

Small Industries Development Bank of India
Ground Floor, Videocon Tower, E-1, Rani Jhansi Road,
Jhandewalan Extension, New Delhi – 110055
www.sidbi.in

**Ref:- Advertisement issued on 07/06/2017 in Business Standard (E & Hindi) in
Delhi/NCR region and Dainik Bhaskar (Hindi) in Alwar region
In respect of disposal of asset of M/s BD Jain Roller Flour Mills Ltd
Taken-over by SIDBI under SARFAESI Act, 2002**

e-auction Document

Date of release of advertisement	07/06/2017
Date and time of e-auction	11/07/2017 between 15:00 hrs to 16:00 hrs
Venue of e-auction	Online auction through C1 India Pvt. Ltd. at their website at https://www.bankeauctions.com

This e-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)

Ground Floor, Videocon Tower, E-1, Rani Jhansi Road, Jhandewalan Extension,
New Delhi – 110055; Phone No: 011-23682474-77; Fax : 011-23682464, 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/movable Properties 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 notice 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 SIDBI.

Name and Address of the Secured Credit	Small Industries Development Bank of India, Ground Floor, Videocon Tower, E-1, Rani Jhansi Road, Jhandewalan Extension, New Delhi – 110055
Name and Address of the Borrower/Mortgagor	M/s BD Jain Roller Flour Mills Ltd at Plot No. F-45 & 46, Agro Food Park, M.I.A, RIICO Industrial Estate, Alwar, Rajasthan
Amount of Dues of the Bank	Rs. 5,79,98,694/- (as on 31/05/2017) and further interest w.e.f. 31/05/2017 and other costs and charges.
Demand Notice	Recall Notice dated 04/11/2016
Description of the Properties/owner/mortgagor(s)	
Lot 1: Land and Building at Plot No. F-45 & 46, Agro Food Park, M.I.A, RIICO Industrial Estate, Alwar, Rajasthan admeasuring 4128 sq. mtr owned by M/s BD Jain Roller Flour Mills Limited. AND Plant and Machinery: Roller mills, Vibro motors, pneumatic system etc. (details available on SIDBI website www.sidbi.in and www.bankeauctions.com)	
Lot 2: Description of assets (only movable assets) Roller mills, Vibro motors, pneumatic system etc. (details available on SIDBI website www.sidbi.in and www.bankeauctions.com)	
Date and Time of Auction	11/07/2017 between 15:00 hrs and 16:00 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale.
Date of inspection of assets by intending purchasers at site	24/06/2017 between 13:00 hrs to 14:00 hrs.
Portal of e-auction	M/s C1 India Pvt Ltd at https://www.bankeauctions.com
Reserve Price	Lot 1: Land, building and Plant and Machinery: Rs. 278.94 lakh Lot 2: Plant and Machinery: Rs. 34.62 lakhs If suitable bid is received for the entire assets (i.e. Lot 1), then bid for only plant and machinery (i.e. Lot 2) shall not be considered separately.
Earnest Money Deposit/ EMD remittance A/C details	Lot 1: Rs. 27.89 lakhs and Lot 2: Rs. 3.46 lakhs (10% of the reserve price) in favour of Small Industries Development Bank of India

	<p><u>EMD Remittance A/C details (for RTGS/NEFT)</u> Beneficiary name: Small Industries Development Bank of India Beneficiary A/C no: 0142013000201 Beneficiary's bank name: IDBI Bank Ltd, Videocon tower, 1st floor, E-1, Jhandewalan Extension, New delhi-110055 IFSC Code: IBKL0000127 <u>Payment through DD/PayOrder:</u> DD/PayOrder may be drawn in favour of Small Industries Development Bank of India, payable at New Delhi.</p>
Incremental amount of Bids	Rs. 50,000/-
Last date and time of submission of EMD and documents	10/07/2017 by 16:00 hrs.
Address at which the tender Form / document to be submitted	Small Industries Development Bank of India (SIDBI) Online through C1 India Pvt Ltd through their website <u>https://www.bankeauctions.com</u> (e-mail: support@bankeauctions.com)

Terms and condition

5. Auction is being held on " AS IS WHERE IS AND WHATEVER THERE IS" basis.
6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
7. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property other than that of SIDBI. However, the intending bidder should make their own independent inquiries regarding the encumbrances, title of property/ies & claim, rights, dues affecting the property and also prior to submitting the bid to inspect & satisfy themselves.
8. The successful bidder shall bear all the statutory dues. Attendant charges/registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser, Authorized officer/Bank will not be responsible for any Government dues/ Statutory dues on the auction property.

How to Bid

4. The intending bidder shall pay the EMD to SIDBI by NEFT/RTGS/DD/ Pay Order. Thereafter they will log in <https://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 upload on the site at the time of registration, to get login Id and password (which will be required to bid)**
5. **Only those intending bidders will be eligible to participate in the e-auction who have valid User Id and Password and have confirmation of payment of EMD by way of NEFT/RTGS/DD/Pay Order**
6. 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 **M/s C1 India Pvt. Ltd.**, Plot No. 301, 1st floor, Udyog Vihar Phase-2, Gurgaon, Haryana-122015, Ph. No.: 9813887931, 7291981125-29, 0124-4302020-26, Mr. Vinod Kumar, Email: delhi@c1india.com, support@bankeauctions.com. For any property related query may contact **SHRI JAVED AHMAD SIDDIQUI (DY. GENERAL MANAGER), Tel No: 011-23682470, Mobile : +919999135031, Email:-javed@sidbi.in SHRI PARVINDER THUKRAL(ASSTT. GENERAL MANAGER) Mob: 8588825490, Email: pthukral@sidbi.in, SHRI RISHABH SINGH (ASSTT. MANAGER), Mob. No. 9953024040, Email :- rishabhs@sidbi.in**

FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.sidbi.in and C1 India portal at <https://www.bankeauctions.com>

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 dated 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 : 07/06/2017

Place : New Delhi

Sd/-
Authorized Officer
SIDBI

[B] Profile of the unit including description of assets advertised for sale

1	Name of the unit	M/s BD Jain Roller Flour Mills Ltd
2	Factory Address	Plot No. F-45 & 46, Agro Food Park, M.I.A, RIICO Industrial Estate, Alwar, Rajasthan
3	Type of Industry and Product(s)	Food processing (final products are maida, suji and bran)
4	Unpaid dues	Rs. 5,79,98,694/- as on 31/05/2017 plus future interest and costs
5	Operational/Non-operational	Non-operational

Assets available for sale

i) Land and Building*

1	Name	M/s BD Jain Roller Flour Mills Ltd
2	Situated at (complete address)	Plot No. F-45 & 46, Agro Food Park, M.I.A, RIICO Industrial Estate, Alwar, Rajasthan
3	Agricultural/non-agricultural	Non-agricultural
4	Built-up Area	Land area: 44434.61 sq.ft (4128 sq. mtrs) Covered area (RCC): Main building 13220 sq.ft; godown 8525 sq.ft; office block 1260 sq.ft; guard room 300 sq.ft, weighbridge 300 sq.ft
	Type of property	Factory land
	Total No. of floors	Ground + 4 floors (main building)
	Type of construction	RCC

* as per record available.

ii) **Plant and machinery**

Sl. No.	Details of machinery/asset	Quantity
1	Roller Mills	10
2	Vibro motors	2
3	Pneumatic System & miscellaneous items	

[C] **Terms and condition**

1. E-auction will be held on 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 **24/06/2017** between **13:00 hrs to 14:00 hrs** with prior appointment at his/her expenses.
3. For prior appointment please contact Sh. Rishabh Singh (Assistant Manager) Mob: 9953024040, email: rishabhs@sidbi.in or Sh. Parvinder Thukral (Assistant General Manager) Mob: 8588825490, email: pthukral@sidbi.in.
4. Prospective bidders are required to obtain user ID and password which is mandatory, for bidding in above E-Auction from C1 India Pvt Ltd (E-mail: delhi@c1india.com). Password will be allotted to only those bidders who fulfil all the terms and conditions of the E-Auction and have deposited the requisite **EMD** with the Authorised Officer, on or before **10/07/2017** by **16:00 hrs**.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from C1 India Private Limited. Contact Person: Sh. Vinod Kumar, Ph. No. 9813887931, 7291981125-29, 0124-4302020-26, email-delhi@c1india.com
6. Bidders are advised to go through portal address / website for e-auction 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 Sh. Rishabh Singh (Assistant Manager) Mob: 9953024040, email: rishabhs@sidbi.in or Sh. Parvinder Thukral (Assistant General Manager) Mob: 8588825490, email: pthukral@sidbi.in.
7. The EMD as mentioned above shall be paid:
 - i. through Demand Draft/A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of **Small Industries Development Bank of India, payable at New Delhi**
 - or
 - ii. through /NEFT/RTGS as under :

Beneficiary name: Small Industries Development Bank of India

Beneficiary A/C no: 0142013000201

Beneficiary's bank name and branch: IDBI Bank Ltd., Videocon tower, 1st floor, E 1, Jhandewalan Extension, New Delhi-110055

IFSC Code: IBKL0000127

EMD is to be submitted with **E-auction Tender Form** (which is available at www.sidbi.in and last date of collection of Tender form is **10/07/2017 by 16:00 hrs**) along with the copy of identity which should contain the address for future communication (Voter card /Driving License/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 desired to bid more than one property.
9. On receipt of EMD, the prospective bidders will log in at <https://www.bankeauctions.com> and register themselves on the site. They will keep scanned copies of the following documents: (i) proof of EMD deposit (DD/ UTR no. of NEFT/RTGS) (ii) PAN Card/ Form 60 (iii) latest address proof, ready which they will have to upload on the site at the time of registration, for getting User ID and password (which will be required for bidding). They will thereafter receive user id/password on their valid email id (mandatory for e-Auction) from C1 India Pvt Ltd. Bidders shall also 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 C1 India Pvt 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 EMD along with Tender form is **10/07/2017 by 16:00 hrs** to the Authorized Officer, Small Industries Development Bank of India at Ground Floor, Videocon Tower, E-1, Rani Jhansi Road, Jhandewalan Extension, New Delhi – 110055 (Phone No: 9999135031).
12. The EMD received late for any reason whatsoever will not be entertained.
13. If suitable bid is received for the entire assets (i.e. Lot 1), then bid for only plant and machinery (i.e. Lot 2) shall not be considered separately.
14. 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. SIDBI reserves its right to negotiate with the highest bidder for improvement in the offer.
15. The initial deposit (25% of amount of bid as accepted by Bank including the EMD) shall be paid immediately or within next working day 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.
16. 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.
17. The property will be sold in "AS IS WHERE IS AND WHATEVER THERE IS BASIS".

18. 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.
19. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal and /or as per the recovery certificate that may be obtained by SIDBI or any other recovery action.
20. 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.
21. 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.
22. The intending bidders should make discreet enquiries as regards to the property /area and extend 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.
23. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
24. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
25. Correspondence about any change / modification in the offer after submission of tender will not be entertained.
26. 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.
27. 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.
28. 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).
29. The sale certificate shall be issued in the same name in which the tender is submitted.
30. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
31. Disputes, if any, shall be within the jurisdiction of Delhi Court only.

32. 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, New Delhi Branch Office.
33. This publication is also a statutory 30 days sale notice under the SARFAESI Act, 2002 to the borrower /mortgagor /guarantor /hypothecator of the assistance about holding of sale on above mentioned date if the dues are not repaid in full.
34. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact
- i. Shri Rishabh Singh (Asstt. Manager) Mob: 9953024040, email: rishabhs@sidbi.in or
 - ii. Shri Parvinder Thukral, (Asstt. General Manager) Mob: 8588825490, email: pthukral@sidbi.in.
 - iii. In case of any difficulty, please contact the Branch Incharge- Shri. Javed Ahmad Siddiqui (Dy. General Manager) Mob:9999135031, Email: javed@sidbi.in at Tel No. 011-23682470 or
 - iv. Service Provider : C1 India Private Limited at Sh. Vinod Kumar, Mobile No. 9813887931, 7291981125-29, 0124-4302020-26, email- delhi@c1india.com, support@bankeauctions.com

Sd/-
Authorised Officer
SMALL INDUSTRIES DEVELOPMENT BANK

Date: 07/06/2017

Place: New Delhi

{D} Tender Form

To,

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

Dear Sir,

**Ref. Advertisement issued on 07/06/2017 in the ___ and ___ (name of newspaper / other publication)
IN RESPECT OF DISPOSAL OF ASSETS M/s BD JAIN ROLLER FLOUR MILLS LTD TAKEN OVER BY SIDBI**

SUBMISSION OF TENDER

1. I/We, the tenderer/s, do hereby state that, I/we have read the e-auction Document and the terms and conditions of the e-auction/ 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 e-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	M/s BD Jain Roller Flour Mills Ltd at Plot No. F-45 & 46, Agro Food Park, M.I.A, RIICO Industrial Estate, Alwar, Rajasthan
c	Whether tender is for Lot 1 or Lot 2	Lot ____.

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 in e-auction document 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) RTGS/NEFT/DD/Pay Details _____
Dated _____
Drawn On Bank _____
Payable at _____

(ii) A copy of the e-auction document duly signed by the tenderer on every page.

Name of the bidder _____
Address Office _____
Residence _____

Contact details : Tel. Office _____ Mobile No. _____

_____ Residence _____ e-mail id : _____

* Any other particulars relevant for the purpose: _____