



SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

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

Ahmedabad – 380014.

Phone No: 079-27549900 & 9999

www.sidbi.in

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

Sale of immovable and movable properties (secured assets) mortgaged and hypothecated to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002), through online.

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 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 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 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)

| | | |
|---|---|---|
| Name of the Borrower(s) & Address | Neesa Agritech & Foods Ltd. | |
| | Registered Office | Correspondence Address |
| | 279/p, Panchratna Industrial Estate, Sarkhej-Bavla Highway,Changodar–13, Dist. Ahmedabad, Gujarat | 2nd Floor, Cambay Grand, B/H PERD Center, Off. S.G.Road,Thaltej, Ahmedabad – 380054, Gujarat |
| | Neesa Infrastructure Ltd. | |
| Registered Office | Correspondence Address | |
| Plot No: 278/279, Panchratna Industrial Estate, Opp. Armec Cold Storage, Changodar, Ahmedabad - 380 013 | 2nd Floor, Cambay Grand, B/H PERD Center, Off. S.G.Road,Thaltej, Ahmedabad – 380054, Gujarat | |

| Details of Demand Notice under SARFAESI Act, 2002 | Name of Borrower | Date of Demand Notice | Outstanding Amount |
|---|-----------------------------|-----------------------|--|
| Outstanding amount | Neesa Agritech & Foods Ltd. | 06.03.2014 | `10,20,43,671.19 as on 06.03.2014 with future interest thereon with effect from 07.03.2014 |
| | Neesa Infrastructure Ltd. | 20.04.2015 | `15,83,57,756 as on 26.02.2015 with future interest thereon with effect from 27.02.2015 |

| Description of the Property with Reserve Price, EMD & Bid Increase Amount | Lot No | Particulars | Reserve Price (₹) | EMD: (₹) | Bid Increase Amount (₹) |
|---|--------|---|-------------------|-------------|-------------------------|
| | 1 | <p>i. All that part of land bearing Block No.278 admeasuring 5516 sq.mtrs. situate lying and being at village Changodar, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand, together with all building and structures thereon owned by Neesa Agritech & Foods Ltd.</p> <p>ii. All the movable properties of the borrower excluding current assets located at Block No.278, Panchratna Industrial Estate, opp.Armac Cold Storage, At Changodar, Taluka-Sanand, Dist. Ahmedabad.</p> | 4,66,00,000/- | 46,60,000/- | 1,00,000/- |

| | | | | | |
|--|---|---|----------------------|--------------------------|-------------------|
| | 2 | All that part of land bearing Block No.278 admeasuring 5516 sq.mtrs. situate lying and being at village Changodar, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand, together with all building and structures thereon owned by Neesa Agritech & Foods Ltd. | 4,55,00,000/- | 45,50,000/- | 1,00,000/- |
| | 3 | All the movable properties of the borrower excluding current assets located at Block No.278, Panchratna Industrial Estate, opp.Armac Cold Storage, At Changodar, Taluka-Sanand, Dist. Ahmedabad. | 11,00,000/- | 1,10,000/- | 10,000/- |
| <p>Priority will be given to offer of Lot No.1 against bid for Lot No.2 and 3. The bid for Lot No.3 will be considered for sale only if no bid is received for Lot No.1 AND the bid for Lot No.2 will be considered for sale only if no bid is received for Lot No.1 but bid is received for Lot No.3</p> | | | | | |
| EMD Remittance Account Details | | Beneficiary Name – Small Industries Development Bank of India Beneficiary A/c. No. 0142011043400 Beneficiary Bank Name & Branch – IDBI Bank, C.G.Road Branch, Ahmedabad IFSC Code – IBKL0000375 | | | |
| Date of Inspection | | Last date of submission of EMD / Documents (including KYC) | | Date of e-auction | |

| | | |
|---|---|---|
| <p>10.11.2017</p> <p>And</p> <p>17.11.2017</p> <p>Between 11.30 AM to 4.00 PM</p> | <p>20.11.2017 till 5.45 pm.</p> <p>Office Address:</p> <p>SIDBI, Ahmedabad</p> <p>Regional Office</p> <p>Navjeevan Amrit Jayanti</p> <p>Bhavan, 1st Floor, P.B.No.10,</p> <p>Navjeevan P.O.</p> <p>Ahmedabad – 380014.</p> | <p>22.11.2017</p> <p>Between 10.00 AM to 11.00 PM</p> <p>Webportal name</p> <p><u>https://sidbi.auctiontiger.net</u></p> <p>(Property Also Available on Auction</p> <p>Tiger Mobile App)</p> |
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TERMS & CONDITIONS:

1. The properties are 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 properties & claims, 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 immediately (inclusive of EMD already deposited) after the bid is confirmed in its 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.
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 office at Ahmedabad. 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 **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** For any property related query may contact **Smt Sudha Padmanabhan (DY. GENERAL MANAGER), Tel No: 27549908 Email: sudha@sidbi.in, Shri Raja Balan (ASST. GEN. MANAGER), Tel No: 27549909, Email: ddlraja@sidbi.in. AUCTION TIGER TOLL FREE NUMBER : 18001035342**

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 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower / Mortgagor / 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: 05.11.2017

Place: Ahmedabad

Sd/-
Authorized Officer
Small Industries Development Bank of India

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

| Lot No. | Particulars | | | |
|----------------|--|--|------------------------------|--|
| 1-3 | <p>i. Location of the Immovable Property</p> <p>ii. Details of movable assets and its location</p> | <p>All that part of land bearing Block No.278 admeasuring 5516 sq.mtrs. situate lying and being at village Changodar, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand, together with all building and structures thereon owned by Neesa Agritech & Foods Ltd.</p> <p>All the movable properties of the borrower excluding current assets located at Block No.278, Panchratna Industrial Estate, opp.Armac Cold Storage, At Changodar, Taluka-Sanand, Dist. Ahmedabad.</p> | | |
| | Total dues | Name of Borrower | Date of Demand Notice | Outstanding Amount |
| | | Neesa Agritech & Foods Ltd. | 06.03.2014 | `10,20,43,671.19 as on 06.03.2014 with future interest thereon with effect from 07.03.2014 |
| | | Neesa Infrastructure Ltd. | 20.04.2015 | `15,83,57,756.00 as on 26.02.2015 with future interest thereon with effect from 27.02.2015 |

[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 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 immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting secured creditor 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.
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 available on the Web Portal of M/s E-Procurement Technologies Limited, <https://sidbi.auctiontiger.net>, and website www.sidbi.in (Tenders) before submitting the bids and taking part in the e-Auction.
8. The publication 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, before the publication of auction sale notice, the sale of assets will be 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.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower / mortgagor / 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: 05.11.2017

Place: Ahmedabad

Sd/-
Authorized Officer
Small Industries Development Bank of India