



STRESSED ASSETS STABILISATION FUND (“SASF”)

3rd Floor, IDBI Tower, WTC Complex,
Cuffe Parade, Mumbai – 400005
www.sasftrust.com

TENDER DOCUMENT

For

**Sale of Secured Assets of
Indermal Samrathmal Infrastructure Pvt. Ltd.
U45203MP1998PTC012760**

By

Authorised Officer (AO) of SASF

**Sale Under the provisions of
The Securitisation and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002
and
The Security Interest (Enforcement) Rules, 2002**

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SECTION – 1

Disclaimer


The information contained in this Tender Document or information provided subsequently to bidder(s) or applicants whether verbally or in documentary form by or on behalf of “Stressed Assets Stabilisation Fund” (SASF), is provided to the bidder(s) on the terms and conditions set out in this Tender Document and all other terms and conditions subject to which such information is provided.

This Tender Document is not an agreement and is not an offer or invitation by SASF to any parties other than the applicants who are qualified to submit the bids. The purpose of this Tender Document is to provide the Bidder(s) with information to assist the formulation of their proposals/offer. This Tender Document does not claim to contain all the information each Bidder may require. Each Bidder may conduct its own independent investigations and analysis and is free to check the accuracy, reliability and completeness of the information in this Tender Document. SASF makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Tender Document. SASF may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Tender Document.

SASF reserves the right to reject any or all the expression of interest / proposals/offer received in response to this Tender Document at any stage without assigning any reason whatsoever. The decision of SASF shall be final, conclusive and binding on all the parties/Bidders.

SECTION - 2

Public Notice for Sale Published in News Papers

	STRESSED ASSETS STABILISATION FUND 3 rd Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400 005. Website: sasftrust.com
<p style="text-align: center;"><u>Sale notice for sale of immovable properties</u></p> <p><i><u>E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002</u></i></p> <p>Notice is hereby given to the public in general and in particular to the Borrower and the Guarantor(s) that the below described immovable property mortgaged/charged to Secured Creditors, the physical possession of which was taken over by Authorised Officer of Stressed Assets Stabilisation Fund (SASF) on September 23, 2022, Secured Creditor through Revenue Officer, Ratlam, will be sold on “As is where is basis”, “As is what is basis”, and “Whatever there is basis” and “without recourse basis” on December 18, 2023, for recovery of dues of SASF at Rs.83,05,74,353/- (as on 01.06.2019) plus interest thereon from Indermal Samrathmal Infrastructure Pvt. Ltd. (Borrower) and Shri Ajay Motilal Agrawal, Shri Rajendra Kumar Samrathmal Chordia, Shri Ajaykumar Gynachand Jain and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia [Hindu Undivided Family (HUF)] (Guarantors). The Reserve Price will be Rs.687 lakh (Rupees Six Crore Eighty Seven Lakh Only) and the Earnest Money Deposit will be Rs.68.67 lakh (Rupees Sixty Eight Lakh Sixty Seven Thousand Only).</p> <p><i>(Short description of the immovable property) - Lot – I (*) - All that pieces or parcels of land bearing hereditaments and premises, bearing Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh.</i></p> <p>(*) If the bid is received only for immovable and no bid is received for movable then the bid received for immovable will not be accepted.</p> <p>For detailed terms and conditions of the sale, please refer to the link provided in SASF’s website i.e. www.sasftrust.com, www.idbibank.in and www.bankeauctions.com</p> <p style="text-align: right;">Date: December 02, 2023 Authorised Officer Place: Mumbai</p>	
<p style="text-align: center;"><u>Sale notice for sale of movable properties</u></p> <p><i><u>E-Auction Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002</u></i></p> <p>Notice is hereby given to the public in general and in particular to the Borrower and the Guarantor(s) that the below described movable property mortgaged/charged to Secured Creditors, the physical possession of which was taken over by Authorised Officer of Stressed Assets Stabilisation Fund (SASF) on September 23, 2022, Secured Creditor through Revenue Officer, Ratlam, will be sold on “As is where is basis”, “As is what is basis”, and “Whatever there is basis” and “without recourse basis” on December 18, 2023, for recovery of dues of SASF at Rs.83,05,74,353/- (as on 01.06.2019) plus interest thereon from Indermal Samrathmal Infrastructure Pvt.Ltd. (Borrower) and Shri Ajay Motilal Agrawal, Shri Rajendra Kumar Samrathmal Chordia, Shri Ajaykumar Gynachand Jain and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia [Hindu Undivided Family (HUF)] (Guarantors). The Reserve Price will be Rs.9.94 lakh (Rupees Nine Lakh Ninety Four Thousand Only) and the Earnest Money Deposit will be Rs.0.99 lakh (Rupees Ninety Nine Thousand Only).</p> <p><i>(Short description of the movable assets) Lot II – Movables lying at Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh.</i></p> <p>For detailed terms and conditions of the sale, please refer to the link provided in SASF’s website i.e. www.sasftrust.com, www.idbibank.in and www.bankeauctions.com</p> <p style="text-align: right;">Date: December 02, 2023 Authorised Officer Place: Mumbai</p>	
<p>Interested parties may contact undersigned: Shri Santosh V Shinde (T)+ 91 22 66552048, (Mob) 8240010549 (email) sv.shinde@idbi.co.in or Smt. Priti Chogale (T)+91 22 66552775, (Mob) 9869441106 (email) pritis.chogale@idbi.co.in for any further information.</p>	

The above Sale Notice is published in the following newspapers on **December 02, 2023**

- Free Press Journal (English) – Ratlam Edition
- Dainik Bhaskar (Hindi) – Ratlam Edition

Date:-

Page 4 of 24

Signature:-

SECTION -3

Possession Notice

Free Press Journal September 28, 2022

Loan Account No : 27335840
& 27474871

(Indermal Samrathmal Infrastructure Pvt. Ltd.)
incorporated with IFSC Bank Limited)

STRESSED ASSETS STABILISATION FUND (SASF)
2nd Floor, 10th Tower, WTC Complex,
Cofra Park, Mumbai - 400001
Website : www.sasf.co.in

POSSESSION NOTICE

Whereas
The Authorized Officer of Stressed Assets Stabilisation Fund (SASF) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI Act, 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated July 04, 2019 calling upon the M/s Indermal Samrathmal Infrastructure Private Limited ("the Borrower") to repay the amount mentioned in the notice being Rs.83,46,74,363/- (Eighty Three Lakh Four Lakh Twenty Four Thousand Three Hundred Fifty Three only) as on June 01, 2019 within 60 days from the date of the receipt of the said notice, together with further interest thereon with effect from June 02, 2019 at the contractual rates upon footing of pari-passu interest until payment / satisfaction.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned being the Authorized Officer of Stressed Assets Stabilisation Fund (SASF), with the assistance of District Magistrate/Revenue Inspector / Tahsildar, Raigarh has taken physical possession of the property / secured asset described herein below, in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 on this the 22nd day of September of the year 2022.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any change with the property will be subject to the change of Stressed Assets Stabilisation Fund (SASF) for an amount of Rs.148,23,82,195/- as on September 06, 2022 and interest thereon.

The Borrower's attention is invited to provisions of sub-section (5) of Section 13 of the Act, in respect of time, in relation to the secured assets.

DESCRIPTION OF THE PROPERTY

All that pieces or parcels of land bearing land revenue and premises, bearing Municipal No 26725/73 admeasuring 343.22 sq. mt. or thereabouts, comprised of Ground Floor and First Floor of a well and 4 stories by 17 ft and 70 inches long and situated at Chaurani Chowk, Rajpur, Madhya Pradesh, in the state of Madhya Pradesh together with the buildings and contents building therein at ground floor and first floor, i.e. structure of office premises are bounded as follows, that is to say bounded On the North by Smt. Taruna Sangeeta Chakraborty, On the South by Smt. Shyamala Chakraborty and thereafter Smt. Shantabai, On the East by Chaurani Chowk Road and On the West by Smt. Raju Bai.

together with all buildings and structures therein and all plant and machinery attached to the same be permanently foreclosed to anything attached to the same.

Date : September 23, 2022
Place : Raigarh, Madhya Pradesh

Authorized Officer
Stressed Assets Stabilisation Fund (SASF)

**FREE PRESS JOURNAL
SEPT 28, 2022**



SECTION – 4

INTRODUCTION

The Government of India, vide Trust Deed dated September 24, 2004 has set up a Trust under the name of “Stressed Assets Stabilisation Fund” (SASF). SASF is having its Principal Office at IDBI Tower, 3rd Floor, Cuffe Parade, Mumbai-400 005. Pursuant to the Transfer Deed dated September 30, 2004, erstwhile Industrial Development Bank of India (IDBI) had, inter alia, assigned / transferred to SASF the financial assistance granted by them to Indermal Samrathmal Infrastructure Pvt. Ltd., (hereinafter referred to as the “Borrower”) together with all underlying securities and all rights in respect thereof, for valuable consideration to SASF. Thus, SASF has the absolute right, title, interest and authority to recover all the monies owed by the Borrower to IDBI and to enforce the securities created by the Borrower in favor of IDBI. Therefore, for all the practical purposes, SASF would be treated as if it has stepped into the shoes of IDBI.

SASF issued a demand notice dated July 04, 2019 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the SARFAESI Act) calling upon Indermal Samrathmal Infrastructure Pvt. Ltd., (hereinafter referred to as the “Borrower”), a Company registered under the Companies Act, 1956 having Registered office at 73- Chandani Chowk, Ratlam, Madhya Pradesh - 457001 to repay the amount mentioned in the said notice aggregating to **Rs.83,05,74,353/-** (Rupees Eighty Three Crore Five Lakh Seventy Four Thousand Three Hundred Fifty Three Only) as on **June 01, 2019** together with further interest and other expenses/ cost thereon at the contractual rates upon the footing of compound interest until payment/ realisation within 60 days from the date of the said notice. Though the Borrower received the said notice, they failed to discharge their liabilities in full.

SASF as secured creditor in exercise of powers conferred under Section 13(4) of the SARFAESI Act read with the Rule 8(1) of the Security Interest (Enforcement) Rules, 2002, took over the physical possession of secured assets; both movable and immovable (through the Revenue Officer, Ratlam) situate at pieces or parcels of land bearing hereditaments and premises, bearing Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh, in the State of Madhya Pradesh on September 23, 2022 in the presence of Witnesses/ Panchs, Valuer appointed for the purpose of taking inventory of secured assets and valuation thereof, after complying with the due procedure established by law. The Authorised Officer (AO) after taking possession of the secured assets caused the inventory of the secured assets. The AO published the possession

notice as required under the SARFAESI Rules. After taking possession, the AO through Aditya Enforcement and Recovery Agency (Aditya), Enforcement Agent has also made Security arrangements to protect and guard the Secured Assets located at the aforesaid site.


Borrower had created mortgage on its immovable properties to secure financial assistance/ loans availed from IDBI/SASF. Similarly, the Borrower had created first hypothecation charge in favour of IDBI/SASF on the movable properties.

IDBI/ SASF filed recovery suit against the company before Debt Recovery Tribunal, Jabalpur, which is pending for adjudication.

SECTION – 5

BRIEF DESCRIPTION OF THE ASSETS

("as is where is", "as is what is" "whatever there is" and "without recourse")

	STRESSED ASSETS STABILISATION FUND (SASF) 3RD FLOOR, IDBI TOWER, CUFFE PARADE, MUMBAI – 400 005	
<u>PUBLIC NOTICE FOR SALE THROUGH E-AUCTION OF IMMOVABLE ASSETS OF</u> <u>Indermal Samrathmal Infrastructure Pvt. Ltd. ("THE BORROWER")</u>		
<u>Notice under Rule 8 (6) and 6 (2) to the borrower</u>		
The Borrowers are hereby given Notice of 15 days under Rule 9(1) of Security Interest (Enforcement) Rules, 2002.		
The Authorised Officer (AO) of SASF invites bids/offers for purchase of the following secured immovable assets of Indermal Samrathmal Infrastructure Pvt. Ltd., under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002		
Details of Assets	Reserve Price (Rs. Lakh)	Earnest Money Deposit (EMD) (Rs. Lakh)
Lot – I (*) – Immovable Property - pieces or parcels of land bearing hereditments and premises, bearing Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh. (*) If the bid is received only for immovable and no bid is received for movable then the bid received for immovable will not be accepted.	687	68.67
Lot – II – Movable Property – Lying & situated at premises bearing Municipal No.26/226/73, Chandani Chowk, Ratlam, Madhya Pradesh	9.94	0.99
<ol style="list-style-type: none">1. Sale is strictly subject to the terms & conditions given in the “Bid Document”, which can either be obtained from office of SASF on working days (10.00 a.m. to 4.00 p.m.) or downloaded from SASF’s website i.e. www.sasftrust.com, IDBI Bank website i.e. www.idbibank.in and website of e-auction service provider, i.e. www.bankeauctions.com from 02.12.2023 to 16.12.20232. For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid document.3. Interested parties can inspect the Assets at site on 08.12.2023 between 11.00 a.m. to 4.00 p.m.4. Last date for submission of sealed Bid along with undertaking and EMD – 16.12.2023 up to 5.00 p.m.5. E-Auction date 18.12.2023 from 11.00 a.m. to 01.00 p.m. with unlimited extension of 5 minutes each.6. The secured assets are proposed to be sold on “as is where is”, “as is what is”, “whatever there is” and “without recourse” basis. All statutory liabilities/taxes/maintenance fee/electricity/water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. SASF and AO do not take any responsibility to provide information on the same.7. The aforesaid property shall not be sold below the reserve price mentioned above.8. SASF and AO shall neither be responsible for any errors/omissions/discrepancy/ shortfall etc. in the Assets nor for procuring any permissions/license etc. or for the dues whatsoever of any statutory/regulatory/local authority established by law.9. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, etc., if any, for transfer of secured asset.10. The final bid priced bid by the successful bidder for immovable property includes applicable TDS.11. The final bid priced bid by the successful bidder for movable property will incur GST as applicable on the final bid amount to be paid by the successful bidder.12. Auction sale / bidding would be only through “Online Electronic Bidding” process on the website www.bankeauctions.com13. Interested parties may contact Shri Santosh V Shinde, AO on: (T)+91 22 66552048, (M)+91 8240010549 (email) sv.shinde@idbi.co.in or Smt Priti S Chogale on (T)+91 22 66552775, (M)+91 9869441106, (email) pritis.chogale@idbi.co.in14. Please contact: Shri Bhavik R Pandya Mob: 8866682937 Other Support Mobile No. 7291981124/1125/1126 E-mail: Maharashtra@c1india.com/support@bankeauctions.com in for any e-auction procedure support.		

SECTION – 6

OUTSTANDING DUES OF SECURED LENDER

Outstanding dues of SASF in the account of
Indermal Samrathmal Infrastructure Pvt. Ltd., as on December 01, 2023

(Rs.lakh)

Nature of Loan	Sanc.	Disb.	Gross O/s	Overdues			
				Prin.	Int.	FI/LD/Oth.	Total
RTL	252	252	252	252	1075	17110	18437

SECTION – 7

TERMS AND CONDITIONS

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties of the Borrower mentioned at Section - 5 of the Tender Document (hereinafter referred to as the 'Secured Assets').
2	<p>i. The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is</i>” “<i>Whatever there is</i>” and “<i>Without recourse</i>” basis. The description of the immovable properties is based on the mortgage created by the Borrower/mortgagor with the secured lenders from time to time and the representations made by them.</p> <p>ii. AO does not take or assume any responsibility for any shortfall of the Immovable Assets or for procuring any permission/license etc. or for the dues whatsoever of any statutory/regulatory/local authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and shall be borne by the successful bidder. It is expressly made clear that AO / SASF do not take any responsibility to provide information on the same. AO / SASF does not take or assume any responsibility for any dues, statutory or otherwise, of Indermal Samrathmal Infrastructure Pvt. Ltd., including such dues that may affect transfer of the assets in the name of the successful bidder and such dues, if any, will have to be borne/paid by the successful bidder.</p>
3	The interested parties may inspect the assets, at their own cost, as per date & time of inspection indicated in this bid document, Sale Notice in the presence of AO/representative of AO available at the site to facilitate the inspection.
4	The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the Assets, relevant documents, information, encumbrance etc. whether the bidder actually inspects or visits or verifies the same or not.
5	The bidders shall be deemed to have inspected the Secured Assets to their satisfaction

	and for the purpose, the bidders may, in their own interest and at their own cost, verify the area of the premises and other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her/it notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
6	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the Assets and matters incidental thereto or for any other purpose in connection with purchase of the Assets under reference.
7	<p>The Format for submission of “Profile of the Bidder” & “Declaration & Undertaking by the Bidder” are given at Annexure I, IA & II of this Tender Document.</p> <p>The Bidder shall complete the “Profile of the Bidder” and “Declaration & Undertaking by the Bidder” annexed to the Tender Document in all respects, and furnish the information called for therein and shall sign and mention date on each page of the documents in the space provided therein for the purpose. Bids/Offers received for sale and / or accepted are not transferable.</p> <p>Bidders may fill in only the form relevant/applicable to them.</p>
8	The Tender Document shall be signed by a person or persons duly authorised by the Bidder with the signature duly attested.
9	The Tender Document shall contain the full address, Telephone No., Fax No., e-mail-ID, Mobile Numbers of the Bidder for serving notices required to be given to the Bidder in connection with their Offer.
10	The pages of Tender Document shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
11	The interested parties may submit Tender Document duly filled and signed on each page along with cost of Bid Document (if any), EMD and other required documents to the “Authorised Officer, Stressed Assets Stabilisation Fund (SASF), 3 rd Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400005”, as per date & time specified in this bid document in a cover, which shall be super-scribed as “Tender Document, cost of Bid Document (if any) and EMD : A/c Indermal Samrathmal Infrastructure Pvt.

	Ltd.,” mentioning Lot - I or Lot – II.
12	<p>Only those bidders will be permitted to participate in the e -auction whose Tender Document is complete in every respect and whose Demand Draft/Pay Order for cost of Bid Document (if any), EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account, indicated at point no.17, well before the cut-off time. SASF does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid, if found incomplete in any respect, shall be liable for outright rejection without assigning any reasons. Bidders, whose forms are found to be in order together with the cost of Bid Document (if any), EMD, submitted by them, will be intimated by e-mail and through mobile.</p>
13	<p><u>Registration with E-Auction Service Provider</u></p> <p>a. Participants, who are not already registered with the e-auction provider Antares Systems Limited should register themselves by following the procedure mentioned at the website: www.bankeauctionwizard.com. The participants/intending bidders/purchasers are necessarily required to submit following documents/papers for registration to e-auction service provider Antares Systems Limited.</p> <p>b. Self-attested copy of Pan Card.</p> <p>c. Self-Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)</p> <p>d. Self-attested valid e-mail id and mobile no.</p> <p>The user id and password will be then sent directly to the registered participants / intending bidders/purchasers whose Tender Document is complete in all respect and whose Demand Draft/Pay Order for cost of Bid Document (if any), EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the whose documents are complete in all the respects, along with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process.</p> <p>After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may please contact Shri Bhavik R Pandya Mob:8866682937 Other Support Mobile No. 7291981124/1125/1126 E-mail: Maharashtra@c1india.com/support@bankeauctions.com for any e-auction procedure support.</p>

	<p>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither SASF nor the said service provider will be responsible for any lapses (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary/alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.</p>
14	<p>The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform. In case no further valid bids are received during the extended period, the last highest bid received on or above reserve price would be treated as the successful bid and auction would be treated as closed/terminated.</p> <p>Increase in the bid amount, if any, during the e-auction period shall be made in multiple of Rs.1,00,000/- for Immovable and Rs.50,000/- for Movable.</p> <p>Increase in bid amount below the above amount will not be accepted.</p> <p>First bid should be of at least equal to or above the Reserve Price or increment(s) in multiples as mentioned above.</p>
15	<p>AO reserves the right to retain the EMD of top three bidders up to three months from the date of auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for two months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 10 working days from the date of auction without interest in their name only.</p>
16	<p>The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) on the same day or not later than next working day.</p> <p>The balance 75% amount of the sale price shall have to be paid within 15 days of confirmation of sale or such extended period, as may be agreed upon in writing between the successful bidder and SASF in any case not exceeding three months.</p>
17	<p>Payment of cost of Bid Document (if any), EMD by the bidders and subsequent payments by the successful bidder, as the case may be, can be made by way of Demand Draft / Pay Order issued by any Scheduled Commercial Bank drawn in favour of "SASF A/c- Indermal Samrathmal Infrastructure Pvt. Ltd.," payable at Mumbai.</p> <p>Payment of cost of Bid Document (if any), EMD by the bidders and subsequent payments by the successful bidder can also be made by way of <u>RTGS/NEFT</u> in favour</p>

	of “ Stressed Asset Stabilisation Fund, Account No. 126102000000055, IFSC Code: IBKL0000004, Branch: IDBI Bank Ltd, Nariman Point, Mumbai. Such bidders must indicate RTGS UTR Number, Amount remitted and date in the appropriate space in the Profile of the Bidder for EMD amount and in the subsequent correspondence in this matter.
18	In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the cost of Bid Document (if any),EMD.
19	All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
20	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to re-sell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder. Any decision of AO/SASF in this regard shall be final, conclusive and binding on the bidder.
21	On confirmation of sale and if the terms of payment have been complied with, the AO, exercising the power of sale, shall issue Certificate of Sale for the movable and immovable properties in favour of the successful bidder as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period, as may be granted by the AO at his/her sole and absolute discretion, arrange to take possession of the Secured Asset within a maximum of 10 days. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold.
23	The successful bidder will be required to bear all the necessary expenses like stamp duty, registration expenses, sale tax etc. for transfer of assets in his/her name. It is

	expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities /maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his /her/their name. SASF does not take any responsibility to provide information on the same.
24	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
25	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
26	In the event of SASF's office remaining closed on the day of auction for any unforeseen reason, the auction shall be conducted on the next working day of SASF at 11:00 am.
27	The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
28	The entire procedure of auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
29	The AO reserves the right and liberty to change, modify, add to or alter any or all of the provision/conditions of Tender Document and/or the bidding process and/or accept/reject any (including the highest bid) or all the Bids/Offeres and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Tender Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same. Any information contained in this document will be superseded by any later written information on the same subject made available to all recipients by SASF.
30	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in

	that event be entitled only to receive back his/her/its Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest , and the bidder shall not be entitled to payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her/it.
31	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
32	Particular specified in schedule above has been stated to the best of the information of the Authorised officer/SASF. Authorised Officer and/or SASF will not be answerable for any error, mis-statement or omission in this Tender Document. Conditional tenders will not be accepted and will be summarily rejected.
33	Tenderer(s) must ensure the following while submitting the tender: <ul style="list-style-type: none">a) Copy of the PAN card of the person bidding and if it is a company/firm then copy of the PAN card of company/firm.b) Copy of certificate of incorporation of the company/firm.c) Board Resolution of the company/firm authorising the person/partner to file bid for the asset and copy of the identity proof of the said person/partner.d) That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested.e) That all alteration, erasures and over writing, if any, in the schedule or rate(s) are duly authenticated by the tenderer's signature.
34	All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai shall have the exclusive jurisdiction to entertain and adjudicate such disputes.

SECTION - 8

Annexure: I

**FORMAT FOR SUBMISSION OF
PROFILE OF THE BIDDER- INDIVIDUAL**

For purchase of Secured Assets as described in “Public Notice for Sale” owned by **Indermal Samrathmal Infrastructure Pvt.Ltd.,** (Lot -I – Immovable Property) all those pieces or parcels of land bearing hereditaments and premises, bearing Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh.

(Lot -II – Movable Property) – Movables lying at Municipal No.26/226/73, situated at Chandani Chowk, Ratlam, Madhya Pradesh.

(To be filled and submitted by the Bidder/Offerer)

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of SASF	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	:	
5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD).	:	
	i) Demand Draft No. / Pay Order No.	:	

	ii) Date of Demand Draft / Pay Order	:	
	iii) Name of the Issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly Authorised official of the Bidder/Bidder

Name and Designation of the Authorised Signatory / Bidder

Place :

Date :

Annexure: IA

FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of Secured Assets as described in “Public Notice for Sale” owned by **Indermal Samrathmal Infrastructure Pvt.Ltd.,** (Lot -I – Immovable Property) all those pieces or parcels of land bearing hereditments and premises, bearing Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh.

(Lot –II – Movable Property) – Movables lying at Municipal No.26/226/73, situated at Chandani Chowk, Ratlam, Madhya Pradesh.

(To be filled and submitted by the Bidder/Offerer)

1.	a) Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, email ID etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/JV)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7.	Income Tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorised person with	:

	PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
	<i>c)</i> Mobile Nos.	
	<i>d)</i> E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of SASF.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	
13	Details of Earnest Money Deposit (EMD).	:
	<i>i)</i> Demand Draft No. / Pay Order No.	:
	<i>ii)</i> Date of Demand Draft / Pay Order	:
	<i>iii)</i> Name of the Issuing Bank and Branch	:
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:

Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorisations should be annexed to this form.

Place:

Date:

ANNEXURE : II

(DECLARATION and UNDERTAKING BY THE BIDDER)

(ON STAMP PAPER OF Rs.100/-)

(Note: This Appendix forms part of the Bid/Offer)

To,

Shri. Santosh V Shinde,
Authorised Officer,
Stressed Assets Stabilisation Fund (SASF)
3rd Floor, IDBI Tower
WTC Complex,
Cuffe Parade – Mumbai - 400005

Madam,

Sale of Secured Assets of Indermal Samrathmal Infrastructure Pvt. Ltd.

1. Having fully examined and understood the terms and conditions of the Tender Document and also condition & status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender Document.
2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer for acquiring the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.
3. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Tender Document.
4. I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the Authorised Officer (AO) at his sole and absolute discretion, I/we shall take or arrange to take possession of the secured assets within 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire

Date:-

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Signature:-

amount paid by me/us and I/we shall have no claims on the Secured Assets or to any amount/s for which it may be subsequently sold.

5. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues/tax/revenue/cess whatsoever of any statutory/regulatory/local authority or otherwise of **Indermal Samrathmal Infrastructure Pvt. Ltd., and its Promoters, Guarantors and Mortgagor** including such dues that may affect transfer of the assets in the name of the successful bidder and such dues, if any, will have to be borne/paid by me/us exclusively in case my/our Bid/offer is accepted.
6. I/We understand that SASF are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
8. I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender Document.
9. I/We also enclose a Demand Draft/Pay Order of value Rs._____/ - towards cost of Bid Document (if any), Earnest Money Deposit (EMD) in the name of "**SASF-A/c M/s. Indermal Samrathmal Infrastructure Pvt.Ltd., - Lot I – Immovable Property**" and **SASF-A/c M/s. Indermal Samrathmal Infrastructure Pvt.Ltd., - Lot II – Movable Property**" payable at Mumbai.

Or

I/ We have remitted Rs._____/ - towards Earnest Money Deposit (EMD) to SASF by way of RTGS in favour of "Stressed Assets Stabilisation Fund (SASF), Account No. 126102000000055, IFSC Code: IBKL0000004, Branch: **Nariman Point, Mumbai**".

10. I/We understand that the EMD will not carry any interest.
11. I/We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected without assigning any reasons.

Place:

Dated ...__ day of _____ 2023

Date:-

Signature:-

Signature in the capacity of.....

Duly authorised to sign Bid/Offer for and on behalf of.....

(Name and address of the Bidder/Offerer)

(IN BLOCK CAPITALS)

WITNESS:

Signature :

Name & Address :

Occupation :
