

 IDBI BANK CIN:L65190MH2004GOI148838	IDBI Bank Ltd, NPA Management Group-Mumbai -Zone -IDBI Tower, Cuffe Parade, Mumbai – 400 005
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PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
SALE OF IMMOVABLE & MOVEABLE PROPERTIES (Secured Asset)
OF LOOP MOBILE (INDIA) LTD, MUMBAI
Under the provisions the Securitisation and Reconstruction of the
Financial Assets and Enforcement of Security Act, 2002

The Authorized Officer (AO) of IDBI Bank Ltd. (IDBI Bank) invites Bids/Offer for sale of the following secured asset of Loop Mobile (India) Ltd (borrower) (In Liqn) through e-AUCTION under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 possession whereof has been taken by the AO, IDBI Bank from the Official Liquidator attached to the Hon'ble High Court of Bombay on February 3, 2017.

1. <u>Brief Description of Secured Assets</u>			<u>Area</u>	<u>Reserve Price</u>	<u>EMD</u>	<u>Mortgagor</u>
All those pieces and parcels of land admeasuring 2548.51 sq.mtrs. situate on the Eastern side of Manmala Tank Road, Off Lady Jamshedji Road, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban bearing Cadastral Survey No.1/444 of Mahim Division III of Mahim and Final Plot No.127 of the Town Planning Scheme Division No.III of Mahim together with a building known as "BPL Centre" with a total built up area of 6488.04 sq.mtrs numbers as Unit consisting of basement, ground and seven upper floors including a Mini Theatre, Terrace on a part of the Seventh Floor, terrace above the Seventh Floor and Terrace over Unit 3, 4, and 5 having total building area of 329.38 sq.mtrs of a building abutting BPL Centre including the moveable properties lying at the above premises.			Total Built up area- 6488.04 sq.mtrs	Rs.86.00 crore	Rs.8.60 crore	M/s.Loop Mobile (India) Ltd (formerly known as BPL Mobile Communications Ltd) (In Liqn.)
2.	Important Dates					
	Tender Document		December 13, 2021 to December 27 , 2021			
	Date of Inspection		December 22, 2021 – 11.00 a.m. to 5.00 p.m.			
	Last Date of Submission of Bid along with EMD		December 27, 2021 up to 5:00 pm			
	Date and Time of e-auction		December 28, 2021 – 11.00 a.m. to 1.00 p.m.			
3.	The details of the outstanding dues of IDBI Bank as on 30.11.2021 are as under: (In crore)					
	Principal	Interest & Other	Total Dues*	<i>*plus interest w.e.f December 1, 2021</i>		
	138.03	257.09	395.12			
	General terms and conditions					
4.	The sale would be on E-Auction platform at website: www.bankeauctionwizard.com through e-auction service provider Antares System Ltd , with unlimited extensions of 5 minutes each.					
5.	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s. Antares System Ltd.,					
6.	The amount of EMD paid by the interested bidders shall carry no interest.					
7.	The Secured Asset is proposed to be sold on " <i>as is where basis</i> ", " <i>as is what is basis</i> ", " <i>whatever there is basis</i> " and " <i>no recourse basis</i> ". 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. Bank does not take any responsibility to provide information on the same.					
8.	Parties may get the Bid Document, which contains detailed terms and conditions of sale, bid forms etc. from any of our office, on all working days or downloaded from IDBI Bank's website - www.idbibank.in					
9.	Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured assets or for procuring any permissions etc or for the dues of any authority established by law.					
10.	For further details please refer to IDBI Bank's website (www.idbibank.in) and https:// www.bankeauctionwizard.com					
11	Interested parties may contact undersigned, Mr. Bhavik Jatin Shastri (T) +91 022-66552158, (email: bhavik.shastri@idbi.co.in) and Ms. Diana V Rodrigues on (T) +91 022-66552304, (email: diana.rodrigues@idbi.co.in) and for e-auction support, you may contact Mr.Manohar S. on (M) +91 9686196755, Landline No – 080 - 40482100 (email) manohar.s@antaressystems.com					

Place : Mumbai
Date : December 13, 2021

Sd/-
Authorised Officer
IDBI Bank Ltd

The Authorised Officer (AO)

of

IDBI BANK LIMITED

**NPA Management Group
Mumbai Zonal Office at
IDBI Tower, 7th Floor,
Cuffe Parade,
Mumbai – 400 005**

BID/TENDER DOCUMENT

For

Sale of Asset of

Loop Mobile (India) Limited (In Liquidation)

Under

**The Securitisation and Reconstruction of Financial Assets and Enforcement of
Security Interest Act, 2002 (SARFAESI Act)**

and

The Security Interest (Enforcement) Rules, 2002

Dated: 13.12.2021

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**PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
SALE OF IMMOVABLE & MOVEABLE PROPERTIES (Secured Asset)
OF LOOP MOBILE (INDIA) LTD, MUMBAI**

**Under the provisions the Securitisation and Reconstruction of the
Financial Assets and Enforcement of Security Act, 2002**

The Authorized Officer (AO) of IDBI Bank Ltd. (IDBI Bank) invites Bids/Offer for sale of the following secured asset of Loop Mobile (India) Ltd (borrower) (In Liqn) through e-AUCTION under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 possession whereof has been taken by the AO, IDBI Bank from the Official Liquidator attached to the Hon'ble High Court of Bombay on February 3, 2017.

1.	Brief Description of Secured Assets	Area	Reserve Price	EMD	Mortgagor
	All those pieces and parcels of land admeasuring 2548.51 sq.mtrs. situate on the Eastern side of Manmala Tank Road, Off Lady Jamshedji Road, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban bearing Cadastral Survey No.1/444 of Mahim Division III of Mahim and Final Plot No.127 of the Town Planning Scheme Division No.III of Mahim together with a building known as "BPL Centre" with a total built up area of 6488.04 sq.mtrs numbers as Unit consisting of basement, ground and seven upper floors including a Mini Theatre, Terrace on a part of the Seventh Floor, terrace above the Seventh Floor and Terrace over Unit 3, 4, and 5 having total building area of 329.38 sq.mtrs of a building abutting BPL Centre including the moveable properties lying at the above premises.	Total Built up area- 6488.04 sq.mtrs	Rs.86.00 crore	Rs.8.60 crore	M/s.Loop Mobile (India) Ltd (formerly known as BPL Mobile Communications Ltd) (In Liqn.)
2.	Important Dates				
	Tender Document	December 13, 2021 to December 27, 2021			
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3.	The details of the outstanding dues of IDBI Bank as on 30.11.2021 are as under: (In crore)				
	Principal	Interest & Other	Total Dues*	*plus interest w.e.f December 1, 2021	
	138.03	257.09	395.12		
	General terms and conditions				
4.	The sale would be on E-Auction platform at website: www.bankeauctionwizard.com through e-auction service provider Antares System Ltd, with unlimited extensions of 5 minutes each.				
5.	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s. Antares System Ltd.,				
6.	The amount of EMD paid by the interested bidders shall carry no interest.				
7.	The Secured Asset is proposed to be sold on " <i>as is where basis</i> ", " <i>as is what is basis</i> ", " <i>whatever there is basis</i> " and " <i>no recourse basis</i> ". 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. Bank does not take any responsibility to provide information on the same.				
8.	Parties may get the Bid Document, which contains detailed terms and conditions of sale, bid forms etc. from any of our office, on all working days or downloaded from IDBI Bank's website - www.idbibank.in				
9.	Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured assets or for procuring any permissions etc or for the dues of any authority established by law.				
10.	For further details please refer to IDBI Bank's website (www.idbibank.in) and https:// www.bankeauctionwizard.com				
11	Interested parties may contact undersigned, Mr. Bhavik Jatin Shastri (T) +91 022-66552158, (email: bhavik.shastri@idbi.co.in) and Ms. Diana V Rodrigues on (T) +91 022-66552304, (email: diana.rodrigues@idbi.co.in) and for e-auction support, you may contact Mr.Manohar S. on (M) +91 9686196755, Landline No – 080 - 40482100 (email) manohar.s@antaressystems.com				

Place : Mumbai
Date : December 13, 2021

Sd/-
Authorised Officer
IDBI Bank Ltd

The above notice was published in Business Standard (English) and Navshakti (Marathi) Mumbai edition on December 13, 2021.

II. A BRIEF DESCRIPTION OF SECURED ASSET

All those pieces and parcels of land admeasuring 2548.51 sq.mtrs. situate on the Eastern side of Manmala Tank Road, Off Lady Jamshedji Road, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban bearing Cadastral Survey No.1/444 of Mahim Division III of Mahim and Final Plot No.127 of the Town Planning Scheme Division No.III of Mahim together with a building known as "BPL Centre" with a total built up area of 6488.04 sq.mtrs numbers as Unit consisting of basement, ground and seven upper floors including a Mini Theatre, Terrace on a part of the Seventh Floor, terrace above the Seventh Floor and Terrace over Unit 3, 4, and 5 having total building area of 329.38 sq.mtrs of a building abutting BPL Centre including the moveable properties lying at the above premises.

Bounded by

East – Property of S.G. Mahimkar

South – Property Being C.S. No.445 and or / or

West – Manmala Tank Road

II B. ACTION UNDER SARFAESI ACT

IDBI Bank as secured creditor has issued notice under Section 13 (2) of SARFAESI Act to the Borrower on February 27, 2015 and February 19, 2015. The Hon'ble Bombay High Court ("BHC") ordered winding up of the Borrower Company by order dated February 13, 2015 in C.P.No. 830/2014 and appointed Official Liquidator attached to BHC to represent the Borrower. IDBI Bank moved application before BHC for necessary orders for taking possession of the secured assets of the Borrower and sell the same under SARFAESI Act. BHC vide order dated January 20, 2017 has permitted IDBI Bank to take possession of Secured Assets as mentioned above.

In terms of the aforesaid orders of Hon'ble BHC, the Authorised Officer of IDBI Bank Ltd. has taken possession of Secured Assets on February 3, 2017 and the Possession Notice is published in Free Press Journal and Navshakti in Mumbai edition on February 8, 2017.

III. OUTSTANDING DUES OF THE SECURED LENDER (IDBI BANK)
As on November 30, 2021

(Amt. in crore)

Particulars	Principal O/s	Interest & Others O/s	Total
TOTAL	138.03	257.09	395.12

Total dues as on November 30, 2021 : **Rs.395.12 crore**

IV. TERMS AND CONDITIONS

1	<p>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 mentioned at item No. II A of the Tender Document (hereinafter referred to as the 'Secured Asset') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. III of the Tender Document.</p>		
2	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender Document along with Offer Form is available from December 13, 2021 to December 27, 2021 on any working day between 11.00 am to 5.00 pm and can be obtained from Shri Bhavik Jatin Shastri, DGM / Ms Diana V Rodrigues, AGM, IDBI Bank Ltd., NMG-Mumbai, 7th Floor, IDBI Tower, Cuffe Parade, Mumbai – 400005.</p> <p>The bid document can also be downloaded from IDBI website (www.idbibank.in) and e-Auction service provider https://www.bankeauctionwizard.com.</p>		
3.	<p><u>Reserve Price and Earnest Money Deposit (EMD)</u></p>		(Rs.crore)
a.	Details	Reserve Price	Earnest Money Deposit
	<p>All those pieces and parcels of land admeasuring 2548.51 sq.mtrs. situate on the Eastern side of Manmala Tank Road, Off Lady Jamshedji Road, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban bearing Cadastral Survey No.1/444 of Mahim Division III of Mahim and Final Plot No.127 of the Town Planning Scheme Division No.III of Mahim together with a building known as "BPL Centre" with a total built up area of 6488.04 sq.mtrs numbers as Unit consisting of basement, ground and seven upper floors including a Mini Theatre, Terrace on a part of the Seventh Floor, terrace above the Seventh Floor and Terrace over Unit 3, 4, and 5 having total building area of 329.38 sq.mtrs of a building abutting BPL Centre Centre including the moveable properties lying at the above premises.</p>	86.00	8.60

4.	The sale of Secured Assets is on <i>“As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse”</i> basis. The description of the immovable properties is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them. The AO or the other secured lenders do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. It is expressly made clear that the AO/secured lenders do not take or assume any responsibility for any dues, statutory or otherwise of Loop Mobile (India) Ltd (In Liqn) including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/ paid by the purchaser.
5	<u>Inspection of Asset</u> The interest bidders may inspect the asset at their own cost on December 22, 2021 at Mahim, Mumbai between 11:00 a.m. to 5:00 p.m. in the presence of the representative of the AO available at the site to facilitate the inspection.
6	<u>Due Diligence by the Bidders</u> 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, etc. whether the bidder actually verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any 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 abuttal of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
8	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 asset under reference.

9	<p><u>Submission of Tender/Offer</u></p> <p>The Bidder shall complete in all respects the Offer form(s) annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Offer. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of Profile of the bidder are given in Chapter VI & VII respectively of this Tender Documents.</p> <p>The format Chapter VI is for Individuals and</p> <p>The format Chapter VII is Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
10	<p>The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
11	<p>The Tender/Offer shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.</p>
12	<p>The Tender/Offer form 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.</p>
13	<p><u>Last date for submission of Tender/Offer /Bid Document</u></p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri. Bhavik Jatin Shastri, DGM / Ms Diana V Rodrigues, AGM, IDBI Bank Ltd., NMG-Mumbai, 7th Floor, IDBI Tower, Cuffe Parade, Mumbai – 400005, <u>not later than 5.00 pm on December 27, 2021</u> in sealed cover.</p> <p>Bidders to submit the EMD by way RTGS only in favour of IDBI Bank Limited, Account No. 100037000010052, IFSC Code: IBKL0001000, Branch: BKC, Mumbai. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms.</p>
14	<p>Only those bidders will be permitted to participate in e-auction whose Tender/ Offer /Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e -auction process. Bank 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 Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.</p>

15	<p><u>Registration with E-Auction Service Provider</u></p> <ol style="list-style-type: none"> Participants who are not already registered with the e-auction provider M/s. Antares System Ltd., should register themselves by following the procedure mentioned at the website: https://www.bankeauctionwizard.com The participants / intending purchasers are necessarily required to submit following documents / papers for registration to M/s. Antares System Ltd., <ol style="list-style-type: none"> SOI Form duly signed & filled up. Please download from https://www.bankeauctionwizard.com Self attested copy of Pan Card Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) Self attested valid e mail id and mobile no. <p>The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process.</p> <p><u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support</u>, such bidders may contact to Mr.Manohar S on (M) 91 080-40482100 / 9686196755 (email) manohar.s@antaressystems.com.</p> <p>The Bank/ AO / e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.</p>		
16	<table border="1" data-bbox="821 965 1398 1032"> <tr> <td data-bbox="268 965 821 1001">Date and Time of e-Auction</td> <td data-bbox="821 965 1398 1032">December 28, 2021 - 11.00 a.m. to 1.00 p.m.</td> </tr> </table> <p>The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: https://www.bankeauctionwizard.com. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.</p> <p><u>Increase in Bid Amount :</u></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under:</p> <p><u>In multiples of Rs.5,00,000/-</u></p> <p>Increase in bid amount below Rs.5,00,000 /- will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>	Date and Time of e-Auction	December 28, 2021 - 11.00 a.m. to 1.00 p.m.
Date and Time of e-Auction	December 28, 2021 - 11.00 a.m. to 1.00 p.m.		
17	<p>AO reserves the right to retain the EMD of top three bidders upto three months from the date of e -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 e-auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 7 days from the date of e-auction.</p>		

18	<p><u>Payment of Sale Price</u></p> <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) immediately i.e. on the same day or not later than next working day from the date of letter intimating acceptance of his/her bid to be issued on December 28, 2021, that is, confirmation of sale in his/her favour , by way of RTGS in favour of IDBI Bank Limited, Account No. 100037000010052, IFSC Code: IBKL0001000, Branch : BKC, Mumbai.</p> <p>The balance amount of the sale price shall have to be paid within 15 days of the confirmation of sale of the Secured Assets, that is, on or before January 11, 2022 by way of RTGS in favour of IDBI Bank Limited, Account No. 100037000010052, IFSC Code: IBKL0001000, Branch: BKC, Mumbai or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months.</p>
19	In case the successful bidder fails to deposit 25% of the sale price, 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 EMD.
20	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.
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 Secured Asset in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22	<p>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 sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter.</p> <p>. 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.</p>

23	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, 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 / housing society tax / 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. Bank 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	<u>General Terms and Conditions</u> 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.
27	The entire procedure of e-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.
28	The AO reserves the right and liberty to accept/reject any 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 Bid Document or withdraws his/her bid, the AO, at his/her sole and absolute discretion, reserves the right to go for re-bidding or sell 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.
29	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful 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 Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.

30	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.
31	<p data-bbox="268 188 427 224"><u>Jurisdiction</u></p> <p data-bbox="268 237 1401 371">All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.</p>

V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS OF M/S. LOOP MOBILE (INDIA) LTD (In Liquidation)

1	Issue of Bid/Offer Document	:	The Tender/Offer Document can be obtained from Shri Bhavik Jatin Shastri, Deputy General Manager and Ms. Diana V Rodrigues, AGM, IDBI Bank Ltd., 7th Floor, NPA Management Group-Mumbai -Zone -IDBI Tower, Cuffe Parade, Mumbai – 400 005 from December 13, 2021 to December 27, 2021 up to 5.00 pm on any working day (except Saturday) between 11.00 am to 5.00 pm. The Tender/Offer Document can also be downloaded from <i>IDBI website</i> (www.idbibank.in) and https/ www.bankeauctionwizard.com
2	Cost of the Tender/Offer Document	:	Nil
3	Last Date and time for submission of Tender Document together with EMD	:	December 27, 2021 up to 5:00 pm
4	Place, Date and time of E-Auction	:	Place : e-auction platform at website: https/ www.bankeauctionwizard.com Date: December 28, 2021 – 11.00 a.m. to 1.00 p.m. With unlimited extensions of 5 minutes each, if required.

* * *

**For purchase of secured assets / property of M/s Loop Mobile (India) Ltd (In Liquidation)
known as “BPL Centre”, 127, Manmala Tank Road, Taikalwadi, Mahim, Mumbai -400016
alongwith the movable assets lying at the above premises**

(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 IDBI Bank Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
5.	Details of Earnest Money Deposit (EMD) of Rs.8.60 crore	:	
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7.	Bank account details(In case of refund of EMD amount)		Account Name: Account Number: IFSC Code: Bank Name & Branch:

* 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/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

**VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER
COMPANY/ PARTNERSHIP/ PROPRIETORSHIP**

**For purchase of secured assets / property of M/s Loop Mobile (India) Ltd (In Liquidation)
located at Manmala Tank Road, Off Lady Jamshedji Road, Mahim(W), Mumbai – 400016
alongwith the movable assets lying at the above premises
(To be filled and submitted by the Bidder/Offerer)**

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
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	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorize Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:

12.	Details of Earnest Money Deposit (EMD) of Rs. 8.60 crore	
	RTGS UTR No.	
	Amount remitted	
	Date	
13.	Income Tax Permanent Account Number(s) (PAN) of Authorised person	
14.	Bank Account details(In case of refund of EMD amount)	Account Name: Account Number: Bank Name & Branch: IFSC Code:

* 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 authorizations should be annexed to this form.

VIII. FORM OF APPENDIX TO THE BID/OFFER
(DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,
Shri Bhavik Shastri
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,
7th Floor, NPA Management Group
IDBI Tower,
Cuffe Parade, ,
Mumbai – 400 005

Sir,

Sale of Secured Assets/Property of M/s Loop Mobile (India) Ltd (In Liquidation)

- 1 Having fully examined and understood the terms and conditions of the Tender Document and condition and 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/Offer 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 and acquire 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.

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 Bid Document.

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 AO at his/her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 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. 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 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.

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of M/s Loop Mobile (India) Ltd. (In Liquidation), including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 I/We understand that you 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 sell 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.
- 5 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.
- 6 I/We have remitted Rs.8.60 crore (Rupees Eight crore sixty lakh) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, Account No. 100037000010052, IFSC Code: IBKL0001000, Branch : BKC, Mumbai
- 7 We understand that the EMD will not carry any interest.

- 8 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.

Place : Mumbai

Dated ...__ day of _____ 2021

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 :
