

**Small Industries Development Bank of India (SIDBI)**  
**SIDBI Tower, 15, Ashok Marg,**  
**Lucknow – 226 001**  
**Ph. 0522-2286202, 2286576; Fax 0522-2288323**  
**Website: www.sidbi.in**

Ref:- Advertisement issued on November 26, 2013 in Hindustan Times (English - Lucknow edition) and Hindustan (Hindi- Lucknow edition).

In respect of disposal of asset of M/s A Star Creation Taken-over by SIDBI


**Tender-cum-auction Document**

<b>Date of release of advertisement</b>	<b>November 26, 2013</b>
<b>Last date for submission of tenders</b>	<b>December 30, 2013 by 12:00 hours</b>
<b>Date and time of opening of Tenders</b>	<b>December 31, 2013 at 11:00 hours.</b>
<b>Venue for opening of Tenders</b>	<b>SIDBI Office At SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001</b>
<b>Date and time of public auction</b>	<b>December 31, 2013 at 15:00 hours</b>
<b>Venue of Public Auction</b>	<b>SIDBI Office At SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001</b>

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**

 <p><b>SIDBI</b> भारतीय लघु उद्योग विकास बैंक SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA</p> <p><b>Small Industries Development Bank of India (SIDBI)</b> SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001 <b>Ph. 0522-2286202, 2286576; Fax 0522-2288323 website : <a href="http://www.sidbi.in">www.sidbi.in</a></b></p>	
<b>TENDER-CUM-AUCTION - ASSETS FOR SALE</b>	
Following assets in symbolic possession of the Authorised Officer are available for sale on 'As Is Where Is And What Is There Is' basis under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).	
<b>Name of the unit and Location</b>	<b>M/s A Star Creation</b> Factory Address : At 240/10, Chakki Wali Building, Katra Abu Turab Khan, Yahia Ganj, Dist – Lucknow-226003 (U.P)
<b>Product(s) manufactured</b>	Engaged in Jardozi work
<b>Land &amp; Building (Assets)</b>	Land (Non- Agriculture): At Gata No. 222 situated at Village-Maulabad, Pargana-Dariyabad, Tehsil – Sirauli, Gauspur, District – Barabanki, (U.P). Admeasuring Area: 11690 sq. m,
<b>Machinery (Assets)</b>	<ol style="list-style-type: none"> <li>1. Industrial Sewing Machine (Qty: 60) (Single Needle, Heavy Duty, Complete Set A/D Tech)</li> <li>2. Industrial Sewing Machine (Qty: 1) (FOA, Comp, Operated, Motor Puller Complete Set)</li> <li>3. Industrial Sewing Machine (Qty: 1) (Over Lock, 5 Thread Comp, with Sensor Complete Set)</li> <li>4. Industrial Sewing Machine (Qty: 1) (Belt, Comp. With Sensor Adv. Complete set)</li> <li>5. Industrial Sewing Machine (Qty: 1) (Bartok Machine Set)</li> <li>6. Industrial Sewing Machine (Qty: 1) (Loopy, Comp, Advance Technology Complete Set)</li> <li>7. Industrial Sewing Machine (Qty: 1) (Button Hole Comp Advance Tech)</li> <li>8. Industrial Sewing Machine (Qty: 1) (Jetty Machine Advance)</li> <li>9. Industrial Sewing Machine (Qty: 1) (Eyelets Kaaj Machine Complete Set)</li> <li>10. Cloth Cutting Advance Set (Qty: 1)</li> <li>11. Industrial Heavy Duty Steam Press (Qty: 1)</li> </ol>
Reserve Price: (a) ₹ 350 lakh for Land (b) ₹ 36.52 lakh for Plant & Machinery (c) Earnest Money Deposit (EMD) for Land: ₹ 35 lakh. (D) Earnest Money Deposit (EMD) for Plant & Machinery: ₹ 3.66 lakh.	
Sale of the secured assets mentioned herein is for recovery of secured debts (Approx ₹ 138.20 lakh as on 19.10.2013 plus interest and costs) of SIDBI. Interested parties may please contact the Authorised Officer (AO). Offers are invited in sealed covers for purchase of the assets with EMD only by way of Pay Order/DD, drawn on a scheduled bank, payable at Lucknow, favoring SIDBI. EMD shall bear no interest, be adjusted in case of successful offerer and shall be forfeited in case of default by such offerer. Assets will not be sold below reserve price. Successful bidder has to deposit 25% of the bid amount (inclusive of EMD) immediately by way of pay order/DD, and remaining 75% on or before the 15th day of confirmation of sale. 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 Government or anybody in respect of these assets and also bear expenses of transfer of assets. Tender-cum-auction Document is available free of cost at the above address as well on the website <a href="http://www.sidbi.in">www.sidbi.in</a> , which contains more details, as it forms part of this advertisement. AO reserves the right to reject any or all offers without assigning any reason thereof or modify the terms & conditions on spot as per the circumstances. This publication is also a notice of 30 days to the Borrower/Mortgagor /hypothecator/Guarantor of the assistance about holding of sale on above mentioned date if the dues are not repaid in full.	
<b>Last date for submission of tenders :</b>	December 30, 2013 by 12:00 hours
<b>Venue, date and time of opening of tenders :</b>	SIDBI Office At SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001 on December 31, 2013 at 11:00 hours.
<b>Tentative date(s) of inspection :</b>	(a) Immovable Asset (Land): December 4, 2013 between 11:00 hrs to 15:00 hrs. (b) Movable Asset (Plant & Machinery): December 11, 2013 between 11:00 hrs to 15:00 hrs.
<b>Venue, date and time of auction :</b>	SIDBI Office At SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001 on December 31, 2013 at 15:00 hours.
<b>Date : 25.11.2013</b>	--sd--
<b>Place: Lucknow</b>	<b>[Authorised Officer]</b>

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

1	Name of the unit	M/s A Star Creation
2	Factory Address	At 240/10, Chakki Wali Building, Katra Abu Turab Khan, Yahia Ganj, Dist – Lucknow-226003 (U.P)
3	Type of Industry and Product(s)	Engaged in Jardozi work
4	Installed Capacity*	Not Known
5	Connected Power Load*	Not Known
6	Unpaid dues*	(SIDBI Dues of Approx ₹ 138.20 lakh as on 19.10.2013 plus interest and costs and others) Dues to other institutions not known.
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	11690 Square meter
---	-----------	--------------------

2	Situated at (complete address)	At Gata No. 222 situated at Village - Maulabad, Pargana-Dariyabad, Tehsil - Sirauli, Gauspur, District - Barabanki, (U.P).
3	Built-up Area	Nil
4	Agricultural/non-agricultural	Non Agriculture

\* as per record available.

**b) Buildings\***

Sl. No.	Structures of building	Area (Square meter)	Type of Construction
	Nil	NA	NA
	<b>Total Built-up area</b>		

\* as per record available.

**c) Plant and machinery**

Sr. No.	Name of machinery/asset	Quantity
1.	Industrial Sewing Machine (Single Needle, Heavy Duty, Complete Set A/D Tech)	60
2.	Industrial Sewing Machine (FOA, Comp, Operated, Motor Puller Complete Set)	1
3.	Industrial Sewing Machine	1

	(Over Lock, 5 Thread Comp, with Sensor Complete Set)	
4.	Industrial Sewing Machine (Belt, Comp. With Sensor Adv. Complete set)	1
5.	Industrial Sewing Machine (Bartok Machine Set)	1
6.	Industrial Sewing Machine (Loopy, Comp, Advance Technology Complete Set)	1
7.	Industrial Sewing Machine (Button Hole Comp Advance Tech)	1
8.	Industrial Sewing Machine (Jetty Machine Advance)	1
9.	Industrial Sewing Machine (Eyelets Kaaj Machine Complete Set)	1
10.	Cloth Cutting Advance Set	1
11.	Industrial Heavy Duty Steam Press	1

(\*to be filled in only when bidding for individual items are allowed)

### {C} Terms and conditions

1	Bids invited for	1. Land & Building 2. Machinery Bidding for individual assets is allowed.
2	Basis	"As is where is and what is there is".
3	Last date for submission of tenders	Not later than December 30, 2013 on 12:00 hours.
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 " <b>Offer for</b>

		<b><i>purchase of assets of M/s A Star Creation".</i></b> The envelopes should be submitted to DGM, SIDBI at SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001 between <b>09:45 a.m. and 17:30 p.m.</b> on any working day on or before the last date of submission of tenders as mentioned herein above.
5	Earnest Money Deposit (EMD)	<p>1. Earnest Money Deposit (EMD) for Land: ₹ 35 lakh.</p> <p>2. Earnest Money Deposit (EMD) for Plant &amp; Machinery: ₹ 3.66 lakh.</p> <p>Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be payable by SIDBI on the EMD amount.</p>
6	Mode of payment of EMD	By way of DD/Pay Order drawn on a scheduled bank in favour of SIDBI and payable at <u>Lucknow</u> 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) 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 :  (a) Immovable Asset (Land): December 4, 2013 between 11:00 hrs to 15:00 hrs.  (b) Movable Asset (Plant & Machinery): December 11, 2013 between 11:00 hrs to 15:00 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	<p>Tenders with conditional offer will be treated as invalid.</p> <p>Correspondence about any change / modification in the offer after submission of tender will not be entertained.</p> <p>If any tenderer wishes to give a fresh offer for a unit 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.</p>
18	Contact Persons	<p>For any clarification/assistance, please contact Shri Himanshu R Asthana.</p> <p>In case of any difficulty, please contact the Branch Incharge Himanshu R Asthana at Tel No. 0522-2286202, and 2286576.</p>
19	General terms and conditions of auction	<p>[a] The auction(s) would be conducted at SIDBI Office At SIDBI Tower, 15, Ashok Marg, Lucknow – 226 001.</p> <p>The auction would start at 15:00 Hours on December 31, 2013.</p> <p>[b] An <b>Auction Fee</b>, which is equivalent to EMD per auction, would be payable, prior to commencement of auction, by the prospective bidders willing to participate in the auction. Method of payment and terms of auction fees will be like that of EMD.</p> <p>[c] 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.</p>



		<p>[d]The auction(s) would be in the nature of 'subject to approval of SIDBI' i. e. the highest bid would be finalised and kept on record until a final decision is taken on all the bids received.</p> <p>[e] SIDBI would reserve its right to reject any or all bids without assigning any reason thereof.</p>
20	Without prejudice	This tender cum auction is without prejudice to SIDBI's rights to proceed before Debts Recovery Tribunal, <u>Lucknow</u> and /or as per the recovery certificate that may be obtained by SIDBI.

**Notes :**

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 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.

6. Any other case specific aspect could be inserted here. Auction participation requisition form, on the lines of tender form with suitable changes, may be obtained from the auction participants before allowing entry to the venue where auction is conducted.

## {D} Tender Form

To,

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

---

Dear Sir,

**Ref:- Advertisement issued on November 26, 2013 in Hindustan Times (English - Lucknow edition) and Hindustan (Hindi- Lucknow edition).**

**IN RESPECT OF DISPOSAL OF ASSETS M/s A Star Creation TAKEN OVER BY SIDBI**

### **SUBMISSION OF TENDER**

1. I/We, the tenderer/s, do hereby state that, I/we have read the Tender-cum-auction Document and the terms and conditions of 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. My/Our offer for purchase of the assets as appearing in the Tender-cum-auction Document is as under:

<b>a</b>	<b>Name of the Tenderer</b> (in case of company/firm, also give names of key Directors / partners)	
<b>b</b>	<b>Name of the unit with location</b> for which tender is being submitted	

<b>c</b>	<b>Whether tender is for entire property advertised</b>	Yes/No.  If yes, <b>Amount quoted</b> : ____	
<b>d</b>	<b>If tender is only for part of the property/assets advertised :</b>		
	<b>Description of assets</b>	<b>Serial No. as mentioned in Tender-cum-auction Document</b>	<b>Amount quoted (₹.)</b>

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 of the tender and offer

letter, the Earnest Money Deposit paid by me/us along with the tender is liable to be forfeited by SIDBI and that SIDBI has also a right to proceed against me / us for specific performance of the contract or otherwise.

**Yours faithfully,**

**Signature of the Tenderer  
Authorised Signatory  
(M/s. \_\_\_\_\_)**

**[Rubber stamp of the company/firm]**

**Enclosures :** (i) DD/Pay Order No. \_\_\_\_\_  
Dated \_\_\_\_\_  
Drawn On Bank \_\_\_\_\_  
Payable at \_\_\_\_\_

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

**Name of the tenderer** \_\_\_\_\_

**Address** Office \_\_\_\_\_  
Residence \_\_\_\_\_

**Contact details :** Tel. Office \_\_\_\_\_ Mobile No. \_\_\_\_\_

\_\_\_\_\_ Residence \_\_\_\_\_ e-mail id : \_\_\_\_\_ .

\* Any other particular relevant for the purpose:- \_\_\_\_\_