for immovable properties.  (b) Rs.115 lakh (Rupees One Hundred Fifteen Lakh only) for movable properties.
Earnest Money Deposit	(a) Rs.20.00 lakh for immovable properties.  (b) Rs.11.50 lakh for movable properties.
Incremental amount of Bids	In multiples of Rs.50,000/- (Rupees Fifty Thousand Only)
Address at which the tender document to be submitted	Small Industries Development Bank of India (SIDBI)  Online through E-procurement Technologies Ltd., through their website <a href="https://sidbi.auctiontiger.net">https://sidbi.auctiontiger.net</a> (E-mail: <a href="mailto:praveen.thevar@auctiontiger.net">praveen.thevar@auctiontiger.net</a> , <a href="mailto:rikin@auctiontiger.net">rikin@auctiontiger.net</a> or <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> ).
Date of inspection of assets by intending purchasers	10/10/2017 from 12 Noon to 3 P.M
Last date for submission of tender form	12/10/2017 by 5 P.M
Date and Time of opening of online offers	13/10/2017 at 3 P.M

1. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from E-procurement Technologies Ltd., Ahmedabad, over phone (Contact No. 079-40230841 / 821 / 823 / 816 / 817 / 819 / 820) or Shri Prashant Sardar, Deputy General Manager, SIDBI, Dehradun, Mobile No. 09970187253, Email: [sardar@sidbi.in](mailto:sardar@sidbi.in).
2. The EMD as mentioned above shall be paid through Demand Draft/ A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of SIDBI or through NEFT/RTGS in the **Account No. 070103000000019, Name of the A/c: Small Industries Development Bank of India (SIDBI), Bank- IDBI Bank Limited, IFSC Code:IBKL0000070**, with E –auction Tender form ( which is available at [www.sidbi.in](http://www.sidbi.in) and last date of collection of Tender Form is 12/10/2017 by 4 P.M.) along with the copy of identity which should contain the address for future communication ( Voter Card/ Driving License/ Passport) and copy of PAN card.
3. Bidders are advised to go through portal address / website for e-auction <https://sidbi.auctiontiger.net> or [www.sidbi.in](http://www.sidbi.in) 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, SIDBI, Dehradun.
4. E-auction will be upto the date and time mentioned as above with unlimited extension of 5 minutes duration each till conclusion of sale and minimum bid increment as mentioned above.

**Statutory sale notice of 15 days under the SARFAESI Act 2002**

(i) This publication is also a notice of 15 days to the Borrower /hypothecator/Guarantor of the assistance about holding of sale on above mentioned date if the dues are not repaid in full.

(ii) The Borrower/ Guarantor is hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of E-Auction, failing which the asset shall be auctioned / sold and balance dues, if any, will be recoverable with interest and costs.

Date : 29/09/2017

Place : Dehradun

Sd/-

**(Prashant Sardar)**

Authorised Officer

**{B} Profile of the unit including description of assets advertised for sale**

1	Name of the unit	<b>Saxena Healthcare Pvt. Ltd.</b>
2	Factory Address	village Sarkada, Tehsil Sitarganj, District Udhamasinghnagar, Uttarakhand
3	Type of Industry and Product(s)	Manufacturing / Pharmaceutical
4	Installed Capacity	1200 lakh tablets per annum
5	Connected Power Load*	Not available
6	Unpaid dues*	` <b>8,51,12,363/-</b> [Rupees Eight Crore Fifty One Lakh Twelve Thousand Three Hundred Sixty Three Only] as on 31/07/2016 plus other costs thereon of SIDBI. & ` <b>3,52,10,817/-</b> [Rupees Three Crore Fifty Two Lakh Ten Thousand Eight Hundred Seventeen Only] as on 31/07/2016 plus other costs thereon of IDBI.
7	Operational/Non-operational	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.

**Assets available for sale**

**a) Land\***

1	Land Area	1.161 hectare
2	Situated at (complete address)	Village Sarkada, Tehsil Sitarganj, District Udhamasinghnagar, Uttarakhand
3	Built-up Area	Ground floor – 2290 sq.mtr., First floor – 2290 sq.mtr., Admin block- 633 sq.mtr.
4	Agricultural/non-agricultural	Non-Agricultural

\* as per record available.

**b) Buildings\***

Sl. No.	Structures of building	Area (sq.mtr.)	Type of Construction
1	Ground floor	2290	RCC
2	First floor	2290	RCC
3	Administration block	633	RCC
	<b>Total Built-up area</b>	5213	

\* as per record available.

**c) Plant and machinery**

Sl. No.	Details of machinery/asset	Quantity
1	Pneumatic Transfer System.	1
2	Solution Preparation Tank 100 Ltr.	1
3	Octagonal Blender 500 Ltr.	1
4	High Shear Mixer Gran	1
5	Auto Couter	1

<b>Sl. No.</b>	<b>Details of machinery/asset</b>	<b>Quantity</b>
6	Fluid bed System 120 Kg	1
7	Sifter 30" with 1 sieve	1
8	Multi Mill	1
9	Paste kettle 50 Ltr	1
10	Hitachi Make Air Com	2
11	Trident Make Dryer	1
12	Air Receiver Tank	1
13	3 Phase Generator Handle start 20 KVA	1
14	HVAC system with water chilling plant with dust extraction and dehumidification	1 lot
15	Water Storage Tank 5,000 Ltr	4
16	Water Storage Tank 10,000 Ltr	2
17	S.S.Service Pendants	1 lot
18	Light Fitting (clean room)	1 lot
19	Lighting Installation	1 lot
20	Electrical Cables	1 lot
21	Clean room false ceiling	1 lot
22	S.S. Handle	1 lot
23	Door lock	1 lot
24	Door closer	1 lot
25	G.I.Flush Door	1 lot
26	Drop Seal	1 lot

### **{C} Terms and conditions**

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 Rs.**50,000/-**.
2. The intending purchaser can inspect the property on **10-10-2017** between **12:00 Noon** to **3:00 PM** with prior appointment at his/her expenses.
3. For prior appointment please contact **Shri Abhishek Kumar, Asst. General Manager, at SIDBI, Dehradun on 0135-2740587**
4. Prospective bidders are required to obtain user password which is mandatory, for bidding in above E-Auction from **M/s E-Procurement Technologies Ltd** , B 704-705, Wall Street-2, Opp-Orient Club,Nr.Gujarat College, Ellis Bridge,Ahmedabad - 380 006,Gujarat (E-mail: [sales@auctiontiger.in/support@auctiontiger.in](mailto:sales@auctiontiger.in/support@auctiontiger.in) ). 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 **12-10-2017** by 5.00 P.M.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from M/s **M/s E-Procurement Technologies Ltd** , B 704-705, Wall Street-2, Opp-Orient Club,Nr.Gujarat College, Ellis Bridge,Ahmedabad - 380 006,Gujarat Support- Tel: 079-40230816 to 833, Mr Vishal Tiwari Mo No: 9978591888 & Mr Kushal Kothary - 8980690773 and E-mail ID: [support@auctiontiger.net](mailto:support@auctiontiger.net), [rikin@auctiontiger.net](mailto:rikin@auctiontiger.net).
6. Bidders are advised to go through portal address / website for e-auction [sales@auctiontiger.in/support@auctiontiger.in](mailto:sales@auctiontiger.in/support@auctiontiger.in) 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 PRASHANT SARDAR (DY. GENERAL MANAGER)**, Tel No: **0135 - 2740589**.
7. The EMD as mentioned above shall be paid 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 through /NEFT/RTGS in the Account No.: **070103000000019**, Name of the A/C.: **Small Industries Development Bank of India (SIDBI)**, Bank **IDBI Bank Ltd.**, IFSC Code No.: **IBKL0000070**, with E-auction Tender Form (which is available at [www.sidbi.in](http://www.sidbi.in) and last date of collection of Tender form is 12-10-2017 by 4.00 P.M.) along with the copy of identity which should contain the address for future communication (Voter card /Driving Licence/Passport ) and copy of PAN card.
8. 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). Separate envelope be submitted in case of prospective bidders desire to bid for more than one property.



9. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from **M/s E-Procurement Technologies Ltd** Bidders shall hold a valid Digital Signature Certificate issued by competent authority and 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 Ltd** may be conveyed through e-mail).

10. 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.

11. The last date of deposit of EMD along with Tender form is 12-10-2017 by 5.00 PM to the Authorized Officer, Small Industries Development Bank of India at Dehradun (Phone No: **0135-2740587**).

12. The EMD received late for any reason whatsoever will not be entertained.

13. 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.

14. 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.

15. 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.

16. The property will be sold in "AS IS WHERE IS AND WHATEVER THERE IS BASIS".

17. 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.

18. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal, **Dehradun** and /or as per the recovery certificate that may be obtained by SIDBI.

19. 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.

20. 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.

21. 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.

22. The sale is subject to confirmation by the secured creditors i.e. SIDBI and IDBI.

23. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.

24. Correspondence about any change / modification in the offer after submission of tender will not be entertained.

25. 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.

26. 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.

27. 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).

28. The sale certificate shall be issued in the same name in which the tender is submitted.

29. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.

30. Disputes, if any, shall be within the jurisdiction of Dehradun Court only.

31. 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, Dehradun.

32. This publication is also 15 days notice to the borrower/mortgagor/guarantor.

33. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact **SHRI Abhishek Kumar, Asst. General Manager ([abhishekkumar@sidbi.in](mailto:abhishekkumar@sidbi.in))** at Dehradun on **0135-2740587** or service provider **M/s E-Procurement Technologies Ltd**, B 704-705, Wall Street-2, Opp-Orient Club,Nr.Gujarat College, Ellis Bridge,Ahmedabad - 380 006,Gujarat (E-mail: [sales@auctiontiger.in](mailto:sales@auctiontiger.in)/[support@auctiontiger.in](mailto:support@auctiontiger.in))

{D}

To,

The Deputy General Manager/Assistant General Manager  
Small Industries Development Bank of India (SIDBI)  
Dehradun

Dear Sir,

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

**IN RESPECT OF DISPOSAL OF ASSETS M/s SAXENA HEALTHCARE PVT. LTD.  
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:

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


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: \_\_\_\_\_