



**M/S TRIBUNE TEXTILES PVT LTD**

**Sale of Properties under SARFAESI  
E-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, Email: [isarc@isarc.in](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)

**REFER ADVERTISEMENT ISSUED IN THE INDIAN EXPRESS – ENGLISH & DINAMANI – TAMIL & HOSTED ON THE WEBSITE OF INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED IN RESPECT OF DISPOSAL OF SECURED MOVABLES & IMMOVABLE PROPERTIES / ASSETS IN THE ACCOUNT OF M/S TRIBUNE TEXTILES PVT LTD**

**E-TENDER CUM E-AUCTION DOCUMENT**  
**IN RESPECT OF DISPOSAL OF SECURED MOVABLES & IMMOVABLE PROPERTIES**  
**M/S TRIBUNE TEXTILES PVT LTD**

Date of Press Release	:	December 5, 2018
Schedule of Inspection	:	On December 17, 2018 between 11 A.M. to 3 P.M.
Last date/time for submission of offer	:	On January 07, 2019 by 04.00 P.M. through online mode only
Offer opening date and time	:	On January 07, 2019 by 04.05 P.M.
E-auction start date & time	:	On January 08, 2019 from 11 am to 12 noon with unlimited extension of 5minutes duration each.
Contact details of e-auction service provider	:	Auction is being held on “AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS” and will be conducted “Online”. The e-auction will be conducted through the ISARC’s approved service provider M/s. C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020/21/22/23/24 or 9821690968 Help Line e-mail ID: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> , Website : <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
Contact details of officials	:	Mr. R.C. Agasimani, (SA) Ph.No. 022-26752619 Ms. Sneha Manna, (AM) Ph.No. 022-26752622
Contact details for carrying out the inspection	:	Mr. Velmurugan – 09444035070 BFI Factoring Services Ltd (ISARC’s resolution agency)

This document consists of the following:

- A. E-Auction Sale Notice
- B. Terms and conditions
- C. Miscellaneous Terms & Conditions



**India SME Asset Reconstruction Company Limited**

(CIN: U67190MH2008PLC181062)

**Registered Office:** 1004, 10<sup>th</sup> Floor, Naman Centre, C-31, G-Block, BKC, Bandra (East),  
Mumbai 400 051. Phone: +91 22 26752600, Email: [isarc@isarc.in](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)

**[See proviso to rule 6 (2) & 8 (6)]**

**Sale notice for sale of movable & immovable properties**

E-Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

The undersigned being the Authorized Officer of India SME Asset Reconstruction Company Limited acting in its capacity as trustee of ISARC FA-16-I/2011-12 Trust vide Assignment Agreement dated March 31, 2012 has acquired the secured debt along with underlying securities from the original lender City Union Bank.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable properties hypothecated/pledged/ mortgaged/charged to India SME Asset Reconstruction Company Ltd (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of India SME Asset Reconstruction Company Ltd, will be sold on "As is where is", "As is what is", and " Whatever there is" on January 08, 2019, for recovery of Rs. 26,83,43,214/- (Rupees Twenty Six Crore Eighty Three Lakhs Forty Three Thousand Two Hundred and Fourteen Only) as on 30.09.2017 with further interest and other costs thereon due to India SME Asset Reconstruction Company Ltd from Tribune Textiles Pvt Ltd (Borrower) Shri. G. Surendra Gupta and Smt. G. Suneetha Gupta (Guarantors/mortgagors).

(Rs. In Lakhs)

Lots	Property Description	Reserve Price	Earnest Money Deposit (EMD)
I	Land and Building located at S. No. 284/2 land admeasuring 5.09 acres at Sanaputur Village, Gummidipoondi Taluk, Thiruvallur District	219.00	22.00
II	Plant & Machinery located at S. No. 284/2 land admeasuring 5.09 acres at Sanaputur Village, Gummidipoondi Taluk, Thiruvallur District	108.00	11.00

For detailed terms and conditions of the sale, please refer to the link provided in India SME Asset Reconstruction Company Ltd website i.e. [www.isarc.in](http://www.isarc.in)

**Date: 05/12/2018**  
**Place: Mumbai**

**Sd/-**  
**Authorized Officer**  
**India SME Asset Reconstruction Company Ltd**  
**Acting as trustee of : ISARC FA-16-I/2011-12 Trust**

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

Name of the Borrower	<b>M/s Tribune Textiles Pvt Ltd</b>									
Name of the Guarantors & mortgagors	1. G. Surendra Gupta 2. G. Suneetha Gupta									
Details of the dues	Rs. 26,83,43,214/- (Rupees Twenty Six Crore Eighty Three Lakhs Forty Three Thousand Two Hundred and Fourteen Only) as on 30.09.2017 with further interest and other costs thereafter, as per notice u/s 13(2) of the SARFAESI Act.									
Details of the properties / assets to be sold	<table border="1"> <thead> <tr> <th>Lots</th> <th>Property Description</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Land and Building located at S. No. 284/2 land admeasuring 5.09 acres at Sanapur Village, Gummidipoondi Taluk, Thiruvallur District</td> </tr> <tr> <td>II</td> <td>Plant &amp; Machinery located at S. No. 284/2 land admeasuring 5.09 acres at Sanapur Village, Gummidipoondi Taluk, Thiruvallur District</td> </tr> </tbody> </table>	Lots	Property Description	I	Land and Building located at S. No. 284/2 land admeasuring 5.09 acres at Sanapur Village, Gummidipoondi Taluk, Thiruvallur District	II	Plant & Machinery located at S. No. 284/2 land admeasuring 5.09 acres at Sanapur Village, Gummidipoondi Taluk, Thiruvallur District			
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Reserve Price and Earnest Money Deposit (EMD)	<p>(Rs.in lakhs)</p> <table border="1"> <thead> <tr> <th>Lots</th> <th>Reserve Price</th> <th>EMD</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Rs.219</td> <td>Rs.22.00</td> </tr> <tr> <td>II</td> <td>Rs.108</td> <td>Rs. 11.00</td> </tr> </tbody> </table> <p>EMD is 10% of the reserve price. The intended bidder/purchaser/buyer submitting bid below reserve price will not be accepted. Bid incremental amount is Rs.75,000/- for Lot I and Rs.50,000/- for Lot II. Sale in respect of Lot I will not be confirmed unless Lot II property is sold.</p>	Lots	Reserve Price	EMD	I	Rs.219	Rs.22.00	II	Rs.108	Rs. 11.00
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I	Rs.219	Rs.22.00								
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Date and Time of Inspection at site	On December 17, 2018 between 11 A.M. to 3 P.M.									
Last date/ Time for submission of offer	On January 07,2019 by 04.00 P.M. through online mode only									
Offer opening date and time	On January 07, 2019 by 04.05 P.M.									
Date & Time of e-auction	On January 08, 2019 from 11.00 am to 12 noon with unlimited extension of 5 minutes duration each.									
Details of the dealing officials of ISARC	Mr. R.C. Agasimani, (SA) Ph.No. 022-26752619 Ms. Sneha Manna, (AM) Ph.No. 022-26752623									
Basis	AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS.									
How to submit the tenders	<p>Auction is being held "Online" through ISARC's approved service provider M/s. C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon, Haryana Pin: 122015 Help Line No. +91-124-4302020/21/22/23/24 or 9821690968, Help Line e-mail ID: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> Website: <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a></p> <p>The prospective qualified bidder may avail online training on e-auction from M/s. C1 INDIA PVT LTD prior to the date of e-auction for submitting bids and participating in the e-auction process. Neither the Authorized officer/ISARC nor M/s. C1 INDIA PVT LTD will be held responsible for any internet network problem/Power failure/any other technical lapses/failure etc. In order to avoid such contingent situation the interested bidder are requested to ensure that they are technically well equipped with adequate power back-up etc for successfully participating in the e-Auction event.</p>									

Mode of payment of EMD	<p>The intending purchaser/bidder are required to deposit EMD which shall be payable through NEFT/ RTGS in the following account :</p> <table border="1" data-bbox="532 239 1393 380"> <tr> <td><b>Name of the Account</b></td> <td>ISARC FA 16 I/2011-12 Trust</td> </tr> <tr> <td><b>Account No</b></td> <td>0018102000021094</td> </tr> <tr> <td><b>Name of the Bank &amp; Branch</b></td> <td>IDBI Bank Ltd, Chembur Branch, Mumbai</td> </tr> <tr> <td><b>IFSC Code</b></td> <td>IBKLO000018</td> </tr> </table> <p>Please note that the Cash/Cheque/Demand Draft shall not be accepted as EMD amount.</p>	<b>Name of the Account</b>	ISARC FA 16 I/2011-12 Trust	<b>Account No</b>	0018102000021094	<b>Name of the Bank &amp; Branch</b>	IDBI Bank Ltd, Chembur Branch, Mumbai	<b>IFSC Code</b>	IBKLO000018
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Refund of EMD	<p>The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest.</p>								
Forfeiture of EMD and Rejection of Bid	<p>For bidders not complying with the terms and conditions specified in the eTender-cum-eauction documents, the EMD amount or any other deposit shall be forfeited and bid shall be rejected.</p>								
Type of offer and manner of payment	<ul style="list-style-type: none"> <li>• The successful bidder shall immediately on the date of sale confirmation, pay 25% of the bid amount (inclusive of EMD), through RTGS/NEFT of the amount of sale price to the account as mentioned below.</li> <li>• The balance amount of the purchase price shall be paid by the purchaser within 15 days from the date of confirmation of sale.</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/rights on the property or to any part of the sum for which it may be subsequently sold.</li> </ul> <table border="1" data-bbox="574 993 1403 1163"> <tr> <td><b>Name of the Account</b></td> <td>ISARC FA 16 I/2011-12 Trust</td> </tr> <tr> <td><b>Account No</b></td> <td>0018102000021094</td> </tr> <tr> <td><b>Name of the Bank and Branch</b></td> <td>IDBI Bank Ltd, Chembur Branch, Mumbai</td> </tr> <tr> <td><b>IFSC Code</b></td> <td>IBKLO000018</td> </tr> </table>	<b>Name of the Account</b>	ISARC FA 16 I/2011-12 Trust	<b>Account No</b>	0018102000021094	<b>Name of the Bank and Branch</b>	IDBI Bank Ltd, Chembur Branch, Mumbai	<b>IFSC Code</b>	IBKLO000018
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Selection of best offer	<p>Shall be decided by Authorized Officer/ Asset Disposal Committee (ADC) of ISARC. The Authorized officer/ISARC is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for</p>								
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>								
Disputes/Litigations	<p>In case of disputes in e-tender/e-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</p>								

Inspection of assets	The interested parties are advised to submit their e-tenders after inspection of assets. The prospective bidder shall visit / inspect the properties at their own costs.
Miscellaneous terms	<ul style="list-style-type: none"> <li>• Tenders with conditional offer will be treated as invalid.</li> <li>• Correspondence about any change/modification in the offer after submission of tender will not be entertained.</li> <li>• The purchaser will not manufacture at the site any hazardous/prohibited items as specified by the Government from time to time.</li> </ul>

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

1. The property/ies shall be sold on "AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS" condition, including encumbrances, if any.
2. The e-Auction/ bidding of above properties would be conducted exactly on the scheduled Date & time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of Rs.75,000/- for Lot I and Rs.50,000/- Lot II. Sale in respect of Lot I will not be confirmed unless Lot 2 property is sold. In case bid is placed in the last 5 minutes of the closing time of the e- Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve price ) on closure of e- Auction process shall be declared as successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor.
3. The interested purchaser(s) shall satisfy themselves and also carry out due diligence 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. To the best of Knowledge and information of the Authorized officer, there are no Encumbrances on the property(s) save and except charge in favor of ISARC. However, the intending bidder should make their own independent inquires regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the ISARC. The property is being sold with all the existing and future encumbrances whether known or unknown to ISARC, The Authorized Officer /Secured creditor shall not be responsible in any way for any third party claim /Rights /dues.
5. Bidder shall hold a valid email (with empty space in Inbox) as all the relevant information shall be conveyed through email only
6. The intending bidder should submit the following documents as evidence for EMD while uploading e-tender document in <https://www.bankeauctions.com>
  - UTR Number with UTR Slip
  - Proof of Identification (Passport/Driving License/Aadhar Card)
  - Current Address Proof for communication
  - PAN Card of bidder
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](http://www.isarc.in) as well as on C1 India Pvt Ltd Website <https://www.bankeauctions.com>
8. No Offers / 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. The sale certificate will be issued in the name of the purchaser (s) /applicant(s) only and will not be issued in any other name(s). Nominee bids shall not be entertained and their earnest money shall also be forfeited.

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