



Navjeevan Amrit Jayanti Bhavan, 1st Floor, P.B.No.10, Navjeevan P.O.

Regional Office, Ahmedabad – 380014.

Phone No: 079-27549900 & 9999

www.sidbi.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE & MOVABLE PROPERTIES

Whereas, the Authorized Officer of SIDBI had taken physical possession of the following properties pursuant to the notice issued under Sec 13(2) of the SARFAESI Act, 2002 in the following loan accounts with our Branches with a right to sell the same on **“AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS”** for realization of Bank’s dues along with interest and other dues as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of powers conferred under section 13(4) of the said Act, read with Rule 6, 8 & 9 of the Security Interest (Enforcement) Rules, 2002, proposes to realize the Bank’s dues by sale of the said secured assets. The sale will be done by the undersigned through e-auction platform provided at the website: <https://sidbi.auctiontiger.net> (Property Also Available on Auction Tiger Mobile App)

Sl. No.	Name of Borrower/s and Guarantor/s	Name of Mortgagor/s	Lot No.	Details of secured property / ies	Reserve price EMD	Bid increase amount	Date of Demand Notice and the amount due [Rs.]	SIDBI Bank Account Details
1	Neesa Agritech & Foods Ltd. Shri Sanjay Gupta	Neesa Agritech & Foods Ltd.	1	i. All that non-agricultural land bearing Block No.279/paiki, Opp.Armac Cold Storage, admeasuring 1319 sq.mtrs., situate lying and being at Village Changador, Taluka Sanand in the	Rs. 208 Lakh Rs. 20.80 Lakh	Rs.1 lakh	06.03.2014 `10,20,43,671.19 as on 06.03.2014 with future interest	Beneficiary Name – Small Industries Development Bank

	Smt Neelu Gupta			<p>registration district of Ahmedabad and Sub-district of Sanand, Gujarat, together with all building and structures thereon, owned by Neesa Agritech & Foods Ltd.</p> <p>ii. All the movable properties of the borrower situated at Block No.279/p, Panchratna Industrial Estate, Opp.Armac Cold Storage, At Changodar, Taluka-Sanand, Dist. Ahmedabad.</p>			thereon	of India
			2	All that non-agricultural land bearing Block No.279/paiki, Opp.Armac Cold Storage, admeasuring 1319 sq.mtrs., situate lying and being at Village Changador, Taluka Sanand in the registration district of Ahmedabad and Sub-district of Sanand, Gujarat, together with all building and structures thereon, owned by Neesa Agritech & Foods Ltd.	Rs. 190 Lakh	Rs.1 lakh		
			3	All the movable properties of the borrower situated at Block No.279/p, Panchratna Industrial Estate, Opp.Armac Cold Storage, At Changodar, Taluka-Sanand, Dist. Ahmedabad.	Rs. 18.00 Lakh	Rs.10,000/-		
2	Kosas Exports Limited	AS Infracon Pvt Limited	4	Immovable properties admeasuring 1990.00 sq. mtrs. Equivalent to	Rs. 1050 Lakh	Rs.1 lakh	01.12.2016	
							Rs. 7,80,53,481/-	Beneficiary Name –
								Beneficiary A/c. No. 0142011043400
								Beneficiary Bank Name & Branch – IDBI Bank, C.G.Road Branch, Ahmedabad
								IFSC Code – IBKL0000375

	Shri Lalit Omprakash Agarwal Sh Manish Omprakash Agarwal Smt Kaushaliya Agarwal Konark Vinimay Pvt Limited AS Infracon Pvt Limited			2380.04 Sq.yards bearing plot No. 4, R.S.No. 214(215), T.P. Scheme No. 2, (UDHNA), Final Plot No. 9 of village Udhna, Sub Dist. Choriyasi, District - Surat, together with building and structure thereon	Rs. 105 Lakh		as on 30.11.2016 with future interest thereon	Small Industries Development Bank of India Beneficiary A/c. No. 051102000041353 Beneficiary Bank Name & Branch – IDBI Bank, Ghoddod Branch Surat IFSC Code –
3	Kosas Industries Pvt. Ltd. Shri Lalit Omprakash Agarwal Sh Manish Omprakash Agarwal Konark Vinimay Pvt Limited AS Infracon Pvt Limited	AS Infracon Pvt Limited	5	Immovable properties admeasuring 2545.50 sq. yards. Equivalent to 2148.34 Sq. Mtrs., Revenue Survey No. 214(215), T.P. No. 2 (UDHNA), Final Plot No. 9, Village Udhna, Paiki, Plot No. 3, Sub Dist. Choriyasi, District - Surat together with building and structure thereon	Rs. 1125 Lakh Rs.112.50 lakh	Rs.1 lakh	01.12.2016 Rs.8,12,47,556/- as on 30.11.2016 with future interest thereon	IBKL0000051

Date of Inspection	Last date of submission of EMD / Documents (including KYC)	Date of e-auction	Name & Contact Details of Authorized Officer
03.11.2017 And 17.11.2017 Between 11.30 AM to 4.00 PM	20.11.2017 till 5.45 pm. Office Address: <div style="border: 1px solid black; padding: 5px;"> SIDBI, Ahmedabad Regional Office Navjeevan Amrit Jayanti Bhavan, 1st Floor, P.B.No.10, Navjeevan P.O. Ahmedabad – 380014 for Sr.No.1,2 & 3 Or at </div> <div style="border: 1px solid black; padding: 5px;"> Surat Branch Office : 402-403, 4th Floor, International Business Centre Piplod, Surat - Dumas Road, Surat – 395007 for Sr.No. 2 & 3 </div>	22.11.2017 Between 10.00 AM to 11.00 AM Webportal name <u>https://sidbi.auctiontiger.net</u> (Property Also Available on Auction Tiger Mobile App)	Smt Sudha Padmanabhan Authorised Officer Tel No: 27549908 Email: sudha@sidbi.in

TERMS & CONDITIONS:

1. The properties are to be sold on “**AS IS WHERE IS**” and “**AS IS WHAT IS BASIS**” and it shall be the responsibility of the bidders to inspect and satisfy themselves about the assets, area, location and specification before submitting the bid.
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties other than that of SIDBI (Refer detailed terms & conditions hosted on websites). However, prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties & claims, rights, dues affecting the properties and satisfy themselves about the same. Intending bidders are advised to note that in respect of properties mentioned at Sl No. 1 (Lot No. 1,2 &3), a Special Civil Application [SCA] filed by Neesa Agritech & Foods Ltd. is pending before Hon'ble High Court, Gujarat and the sale shall be subject to final outcome of the said SCA
3. 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 confirmed 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.

4. The successful bidder / purchaser shall have to bear all the statutory dues, registration charges, stamp duty, taxes, etc. Authorized officer/Bank will not be responsible for any Government dues/Statutory dues, etc. in respect of the properties.

How to Bid

1. The intending bidders shall pay the EMD to SIDBI by NEFT/ RTGS or by way of Demand Draft / Banker's Cheque favoring " Small Industries Development Bank of India" and payable at SIDBI's offices as indicated above. The intending bidders will have to submit the following documents to the Authorised Officer – (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 <https://sidbi.auctiontiger.net> at the time of registration, for getting login ID and password (which will be required for bidding)
2. Only those intending bidders, who are having valid User Id and Password and have confirmation of payment of EMD by way of NEFT/RTGS/ Demand Draft / Banker's Cheque, will be eligible to participate in the e-auction.
3. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **E-Procurement Technologies Limited, A/801, Wall Street -2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad -380006 Support No. 079-40230816/817/818/813/814/815/820/821/822, Help Line e-mail ID: support@auctiontiger.net or Gujarat@auctiontiger.net. Mr. JINESH JARIWALA 09537046315 Mr. Rikin 997859188** For any property related query **Smt Sudha Padmanabhan (DY. GENERAL MANAGER), Tel No: 27549908 Email: sudha@sidbi.in and Shri Raja Balan (MANAGER), 27549909, Email: ddlraja@sidbi.in . AUCTION TIGER TOLL FREE NUMBER : 18001035342** may be contacted.
4. Bidders are advised to go through the DETAILED TERMS AND CONDITIONS HOSTED ON THE BANK'S WEBSITE www.sidbi.in (tenders) and <https://sidbi.auctiontiger.net> (Property details also Available on Auction Tiger Mobile App)

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower /mortgagors / guarantors are 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 property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Date: 17.10.2017

Place: Ahmedabad

Sd/-
Authorized Officer
Small Industries Development Bank of India

Detailed Terms & Conditions

1. SIDBI will be at liberty to amend / modify / delete any of the 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. Further, SIDBI also reserves its right to amend / modify / cancel the bid if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
2. The interested bidders who have submitted their EMD along with necessary documents on or before **20.11.2017 till 05.45 p.m.**, shall be eligible for participating 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 bidder 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.

3. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, (adjusting the EMD already paid) on the same day or not later than next working day after the bid is knocked down in its / his favour. The balance 75% of the sale price 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.
4. The prospective qualified bidders may avail online training on e-Auction from M/s E-Procurement Technologies Limited prior to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s E-Procurement Technologies Ltd., shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
5. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
6. The purchaser shall bear the applicable stamp duties transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, rates, assessment charges, fees, society charges, etc. owing to anybody related to this properties. SIDBI does not undertake any responsibility to procure any permission/ license etc. in respect of the properties/assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets.
7. The bidders are advised to go through the detailed Terms & Conditions of e-Auction before submitting the bids and taking part in the e-Auction.
8. The publication of sale notice is subject to the force majeure clause.
9. The offer / bid not conforming to the terms of sale shall be rejected. Further, correspondence about any change / modification in the offer after submission of bids will not be entertained.
10. 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 only.
11. The sale certificate shall be issued in the same name in which the bid is submitted.

12. The intending bidders should register their name at <https://sidbi.auctiontiger.net> and get user ID and password free of cost. Bidders who are holding valid ID and Password provided by M/s E-Procurement Technologies Limited. for this auction after due verification of PAN are allowed to participate in online e-Auction on the above portal.
13. Bidding in the last moment should be avoided in the bidders own interest as neither Small Industries Development Bank of India nor Service Provider (M/s E-Procurement Technologies Limited.) will be responsible for any lapse / failure / (Internet / power failure etc.) in order to ward off such contingent situations bidders are requested to make all necessary arrangement / alternatives such as power supply back up etc. so that they are able to participate in the auction successfully.
14. **Refund of EMD to Unsuccessful Bidders:** Normally within 7 working days of E-auction. The bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
15. The Authorised 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.
16. If the borrower / Guarantors pays in full the amount due on or before the date and time of e-auction, e-auction will be closed / cancelled and necessary communication will be sent to the bidders.
17. The e-auction will be conducted under the supervision of the Authorised officer of SIDBI and an auction agency engaged by SIDBI for the purpose.
18. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
19. The purchaser will not carry out any activity which is prohibited by law at the site after purchase.
20. The auction(s) would be in the nature of 'subject to approval of SIDBI i.e. the highest bid would be finalized and kept on record until a final decision is taken on all the bids received.

21. Bank / Authorized Officer 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. 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 / website of SIDBI www.sidbi.in.
22. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a sale certificate as per format prescribed under SARFAESI Rules 2002.
23. This auction is without prejudice to SIDBI's rights to proceed against the borrower/guarantor/hypothecator/mortgagor before Debts Recovery Tribunal, and /or as per the recovery certificate that may be obtained by SIDBI or any other recovery measure.

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Date: 17.10.2017

Place: Ahmedabad

Authorized Officer
Small Industries Development Bank of India