



**Sale of Property under SARFAESI
In respect of
M/s. Deccan Printers**

Tender Document
And Terms & Conditions



India SME Asset Reconstruction Company Limited

(CIN: U67190MH2008PLC181062)

Registered Office: 1004, 10th Floor, Naman Centre, Plot No. C-31, G-Block,
Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

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

Email: isarc@isarc.in, Website: www.isarc.in

REFER ADVERTISEMENT ISSUED ON 19.07.2017 AND CORRIGENDUM ON 23.07.2017 IN THE NEW INDIAN EXPRESS (ENGLISH) AND DINAMANI (TAMIL) AND 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. DECCAN PRINTERS.

Tender-cum-auction Document

**IN RESPECT OF IMMOVABLE PROPERTIES / ASSETS IN THE ACCOUNT OF
M/S. DECCAN PRINTERS**

SUBMISSION OF TENDER

Date of release of advertisements and corrigendum	:	July 19, 2017 and July 23, 2017
Schedule of Inspection	:	On July 26, 2017 from 11 a.m. onwards
Last date/time for submission of Tenders	:	On August 10, 2017 upto 5.00 p.m.
Schedule of opening of Tenders & Auction	:	On August 11, 2017 from 11 a.m. onwards
Venue for opening of Tenders	:	India SME Asset Reconstruction Company Ltd 1004, 10 th Floor, Naman Centre, Plot No. C-31, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
Contact details of officials	:	Shri. P. R. Savishes (AVP) Ph.No. 022-26752606 Shri. Kiran Mahangare, (Assistant Manager) Ph.No. 022-26752696
Contact details for carrying out the inspection	:	Shri. Kiran Mahangare, (Assistant Manager) M.No. : +91 9930209212

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

- A. Official copy of the advertisement
- B. Terms and conditions
- C. Miscellaneous Terms & Conditions
- D. Tender Form

	<p>building thereon bearing Door No. 1/537 in Thevarkulam Panchayat, Sivakasi Panchayat Union, belonging to M/s. Sri Sudharsan Wire Products, bounded by</p> <p>North by : 9 Metre Estate Road South by : 9 Metre Estate Road East by : E-23 & E-26 Plots West by : 12 Metre Estate Road</p> <p>Note: The said factory land and building will be sold alongwith plant and machineries as mentioned in sale notice of M/s. Sri Sudharsan Wire Products which have already been published on 23.07.2017 in the newspapers (1) Dinamani (Tamil) and (2) The New Indian Express (English). Therefore the bidders who are interested to purchase both the factory land, building and plant & machineries shall only bid.</p>
Reserve Price	Lot 1 – ₹82.26 Lakh Lot 2 – ₹27.83 Lakh
Earnest Money Deposit (EMD)	Lot 1 – ₹8.23 Lakh Lot 2 – ₹2.78 Lakh
Date and Time of Inspection at site	On July 26, 2017 from 11.00 am onwards.
Last date, Time and Place for submission of offer	By August 10, 2017 upto 05.00 pm At India SME Asset Reconstruction Company Limited, 1004, 10 th Floor, Naman Centre, Plot No.C-31, G Block, Bandra Kurla Complex, Bandra (East), Mumbai -400 051
Date, Time & place of auction	On August 11, 2017 from 11.00 am onwards At India SME Asset Reconstruction Company Limited, 1004, 10 th Floor, Naman Centre, Plot No. C -31, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051
Tender Forms and other terms and conditions of auction	Tender Form, Offer Letter and other detailed Terms and Conditions to be downloaded from www.isarc.in
Details of the dealing officials	Shri P. R. Savises, AVP, ISARC Ph. No. 022-2675 2606 Shri. Kiran Mahangare, AM, ISARC, Ph. No.022-2675 2696

Date: 23/07/2017
Place: Mumbai

Sd/-
Authorized Officer,
India SME Asset Reconstruction Company Ltd

(B) Terms and conditions of Sale

1	Bids invited for property	The intending bidder may make an bid for immovable assets as specifically mentioned in the sale notice.	
2	Reserve Price	Lot 1	₹. 82.26 lakh
		Lot 2	₹. 27.83 lakh
3	Earnest Money Deposit (EMD)	Lot 1	₹. 8.23 lakh
		Lot 2	₹. 2.78 lakh
4	Basis	AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS.	
5	Last date for submission of tenders	By August 10, 2017 upto 05.00 p.m. At India SME Asset Reconstruction Company Limited, 1004, 10 th Floor, Naman Centre, Plot No. C-31, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Ph.No. 022-26752696	
6	How to submit the tenders	Interested parties may participate in auction by sending / submitting their offer for purchasing the said assets, in sealed cover super scribed as "Offer for purchase of properties/ assets of M/s. Deccan Printers – Lot_____" The envelopes should be submitted on any working day on or before the last date of submission of tenders as mentioned herein above.	
7	Mode of payment of EMD	By way of DD/Pay Order drawn in favor of "ISARC-FA-6-III/2011-12 Trust" , payable at Mumbai. (Photocopies shall not be accepted). No other mode of payment shall be accepted.	
8	Refund of EMD to unsuccessful bidders	Within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest for any reason whatsoever.	
9	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 asset shall be resold and the defaulting purchaser shall not be entitled for any claim.	
10	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.	
11	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.	

12	Type of offer and manner of payment	<ul style="list-style-type: none"> 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. 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. Except the payment towards EMD, balance payments can be made through RTGS, the account details are as under : <table border="1" data-bbox="565 457 1349 642"> <tr> <td>Name of the Account</td> <td>ISARC-FA-6-III/2011-12 Trust</td> </tr> <tr> <td>Account No</td> <td>0018102000021076</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-FA-6-III/2011-12 Trust	Account No	0018102000021076	Name of the Bank and Branch	IDBI Bank Ltd, Chembur Branch, Mumbai	IFSC Code	IBKL0000018
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IFSC Code	IBKL0000018									
13	Presence of bidders	Bidders or authorized representatives will be allowed to remain present at the time of opening of tenders subject to submitting authority letters & valid proof of identity								
14	Selection of best offer	Shall be decided by Asset Disposal Committee (ADC) of ISARC.								
15	Liability of the purchaser, if any.	<ul style="list-style-type: none"> All charges for conveyance, stamp duty, transfer fee (premium fee) and registration charges/expenses, travel expenses for registration, etc., as applicable shall be borne by the successful bidder only. 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. All statutory/ non statutory dues, taxes, rates, charges and fees owing to anyone, if any, shall be the responsibility of the prospective buyer. ISARC does not undertake any responsibility for payment of the any dues, taxes etc as stated above or any other known / unknown encumbrances and payment of the same shall be responsibility of prospective buyers. 								
16	Negotiation with bidders for improvement in offer	<p>ISARC reserves its right and shall have discretion to negotiate with the bidders after opening of tenders and to also allow inter se bidding 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 as mentioned below:</p> <table border="1" data-bbox="516 1560 1133 1633"> <tr> <td>Lot 1</td> <td>₹. 2,00,000/-</td> </tr> <tr> <td>Lot 2</td> <td>₹. 1,00,000/-</td> </tr> </table>	Lot 1	₹. 2,00,000/-	Lot 2	₹. 1,00,000/-				
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Lot 2	₹. 1,00,000/-									
17	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.								
18	Inspection of assets	The interested parties are advised to submit their tenders after inspection of assets. The prospective bidders shall visit / inspect the properties at their own costs within the schedule as specified in sale notice.								

		The interested parties / bidders shall coordinate with ISARC officials for inspection.
19	Miscellaneous	<p>Tenders with conditional offer shall 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 on "**AS IS WHERE IS WHAT IS THERE IS AND NON RECOURSE**" condition, including encumbrances, if any.
2. After opening the tenders, the bidders shall be given an opportunity to improve their bid 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 ADC of the ISARC. The inter-se bidding shall be allowed in multiples as given below:

Lot 1	₹.2,00,000/-
Lot 2	₹.1,00,000/-

3. The Lot 2 will be sold alongwith plant and machineries as mentioned in sale notice of M/s. Sri Sudharsan Wire Products which have already been published on 23.07.2017 in the newspapers (1) Dinamani (Tamil) and (2) The New Indian Express (English). Therefore the bidders who are interested to purchase both the factory land, building and plant & machineries shall only bid.
4. The interested purchaser(s) shall themselves satisfy about the right and title of the property (ies) from the concerned local authorities and no claim shall be entertained by the Authorized officer/ISARC in this regard after the auction of the properties.
5. All payments shall be made by Demand Draft drawn in favour of "**ISARC-FA-6-III/2011-12 Trust**" payable at Mumbai.
6. Authorized Officer reserves the right to postpone/ cancel or vary the terms and conditions of auction without assigning any reason thereof.
7. 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. The same is also available at office of ISARC at BKC, Mumbai.
8. No bids below reserve price shall be entertained.
9. The auction will be conducted under the supervision of the Authorized Officer/Asset Disposal Committee of the ISARC.
10. 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 tenders are satisfactory, inter se bidding/auction process would not be held.
11. 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. 022-26752696 during office hours between 10 am and 5 pm on all working days.

(D) TENDER FORM

To,

The Authorized Officer
India SME Asset Reconstruction Company Ltd (ISARC)
1004, 10th Floor, Naman Centre, Plot No. C-31, G- Block, Bandra-Kurla Complex
Bandra East, Mumbai - 400051

REFER ADVERTISEMENT ISSUED ON 19.07.2017 AND CORRIGENDUM ON 23.07.2017 IN THE NEW INDIAN EXPRESS (ENGLISH) AND DINAMANI (TAMIL) AND 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. DECCAN PRINTERS

Tender-cum-auction Document

**IN RESPECT OF IMMOVABLE PROPERTIES / ASSETS IN THE ACCOUNT OF
M/S. DECCAN PRINTERS (LOT 1/ 2) (SELECT SUITABLE)**

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