

**SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA**

**U-31-37, Megh Mayur Plaza, Surat-Dumas Road, Parle Point, Surat – 395007 Gujarat**

**Phone(s) : 0261-2258493, 2252392**

Website : [*www.sidbi.in*](http://www.sidbi.in)

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**Sale of immovable property (secured assets) 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 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 Surat Branch 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 as 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, read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002,proposes to realize the Bank’s dues by sale of the said secured properties/assets. The sale will be done by the undersigned through e-auction platform provided at the website: [**https://sidbi.auctiontiger.net**](https://sidbi.auctiontiger.net/) **(Property details also available on Auction Tiger Mobile App).**

|  |  |
| --- | --- |
| **Name of the Borrower & Address**  | **M/s. R K Infratel Ltd.** Office No. 1-2, 13-14, Ist & IInd Floor, Annapurna Shopping Centre, Adajan Patia, Surat-395009. |
| Date of Demand Notice under section 13(2) of SARFAESI Act, 2002.  |  January 15, 2014 |
| Outstanding Amount | ` 1,22,60,131.51 under DCS as on 15.01.2014 together with interest thereon @ 13.25% p.a. w.e.f. 15.01.2014 till paymenttoSIDBI **and** ` 2,23,80,346.00 under Sub-ordinated loan as on 15.01.2014 together with interest thereon @ 15.75% p.a. w.e.f. 15.01.2014 till paymenttoSIDBI. |
|

|  |  |  |
| --- | --- | --- |
| **Description of the property** | **(1)****Office NO.A-02 ‘Shakuntal’ near Sanghvi tower, beside Sardar Complex, Adajan Road, bearing R S No. 539, paiki TP scheme No. 10, Adajan, Tal. Surat Dist. Surat, owned by Smt. Smita J Somani ( Adm. 361 Sq. Ft. )**  | **(2)****Flat No. 1002, ‘Sky View Tower, near Sneh Sankul, behind Dharam Palace, Adajan Road, bearing R S No. 225 T.P. Scheme No. 13, Final Plot No. 113, paiki Plot No. A/2, A/3, A/6, A/8, A/9 paiki A/11, A/12, A/14, C/23 and C/24 of Moje Adajan Tal. Surat, Dist: Surat owned by Shri Manoj Mantri (Adm. 1310 Sq.ft.)** |
| Reserve Price ( ` ) | `19,00,000/-(Rupees Nineteen Lakh only) | `36,00,000/-(Rupees Thirty Six Lakh only) |
| Earnest Money Deposit (EMD `) 10% of Reserve price | ` 1,90,000/- ( Rupees One Lakh ninety thousand only) | `3,60,000/- (Rupees Three Lakh Sixty Thousand Only) |
| Bid increase Amount ( `) |  `25,000/- | `50,000/- |
| Date of Inspection | February 08, 2017 &February 22, 2017 | February 10 , 2017 &February 24, 2017 |

 |
| EMD deposit through RTGS / NEFT / Demand Draft/ Banker’s cheque  | Beneficiary Name:“SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA (SIDBI)”. Beneficiary **A/c No. 051102000041353,**Beneficiary Bank Name & Branch: IDBI Bank, Surat.**IFSC code -IBKL0000051** |
| Last Date of submission of EMD | Date of E-auction |
| March 06 , 2017Office Address:SIDBI, U-31-37, Megh Mayur Plaza, Surat – Dumas Road, Parle Point, Surat- 395007 |  March 10 , 2017Between 10.30 AM to 11.30 AMWeb Portal Name:https://sidbi.auctiontiger.net(Property also available on Auction Tiger App) |

 |

**TERMS & CONDITIONS:**

1. The properties are being 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. 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 properties and satisfy themselves about the same.
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 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.
4. 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 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 favouring “ Small Industries Development Bank of India” and payable at SIDBI’s office at Surat. 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. **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 M/S 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 F**or any property related query may contact **Shri Sanjay Gupta (DGM), Tel No: 0261-2257867 Email: sgupta@sidbi.in, Smt Sudha Padmanabhan (DGM), Tel No: 079-27549908, Email: sudha@sidbi.in and Shri Tapomaya Pattanayak (MANAGER), 079-27549907, Email:** **tapomaya@sidbi.in**
4. **Bidders are advised to go through the DETAILED TERMS AND CONDITIONS HOSTED ON THE BANK’S WEBSITE** [www.sidbi.in](http://www.sidbi.in/) (tenders) andhttps://sidbi.auctiontiger.net (Property details also Available on Auction Tiger Mobile App).

**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 e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.**

**Date: 28.01.2017**

**Place: Surat**

**Sd/-**

**Authorized Officer**

 **Small Industries Development Bank of India**

**[B] Profile of the asset including description of the asset advertised for sale**

|  |  |  |  |
| --- | --- | --- | --- |
| 1 | Description of Assets |  **(1)****Office NO.A-02 ‘Shakuntal’ near Sanghvi tower, beside Sardar Complex, Adajan Road, bearing R S No. 539, paiki TP scheme No. 10, Adajan, Tal. Surat Dist. Surat, owned by Smt. Smita J Somani.** |  **(2)****Flat No. 1002, ‘Sky View Tower, near Sneh Sankul, behind Dharam Palace, Adajan Road, bearing R S No. 225 T.P. Scheme No. 13, Final Plot No. 113, paiki Plot No. A/2, A/3, A/6, A/8, A/9 paiki A/11, A/12, A/14, C/23 and C/24 of Moje Adajan Tal. Surat, Dist: Surat, owned by Shri Manoj Mantri.** |
| 2 | Structure of the building  | RCC | RCC |
| 3 | Area | 361 sq. ft. | 1310 sq. ft. |
| 4 | Total Dues | ` 1,22,60,131.51 under DCS as on 15.01.2014 together with interest thereon @ 13.25% p.a. w.e.f. 15.01.2014 till paymentto SIDBIand ` 2,23,80,346.00 under Sub-ordinated loan as on 15.01.2014 together with interest thereon @ 15.75% p.a. w.e.f. 15.01.2014 till payment to SIDBI. |

**[C] 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 **March 06, 2017 till 1745 hrs.** 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 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 05 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 05 minutes (subject to maximum of unlimited extensions of 05 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 agreed upon in writing between the purchaser and the secured creditor, in any case, not exceeding three months.

**4.**In case of default in payment by the successful bidder, the amount already deposited by the bider 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. The purchaser shall satisfy itself as to existence of any encumbrances or any dues to State/Central Government, or any authorities in respect of these assets and also bear charges /expenses of transfer of assets in its favour.

5.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 have to ensure that they are technically well equipped for participating in the e-Auction event.

6.All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

7.The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, **t**axes, rates, assessment charges, fees etc. owing to anybody related to these properties.

8.SIDBI does not undertake any responsibility to procure any permission/ license etc. in respect of the property/asset offered for sale or for settlement of any dues whatsoever in respect of the said property/asset.

9.The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s E-Procurement Technologies Limited, [https://sidbi.auctiontiger.net](https://sidbi.auctiontiger.net/), and website [www.sidbi.in](http://www.sidbi.in) (Tenders) before submitting the bids and taking part in the e-Auction.

10.The publication is subject to the force majure clause.

11.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.

12.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.

13.The sale certificate shall be issued in the same name in which the bid is submitted.

14.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.

15.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.

**16.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.

17.The Authorised Officer reserves its right to negotiate with the highest bidder for further improvement in the offer in order to maximize the recovery of public money.

18.If the borrower / Guarantors pay in full the amount due, before the date of acceptance of bid, e-auction will be closed and necessary communication will be sent to the bidders.

19.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.

20.Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under. Disputes, if any, shall be within the jurisdiction of Ahmedabad courts only.

21.The purchaser will not carry out any illegal activities at the said premises.

22.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.

23.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, Surat/ website of SIDBI [www.sidbi.in](http://www.sidbi.in).

24.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.

25.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.

**Date: 28 .01.2017**

**Place: Surat**

**Sd/**

**Authorised officer**