



**M/S RAM AGENCIES**

**Sale of Properties under SARFAESI**  
Tender Document  
And Terms & Conditions



**India SME Asset Reconstruction Company Limited**

(CIN: U67190MH2008PLC181062)

**Registered Office:** 1004, 10<sup>th</sup> Floor, Naman Centre, C-31, G-Block,  
Bandra-Kurla Complex, Bandra (East), Mumbai 400 051.

Phone: +91 22 26752600, Fax: +91 22 26752699

Email: [isarc@isarc.in](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)

**REF. ADVERTISEMENT ISSUED ON TIMES OF INDIA – ENGLISH & PUNYA NAGARI – MARATHI & HOSTED ON THE WEBSITE OF INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED IN RESPECT OF DISPOSAL OF SECURED IMMOVABLE PROPERTIES / ASSETS IN THE ACCOUNT OF M/S RAM AGENCIES**

**Tender-cum-auction Document**

**IN RESPECT OF DISPOSAL OF IMMOVABLE PROPERTIES IN THE ACCOUNT OF M/S RAM AGENCIES**

**SUBMISSION OF TENDER**

<b>Date of release of advertisement</b>	:	August 17, 2017
<b>Schedule of Inspection</b>	:	On September 07, 2017 between 11 A.M. to 3 P.M.
<b>Last date/time for submission of tenders</b>	:	On September 22, 2017 by 05.00 P.M.
<b>Schedule of opening of tenders &amp; Auction</b>	:	On September 25, 2017 from 11 A.M. onwards
<b>Venue for opening of tenders</b>	:	<b>India SME Asset Reconstruction Company Ltd</b> 1004, 10 <sup>th</sup> Floor, Naman Centre, C-31, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 Phone: +91 22 26752600
<b>Contact details of officials</b>	:	Mr. Pankaj Agnihotri (AVP) Ph.No. 022-26752616/9820312583 Ms. Sneha Manna, (AM) Ph.No. 022-26752622
<b>Contact details for carrying out the inspection</b>	:	Mr. Pankaj Agnihotri (AVP) Ph.No. 022-26752616/9820312583 Ms. Sneha Manna, (AM) Ph.No. 022-26752622

This Tender-cum-auction Document consists of the following:

- A. Official copy of the advertisement
- B. Copies of documents pertaining to the dues of electricity & property taxes.
- C. Terms and conditions
- D. Miscellaneous Terms & Conditions
- E. Tender Form
- F. Deed of Indemnity



**India SME Asset Reconstruction Company Limited**

(CIN: U67190MH2008PLC181062)

**Registered Office:** 1004, 10<sup>th</sup> Floor, Naman Centre, C-31, G-Block,  
Bandra-Kurla Complex, Bandra (East), Mumbai 400 051.

Phone: +91 22 26752600, Fax: +91 22 26752699

Email: [isarc@isarc.in](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)

**SALE NOTICE**

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and read with 7, 8 & 9 Security Interest (Enforcement) Rules 2002, shall be sold by inviting tenders:

Name of the Borrower	<b>M/s Ram Agencies</b>
Name of the Guarantors & mortgagors	1. Shri Keshav R. Gondane 2. Smt Vrushali K. Gondane 3. Late Shri Abhimanyu Gedam
Details of the dues	Rs 2,15,80,052/- ( Rupees Two Crore Fifteen Lakh Eighty Thousand and Fifty Two only) as on 31.08.2011 with further interest and other costs thereafter, as per notice u/s 13(2) of the SARFAESI Act issued by IDBI Bank Ltd
Details of the properties / assets to be sold	All that part and parcel of property being at Plot No 23 Jaishriram Co-operative Housing Society Ltd admeasuring 270 sq.mtrs Kh No 41/1. PSK No.44, Built up area 100 sq ft(9.29 sq mtrs), house no 1861/23, Mouza Somalwada, City S No.484, Sheet No.230A/32, Ward No. 75, Tah & Dist Nagpur in the name of Shri. Kehsavrao Rambhau Gondane
Reserve Price	Rs.119 lakh (Rupees One crore nineteen lakh only)
Earnest Money Deposit (EMD)	Rs.11.90 lakh (Rupees eleven lakh ninety thousand only)
Date and Time of Inspection at site	On September 07, 2017 between 11 A.M. to 3 P.M.
Last date, Time and Place for submission of bid/tender	On September 22, 2017 by 05.00 P.M. India SME Asset Reconstruction Company Ltd 1004, 10 <sup>th</sup> Floor, Naman Centre, C-31, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 Phone: +91 22 26752600
Date, Time & place of auction	On September 25, 2017 by 05.00 P.M. India SME Asset Reconstruction Company Ltd 1004, 10 <sup>th</sup> Floor, Naman Centre, C-31, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 Phone: +91 22 26752600
Tender Forms	Tender Form, Offer Letter and <b>other detailed Terms and Conditions</b> to be downloaded from <a href="http://www.isarc.in">www.isarc.in</a>
Details of the dealing officials	Mr. Pankaj Agnihotri (AVP) Ph.No. 022-26752616/9820312583 Ms. Sneha Manna, (AM) Ph.No. 022-26752622

Date: 17/08/2017  
Place: Mumbai

Sd/-  
Authorized Officer  
For: ISARC IDBI Bank II/2013-14 Trust

**(B) Terms and conditions of Sale**

1	Bids invited for property	The intending bidder may make an offer for immovable assets as specifically mentioned in the sale notice.
2	Reserve Price	Rs.119 lakh (Rupees One crore nineteen lakh only)
3	Earnest Money Deposit (EMD)	Rs.11.90 lakh (Rupees eleven lakh ninety thousand only)
4	Basis	AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS.
3	Last date/time/ place for submission of tenders	On September 22, 2017 by 05.00 P.M. India SME Asset Reconstruction Company Ltd 1004, 10 <sup>th</sup> Floor, Naman Centre, C-31, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 Phone: +91 22 26752600
4	How to submit the tenders	Interested parties may participate in auction by sending/ submitting their offer for purchasing the said assets, in sealed cover superscripted as <b>"Offer for purchase of property/asset of Ram Agencies"</b> .  The envelopes should be submitted up to 05:00 PM on any working day on or before the last date of submission of tenders as mentioned herein above.
5	Mode of payment of EMD	By way of DD/Pay Order drawn in favor of <b>"ISARC-IDBI Bank II/2013-14 Trust"</b> , payable at Mumbai. (Photocopies shall not be accepted). No other mode of payment shall be accepted.
6	Refund of EMD	Within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest for any reason whatsoever.
7	Adjustment of EMD	The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on sale being knocked in bidder's favor and balance amount within 15 days without giving any further notice by ISARC. Amount of EMD and/or Initial Deposit as above shall be forfeited on failure to pay the amount as mentioned above. In case of default, the secured assets shall be resold and the defaulting purchaser shall not be entitled for any claim.
8	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.
9	Rejection of tenders / Bids	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 ISARC.

10	Type of offer and manner of payment	<ul style="list-style-type: none"> <li>The purchaser shall immediately on the date of sale confirmation pay a deposit of 25% (inclusive of EMD), by way of a Demand Draft/Pay Order/RTGS/NEFT of the amount of sale price to the authorized officer conducting the sale.</li> <li>The balance amount of the purchase price payable shall be paid by the purchaser within 15 days without giving any further notice by ISARC or as may be decided by Authorized Officer of ISARC.</li> <li>In default of the payment within the period mentioned above, the deposit shall be forfeited and the property be resold and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.</li> <li>Except the payment towards EMD, balance payment may be made through RTGS, the accounts are as under :</li> </ul> <table border="1" data-bbox="634 695 1338 915"> <tr> <td>Name of the Account</td> <td>ISARC IDBI Bank II/2013-14 Trust</td> </tr> <tr> <td>Account No</td> <td>0018102000024240</td> </tr> <tr> <td>Name of the Bank and Branch</td> <td>IDBI Bank Ltd, Chembur Branch, Mumbai</td> </tr> <tr> <td>IFSC Code</td> <td>IBKL0000018</td> </tr> </table>	Name of the Account	ISARC IDBI Bank II/2013-14 Trust	Account No	0018102000024240	Name of the Bank and Branch	IDBI Bank Ltd, Chembur Branch, Mumbai	IFSC Code	IBKL0000018
Name of the Account	ISARC IDBI Bank II/2013-14 Trust									
Account No	0018102000024240									
Name of the Bank and Branch	IDBI Bank Ltd, Chembur Branch, Mumbai									
IFSC Code	IBKL0000018									
11	Presence of bidders	Bidders through their authorized representatives will be allowed to remain present at the time of opening of tenders subject to submitting authority letters & valid proof of identity								
12	Selection of best offer	Shall be decided by AO/ Asset Disposal Committee (ADC) of ISARC.								
13	Liability of the purchaser, if any.	<ul style="list-style-type: none"> <li>All charges for conveyance, stamp duty, transfer fee (premium fee) and registration charges/expenses etc., as applicable shall be borne by the successful bidder only.</li> <li>ISARC 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.</li> <li>All statutory/ non statutory dues, taxes, rates, charges and fees owing to anyone, if any, shall be the responsibility of the prospective buyer.</li> <li>ISARC does not undertake any responsibility for payment of the dues of electricity &amp; property taxes as mentioned in the sale notice or any other known / unknown encumbrances and payment of the same shall be responsibility of prospective buyers.</li> </ul>								
14	Negotiation with bidders for improvement in offer	ISARC reserves its right and shall have discretion to negotiate with the bidders after opening of tenders and to also allow inter se bidding 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. The inter se bidding is allowed in the multiples of Rs 50,000/-								
15	Disputes/Litigations	In case of disputes in tender/auction, the decision of Authorized Officer of ISARC shall be final and binding on all and any litigation shall be subject to jurisdiction of Mumbai								
16	Inspection of assets	The interested parties are advised to submit their tenders after								

		inspection of assets. The prospective bidder shall visit / inspect the properties at their own costs.
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 property 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.</p> <p>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>

### **(C) Miscellaneous Terms and conditions of auction**

1. The property/ies shall be sold in "AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS" condition, including encumbrances, if any.
2. After opening the tenders, the bidders shall be given an opportunity to improve their offer by inter se bidding at the discretion and decision of the authorized officer. Sale shall be confirmed in favour of the successful bidder subject to confirmation of the same by the authorized officer of the secured creditor. The inter se bidding shall be allowed in multiples of Rs 50,000/-. In the event of one bidder, the bidder shall bid over and above the reserve price.
3. The interested purchaser(s) shall themselves satisfy about the right and title of the property (ies) from the concerned authorities and no claim shall be entertained by the Authorized officer/ISARC in this regard after the auction.
4. All payments except EMD shall be made by either by way of Demand Draft/RTGS drawn in favor of **"ISARC-IDBI Bank II/2013-14 Trust" payable at Mumbai.**
5. Authorized Officer reserves the right to postpone/ cancel or vary the terms and conditions of auction without assigning any reason thereof.
6. The intending bidder may please see details of the terms and conditions mentioned in the tender document available on ISARC's web site: [www.isarc.in](http://www.isarc.in). The same is also available at office of ISARC at BKC, Mumbai.
7. No Offers / bids below reserve price shall be entertained.
8. The auction will be conducted under the supervision of the Authorized Officer/Asset Disposal Committee of the ISARC.
9. ISARC would first go for the tender process and thereafter, if decided by AO/Asset Disposal Committee of ISARC, the inter se bidding/auction would be held. If the results of the tender are satisfactory, inter se bidding/auction process would not be held.
10. The bid can be submitted in the auction either by the prospective buyer himself in the appropriate tender form as enclosed in the Tender document or by the representative of the purchaser duly authorized along with proper authority letter and acceptable KYC documents.

For further details please contact on Phone No. 022-61579600 during office hours between 10 am and 5 pm on all working days.

**(D) TENDER FORM**

To,

The Authorized Officer

**ISARC IDBI Bank II/2013-14 Trust**

C/O India SME Asset Reconstruction Company Ltd (ISARC)

1004, 10<sup>th</sup> Floor, Naman Centre, C-31, G- Block,

Bandra-Kurla Complex, Bandra East, Mumbai - 400051

**REF. ADVERTISEMENT ISSUED ON TIMES OF INDIA – ENGLISH & PUNYA NAGARI – MARATHI & HOSTED ON THE WEBSITE OF INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED IN RESPECT OF DISPOSAL OF SECURED IMMOVABLE PROPERTIES / ASSETS IN THE ACCOUNT OF M/S RAM AGENCIES**

**Tender-cum-auction Document**

**IN RESPECT OF DISPOSAL OF IMMOVABLES PROPERTIES IN THE ACCOUNT OF M/S RAM AGENCIES**

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:

1	Name of the Tenderer (in case of company/firm, also give names of key Directors / partners / phone numbers)	
2	Address of the Tenderer / Offerer along with the address proof : Office / Residence	
3	Identification Proof enclosed (self attested)	PAN Card / Passport / Voter ID Card/ Driving License etc.
4	Details of the Bid Offer	Rs
5	Details of EMD	Draft No.  Dated  Drawn on  Payable at

- I/We further declare that I/We intend to purchase the above referred assets from the ISARC 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.
- 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 the ISARC and the ISARC is at liberty to annul the offer made to me/us at any point of time.
- 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.



- I/We also agree that after my/our offer given in my/our tender for purchase of a property is accepted by the ISARC 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 the ISARC and that the ISARC has also a right to proceed against me / us for specific performance of the contract.
- I/We will not claim any interest till three months from the date of submission of offer.

**Yours faithfully,**

**Signature of the tenderer  
Authorized Signatory**

(M/s. \_\_\_\_\_)

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

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

## DEED OF INDEMNITY

(Stamp duty for deed of Indemnity shall vary state wise)

(This forms part of the terms and conditions of invitations and sale)

This DEED OF INDEMNITY executed at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ By \_\_\_\_\_ and \_\_\_\_\_ (Hereinafter referred to as "the Purchaser", which expression shall include its successors and assigns).

In favour of:

The India SME Asset Reconstruction Company Ltd, is a Company incorporated under the Companies Act,1956 and Registered as Securitization and Asset Reconstruction Company pursuant to Section 3 of SARFAESI and having its registered office at 1004, 10<sup>th</sup> Floor, Naman Centre, C-31, G Block, Bandra-Kurla Complex, Bandra East, Mumbai – 400051 which is hereinafter referred to as the "ISARC" which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and assigns and whether acting as such in respect of financial assets pertaining to **M/s Ram Agencies (Borrower)**

- A. Whereas ISARC, has pursuant to the measures taken under Section 13 (4) of the Securitization Act taken possession of the immovable assets of the Borrower being **M/s Ram Agencies**
- B. Whereas the Authorized Officer confirmed offer on behalf of ISARC in favour of \_\_\_\_\_ and subject to terms and conditions contained in the Sale Certificate.
- C. Whereas as covenants of the documents of terms and conditions of sale and 'sale certificate' state that "The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the aforesaid assets shall be borne by the Purchaser. Non-payment of stamp duty under prevailing laws, rules, and regulations notifications shall entail ISARC to take such steps to repossess the secured assets and put up the same for sale under applicable law.
- D. Whereas the documents of terms and conditions of sale and sale certificate further state that "the said assets are being sold on **"AS IS WHERE IS WHAT IS THERE IS AND NON RECOURSE BASIS"** basis. Further, ISARC does not accept / undertaken any responsibility for, nor shall the sale precedes be subject to any pending / outstanding statutory dues and any other dues such as water / electricity / services charges, transfer fees, dues of the Municipal Corporation / local authority dues, tax or any other duties, levies by whatever name it is called including interest, etc if any. The Secured Assets are being sold with all known and unknown encumbrances. Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets / sale proceeds by reason of the proposed sale of the Secured Assets, shall be the sole responsibility and to the account of the Purchaser. In pursuance thereof, the Purchaser indemnifies ISARC to save harmless ISARC from any and all liability incurred by ISARC on account of any suits, claims, (including any expenses incurred by ISARC for the enforcements of this indemnity) which ISARC shall suffer as a result of any failure on the part of the Purchaser to meet and clear any pending / outstanding statutory dues and any other dues such as water / electricity / service charges, transfer fees, dues of the Municipal Corporation / local authority dues, tax pr any other dues or any other duties, levies by whatever name it is called including interest, etc of any and dues or any claim made by any person in respect of such liabilities, encumbrances and dues''.

ISARC has accepted the offer upon execution of the following indemnity.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the movable & immovable properties, the Purchaser viz \_\_\_\_\_ and their successors, nominees, heirs as stated above hereby unconditionally, absolutely and irrevocably agree to indemnify and keep ISARC indemnified and save harmless, against any and all losses, damages, liabilities. Suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by ISARC for the enforcement of this indemnity), which ISARC shall suffer as a result of any failure on the part of the Purchaser to meet and clear any such liabilities, encumbrances and dues as mentioned in the recital's above more specifically mentioned in Para C & D or any claim made by any person, entity, firm. In respect of such liabilities, encumbrances and dues as mentioned above.

And it is declared that this indemnity is without prejudice to and is in addition to any other rights of ISARC.

IN WITNESS whereof the Purchaser has put their hands on the day and year first hereinabove written

Signed and delivered by:  
Purchaser

Address:

Place:

Date: