

**SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA**

**U-31-37, MeghMayur Plaza, Surat –Dumas Road, Parle Point, Surat- 395007,www.sidbi.in**

**Ref:- Advertisement issued on 31.05.2016 in Times of India**

**In respect of disposal of asset of A-One International**

**Taken-over by SIDBI**

**Tender-cum-auction Document**

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| **Date of release of advertisement** | **May 31, 2016** |
| **Late date for submission of tenders**  | **July 04, 2016 till 1700 hrs** |
| **Date and time of opening of Tenders** | **July 08, 2016 at 1100 hrs.**  |
| **Venue for opening of Tenders and Auction** | SMALL INDUSTRIES DEVELOPMENT BANK OF INDIAU-31-37, Megh Mayur Plaza, Surat –Dumas Road, Parle Point, Surat- 395007, |
| **Date and time of public auction** | **July 08, 2016 at 1100 hrs.**  |

 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**

**U-31-37, MeghMayur Plaza, Surat –Dumas Road, Parle Point, Surat- 395007,www.sidbi.in**

**NOTICE FOR SALE OF ASSETS- TENDER- CUM-AUCTION**

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| **PUBLIC NOTICE FOR TENDER -CUM-AUCTION FOR SALE OF IMMOVABLE PROPERTY**Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002). Whereas, the Authorized Officer of SIDBI has taken physical possession of the following property pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on **“AS IS WHERE IS BASIS AND WHATEVER THERE IS BASIS”** for realization of Bank’s dues along with interest detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under section 13(4) of the said Act, proposes to realize the Bank’s dues by sale of the said properties. The sale will be done by the undersigned through Tender cum Auction.

|  |  |
| --- | --- |
| **Name of the Borrower (s) & Address**  | **M/s. A-One International**Plot No.3, Block No. 67, Moti Naroli, Tal. Mangrol, Surat. |
| Date of Demand Notice under SARFAESI Act 2002 | September 13, 2013 |
| Outstanding Amount | **`73,12,626/- as on Sept. 10, 2013 less amount paid on 17.12.2013 `8,00,000/-** **Total outstanding amount `67,68,091/-** as on **17.12.2013** with future interest thereon with effect from **18.12.2013** |
| Description of the property  | All those piece and parcel of immovable properties ( N.A. land) situate at Plot Nos. 136 to 164 of Maa Krupa Industrial Estate, bearing Revenue Survey No. 23, 24, 21, paiki & 22, i.e. Revenue block No. 15 of village Bolav, Taluka Olpad and distt. Surat, admeasuring 3,383.15 sq.yards (2828.87 sq.mtrs. which includes land admeasuring 400 sq.mtrs of road, COP etc) owned by Shri Manojbhai Kantibhai Narola.  |
| Reserve Price ( ` ) | ` 55,00,000/- ( Rupee Fifty Five Lakh only) |
| Earnest Money Deposit (EMD `) 10% of Reserve price | ` 5,50,000/- ( Rupee Five Lakh Fifty Thousand only) |
| Bid increase Amount ( `)  | ` 25,000/- |
| Date of Inspection | **June 24, 2016**Between 1100 hrs to 1500 hrs |
| Last date of submission of Tender with EMD  | **July 04, 2016** (Till 1700 hrs) |
| Date & time of Opening of Tenders and auction | **July 08, 2016** 1100 hrs. |
| Venue for submission and opening of Tenders | SMALL INDUSTRIES DEVELOPMENT BANK OF INDIAU-31-37, Megh Mayur Plaza, Surat –Dumas Road, Parle Point, Surat- 395007, |

 |

**TERMS & CONDITIONS:**

1. The properties are sold on **“AS IS WHERE IS”** and **“AS IS WHAT IS BASIS” through Tender-Cum-Auction**. The tenderers can obtain the tenders (free of cost) from Surat Branch Office OR can download the same from Bank’s website [www.sidbi.in](http://www.sidbi.in/) (tenders).
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets, area, location and specification before submitting the bid.
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property other than that of SIDBI. However, prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) & claim, rights, dues affecting the property and satisfy themselves.
4. The successful bidder at the end of auction shall pay 25% of the bid amount immediately (inclusive of EMD) after the bid is knocked down in its / his favour and the balance amount within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing by and at the sole discretion of the Authorized Officer.
5. The successful bidder / purchaser shall bear all the statutory dues, registration charges, stamp duty, taxes etc. Authorized officer/Bank will not be responsible for any Government dues/Statutory dues in respect of the property.
6. **FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE** [www.sidbi.in](http://www.sidbi.in/) under the heading Tenders.

**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

**The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of Tender cum Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.**

**Date: 31/05/2016**

**Place: Surat**

**Authorized Officer**

 **Small Industries Development Bank of India**

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

|  |  |  |
| --- | --- | --- |
| 1 | Name of the unit | M/s A-One International,  |
| 2 | Factory Address | Plot No.3, Block No. 67, Moti Naroli, Tal. Mangrol, Surat. |
| 3 | Type of Industry and Product(s) | Textile Industry |
| 4 | Installed Capacity\* | N A  |
| 5 | Connected Power Load\* | N A  |
| 6 | Unpaid dues\* | (`73,12,626/ as on September 10, 2013 less amount paid on 17.12.2013 ` 8,00,000/-. **Total outstanding amount ` 67,68,091/- as on 17.12.2013 with future interest thereon w.e.f 18.12.2013)** |
| 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  | 3383.15 Sq. yards ( 2828.87 Sq. mtrs) which includes land adm. 400 sq.mtrs of road COP etc.  |
| 2 | Situated at (complete address) | All those piece and parcel of immovable properties ( N A land ) situate at Plot Nos. 136 to 164 of MaaKrupa Industrial Estate, bearing Revenue Survey No. 23, 24, 21 paiki& 22, i.e. Revenue block No. 15 of village Bolav, TalukaOlpad and Dist. Surat owned by ShriManojbhaiKantibhaiNrola.  |
| 3 | Built-up Area | N A  |
| 4 | Agricultural/non-agricultural | Non Agriculture.  |

 \* as per records and documents available with Bank.

**b) Buildings**\*

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl. No.** | **Structures of building** | **Area** | **Type of Construction** |
| 1 | N A |

**c) Plant and machinery**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl. No.** | **Details of machinery/asset** | **Quantity** | **EMD\*****[`.lakh]** |
|  | N A |

**{C} Terms and conditions**

|  |  |  |
| --- | --- | --- |
| 1 | Bids invited for |  Entire assets only |
| 2 | Basis  | As is where is and what is there is. |
| 3 | Last date for submission of tenders | **Not later than 1700 hrs on July 04, 2016** |
| 4 | How to submit the tenders | Signed and completed tenders should be put in an envelope (separate envelope for DD/Pay order for the specified amount of EMD) and both the envelopes should be sealed and super scribed with ***“Offer for purchase of secured assets - A/c M/s. A-One International.".*** The envelopes should be submitted to AGM/DGM, SIDBI at (Address), between **10.00 a.m. and 5.00 p.m.** on any working day on or before the last date of submission of tenders as mentioned herein above. |
| 5 | Earnest Money Deposit (EMD) | 1. For entire assets : Tenders not accompanied by the EMD shall be treated as invalid.No interest shall be payable by SIDBI on the EMD amount. |
| 6 | Mode of payment of EMD | By way of DD/Pay Order drawn on a scheduled commercial bank in favour of SIDBI and payable at SURAT only. |
| 7 | Refund of EMD | Normally within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever. |
| 8 | Adjustment of EMD | For successful bidder(s), EMD amount will be adjusted against payment of bid amount. |
| 9 | Forfeiture of EMD | For bidders not complying with the terms and conditions specified in the Tender-cum-auction Documents, the EMD amount shall be forfeited. |
| 10 | Rejection of tenders | Tenders not received in the prescribed tender form or incomplete in any respect or unsigned or not accompanied by DD/PO for the requisite EMD are liable to be summarily rejected at the sole discretion of SIDBI. |
| 11 | Presence of bidders  | Bidders or their authorized representatives will be allowed to remain present at the time of opening of tenders.  |
| 12 | Selection of best offer | Shall be decided by the Asset Disposal Committee (ADC) constituted / to be constituted by SIDBI.  |
| 13 | Liability of the purchaser | The purchaser shall have to pay the statutory/government/other dues, if any, in respect of the assets/property advertised for sale.SIDBI does not undertake any responsibility to procure any permission/ license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets. |
| 14 | Negotiation with highest bidder for improvement in offer | SIDBI reserves its right to negotiate with the highest bidder after opening of tenders and after getting the highest bid for improvement in the offer and to accept or to reject any or all offers without assigning any reasons whatsoever. |
| 15 | Disputes/tender/auction | In case of disputes in tender/auction, the decision of SIDBI shall be final and binding on all. |
| 16 | Inspection of assets | Tenderers are advised to submit their tenders only after inspection of assets. The inspection of assets would be arranged by SIDBI with prior appointment on the following dates : Date(s): **June 24, 2016.****Time: Between 1100 hrs and 1500 hrs.**The cost for inspection of assets will have to be borne by the prospective tenderers. Please contact the aforementioned office of SIDBI for details. |
| 17 | Miscellaneous | Tenders with conditional offer will be treated as invalid. Correspondence about any change / modification in the offer after submission of tender will not be entertained. If any tenderer wishes to give a fresh offer before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit.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. |
| 18 | Contact Persons | For any clarification/assistance, please contact Shri Manish Kumar, AGM or Shri Nagappa Shetty, AM at Tel No. 0261-2258493In case of any difficulty, please contact the Branch In-charge Mr.Sanjay Gupta, Dy. General Manager at Tel No.0261-2257867and 0261-2258493.  |
| 19 | General terms and conditions of auction | [a] The auction(s) would be conducted at  **SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, U-31-37, Megh Mayur Plaza, Surat –Dumas Road, Parle Point, Surat- 395007.**The auction would start at **1100 hrs on July 08 2016**.  [b][b] The auction will be conducted under the supervision of the Asset Disposal Committee of SIDBI/an auctioneer/auction agency engaged by SIDBI for the purpose. [c] [c] 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.  [d] [d] SIDBI would reserve its right to reject any or all bids without assigning any reason thereof.   |
| 20 | Without prejudice |  This tender cum auction is without prejudice to SIDBI’s rights to proceed before Debts Recovery Tribunal, **Ahmedabad** and /or as per the recovery certificate that may be obtained by SIDBI.  |

**Notes forming part of the above terms and conditions:**

1. SIDBI would first go for tender process and thereafter, if required, auction process may be held.

2. In case the highest bid received under the tender process is above the Reserve Price, then negotiations for any enhancement in the offer would be taken up with the highest bidder.

3. In case of the highest bid received under the tender process being less than the Reserve Price and the auction process being thereafter taken up, it would be in the form of an open auction so as to get an offer which will be an improvement over the highest bid.

4. 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 including charging of interest at the document rate. Further, SIDBI also reserve its rights to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.

5. The tenderers will have to submit valid identity and address proof as may be required. Formal authorization should be furnished if tenderer / bidder is represented by representative.

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