

The Authorized Officer (AO)

of

IDBI BANK LIMITED

Retail Recovery

**Retail Asset Centre, 1st Floor, 12, Jahangirabad Palace,
Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001**

Retail Recovery

**Zonal Office: 1st Floor, Videocon Tower,
Jhandewalan Extension, New Delhi - 110055**

TENDER DOCUMENT

For

Sale of Assets

All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP) owned by Mr. Paresh Rastogi (Account of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd)

Sale Under the provisions of

**The Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002**


and

The Security Interest (Enforcement) Rules, 2002

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POSSESSION NOTICE

 IDBI BANK		स्टिल असेट सेंटर, तृतीय तल, किसान सहकारी भवन, एम.जी. मार्ग, हजरतगंज, लखनऊ-226001		
कब्जा सूचना (नियम 8(1) के तहत अचल सम्पत्ति के लिए)				
<p>जबकि, अधोहस्ताक्षरी ने आईडीबीआई बैंक लि. के प्राधिकृत अधिकारी के रूप में वित्तीय आस्तियों का प्रतिभूतिकरण एवं पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 (2002 का 54) के तहत और प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 (नियमावली) के नियम 3 के साथ पठित धारा 13(12) के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए एक मांग सूचना दिनांक 01.11.2018 जारी कर, जिसमें उधारकर्ताओं को उक्त सूचनाओं की प्राप्ति की तिथि से 60 दिनों के भीतर सूचना में वर्णित राशि वापस लौटाने के निर्देश दिये थे। उधारकर्ता उक्त राशि को वापस लौटाने में असफल रहे, अतः एतद्वारा उधारकर्ता तथा आम जनता को सूचित किया जाता है कि दिनांक 07.01.2019 को अधोहस्ताक्षरी ने उक्त प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 8 के साथ पठित अधिनियम की धारा 13 की उप धारा (4) के अंतर्गत अपनी प्रदत्त शक्तियों का प्रयोग करते हुए यहाँ नीचे वर्णित संपत्ति का कब्जा कर लिया है। विशेष रूप से उधारकर्ता तथा आम जनता को एतद्वारा सतर्क किया जाता है कि वे उक्त संपत्ति का सीसा न करें तथा इस संपत्ति का किसी भी तरह के लेनदेन के मामले में वर्णित राशि तथा उस पर व्याज आईडीबीआई बैंक लि. के प्रभार के अधीन होगा। उधारकर्ता का ध्यान प्रतिभूति आस्तियों का भौचन करने के लिए उपलब्ध समय के संदर्भ में अधिनियम की धारा 13 की उप धारा (8) के प्रावधानों की ओर आकृष्ट किया जाता है। सम्पत्तियों का विवरण निम्नानुसार जिसका कब्जा लिया गया था :</p>				
क्र. सं.	उधारकर्ता का नाम तथा पता/शाखा/खाता संख्या	बंधक अचल सम्पत्ति का विवरण	बकाया राशि 13(2) के अनुसार	मांग सूचना/ कब्जे की तिथि
1	उधारकर्ता: मेसर्स बलेरियन प्रोजेक्ट्स प्रा. लि., श्री दीपक रस्तोगी, श्री पियूष रस्तोगी, श्री पंकज रस्तोगी, श्री परेश रस्तोगी एवं मेसर्स रोहतास प्रोजेक्ट्स लि. जमानतकर्ता: मेसर्स फोर्टेक बायो-साइंस प्रा. लि., मेसर्स एन्डेस प्लानर प्रा. लि., मेसर्स हाइड्रिक फार्म इनपुट लि. एवं मेसर्स रोहतास इन्फ्रास्ट्रक्चर प्रा. लि. खाता संख्या: 0015675100022163	सम्पत्ति के समस्त भाग व खण्ड के साथ सुपर एरिया क्षेत्रफल : 964.42 वर्ग मीटर (10381 वर्ग फीट) गियरिंग यूनिट नं. 209, 210, 211, 212, 213, 214, 215, 216, 217 एवं 218 द्वितीय तल रोहतास मैट्रिक्स टेक्नोस्क्वेयर स्थित प्लॉट नं. 40, पॉकेट-I, सेक्टर-नॉलेज पार्क-I, ग्रेटर नोयडा, गौतमबुद्ध नगर (3000)	₹ 4,72,85,040.00 + व्याज तथा अन्य व्यय	01.11.2018 07.01.2019
दिनांक : 11.01.2019 , स्थान : लखनऊ		प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड		

 IDBI BANK		Retails Asset Centre, 3rd Floor, Kisan Sahkari Bhawan, M.G. Road, Hazratganj, Lucknow - 226001		
POSSESSION NOTICE (for Immovable property under Rule 8 (1))				
<p>Whereas, The undersigned being the Authorized Officer of IDBI Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (The Act) 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 01.11.2018 calling upon Borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that in exercise of powers conferred in him under Section 13(4) of Act read with Rule 8 of the Security interest (Enforcement) Rules, 2002 undersigned has taken possession of the property described herein below on the date 07.01.2019. The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of IDBI Bank Ltd for the amounts mentioned and interest thereon. The Borrower's attention is invited to provisions of Sub Section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. Details of the properties where possession had taken is as follows :</p>				
S No.	Name & Address of the Borrower/Branch/A/c No.	Description of The Immovable Property mortgaged	Amount O/s (as per/s 13(2))	Date of Demand Notice / Possession
1	Borrower: M/S Clarion Projects Pvt Ltd, Mr. Deepak Rastogi, Mr. Piyush Rastogi, Mr. Pankaj Rastogi, Mr. Paresh Rastogi and M/s Rohtas Projects Ltd Guarantor: M/s Fortek Bio-Science Pvt Ltd, M/S Andes Planner Pvt Ltd, M/S Hydric Farms Input Ltd And M/S Rohtas Infrastructure Pvt Ltd A/c No: 0015675100022163	All that part and parcel of the property consisting of a Super Area measuring 964.42 sqm. (10381 sqft.) bearing UNIT NO. 209,210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP)	₹ 4,72,85,040.00 + interest & other expenses	01.11.2018 07.01.2019
Date : 11.01.2019 , Place : Lucknow		Authorized Officer, IDBI Bank Limited		

E-Auction Notice dated 20.04.2019

The above notice was published as below:

S. No.	Newspapers	Edition	Date on which to be Published
1	Financial Express (English)	Delhi/NCR	20.04.2019
2	Jansatta (Hindi)	Delhi/NCR	20.04.2019
3	Financial Express (English)	Lucknow	20.04.2019
4	Jansatta (Hindi)	Lucknow	20.04.2019

 IDBI BANK CIN: L65190MH2004GOI148838	IDBI Bank Ltd. Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow- 226001 Zonal Office: 1st Floor, Videocon Tower, E-1, Jhandewalan Extn., New Delhi-110055				
	PUBLIC NOTICE FOR SALE SALE OF IMMOVABLE PROPERTY OF MR PARESH RASTOGI (ACCOUNT OF M/S CLARION PROJECTS PVT LTD, DEEPAK RASTOGI, PIYUSH RASTOGI, PANKAJ RASTOGI, PARESH RASTOGI AND M/S ROHTAS PROJECTS LTD)				
The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer for sale of the following property of Mr. Paresh Rastogi 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 Ltd on Jan 07, 2019					
1.	Brief Description of Property: A Super Area measuring 964.42 Sqm. (10381 Sqft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No.40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP)				
2.	The dues of IDBI Bank Ltd. outstanding as on 10.09.2018 stand at Rs. 4,72,85,040/- plus interest thereon w.e.f. 10.09.2018 and other expenses.				
3.	Reserve Price (Rs.) 2,80,00,000/-	EMD (Rs.) 28,00,000/-	Date of Inspection 01.05.2019 (2 pm to 5 pm)	Last Date of Submission of Sealed Bids 04.05.2019 till 2.30 pm	Date of E-Auction 07.05.2019 from 11 a.m. to 12 noon
IDBI Bank, RAC, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow - 226001.					
4.	List of the terms & conditions appearing in Bid Document: <ol style="list-style-type: none"> The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd. The aforesaid property shall not be sold below the reserve price mentioned above. The Earnest Money Deposit – (EMD) has to be deposited for qualifying for the bid through DD/PO drawn in favour of IDBI Bank Ltd. or through NEFT/RTGS in favour of IDBI Bank Limited, Account No. 82437000010052, IFSC Code: IBKL0000824, Branch : Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request. 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. The Secured Assets are being sold free from charges and encumbrances of Secured Creditors only. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset. The sale is strictly subject to the terms & conditions given in this advertisement and in the "Bid Document". Bid document can be obtained from any of our offices, on all working days or downloaded from IDBI's website i.e. www.idbi.com and https://www.bankeauctions.com or https://www.bankeauctions.com/idbibank. The sale would be on e-auction platform at website https://idbi.auctiontiger.net through E-auction service provider e-Procurement Technologies Ltd (Auction Tiger), Contact: Ram Sharma on Mob-800023297, 9374519754 (email) Delhi@auctiontiger.net and support@auctiontiger.net Support Help Line No.:079-61200598 554 594 587 559 Interested parties may contact Mr. Rohit Mehra on (M) 9830996663 (email) rohit.mehra@idbi.co.in or Mr. Shailesh Kumar Yadav on (M) 9039168479, (email) shailesh.yadav@idbi.co.in 				
STATUTORY 15 Days Notice under Rule – 9(1) of the Sarfaesi Act					
The Borrower / Guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before auction, failing which the property will be auctioned/sold and the balance dues if any will be recovered with interest and cost.					
Place : Lucknow Date : 20 April, 2019	Sd/ Authorised Officer				

III

BRIEF DESCRIPTION OF THE ASSETS

(a) Details of Properties

Sr. No.	Property Description.
1.	All those pieces and parcels of immovable properties situated at : All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP) owned by Mr. Paresh Rastogi (Account of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd)

IV.

**Outstanding dues of IDBI Bank (Sole lender) in the account of
M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi,
Paresh Rastogi And M/S Rohtas Projects Ltd as on 09-02-2019**

Particulars	Principal	Interest & Penal Interest	Other expenses	Total
Financial Assistance	Rs. 4,40,08,105/-	Rs. 52,72,501/-	Rs. 3,49,632/-	Rs. 4,96,30,238/-
TOTAL	Rs. 4,40,08,105/-	Rs. 52,72,501/-	Rs. 3,49,632/-	Rs. 4,96,30,238/-

Total dues as on **09.02.2019**: **Rs. 4,96,30,238/-** plus further interest w.e.f. **10.02.2019** and costs till date of payment.

V. 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 mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets').								
2	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender/bid Document along with required Forms is available from 20.04.2019 to 04.05.2019 on any working days between 11.00 am to 5.00 pm with Mr. Shailesh Kumar Yadav, Manager, IDBI Bank Limited. Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001 and also with Mr. Rohit Mehra, AGM, Mr Pushkar, Assistant Manager at IDBI Bank Ltd at 1st Floor, Videocon Tower, Jhandewalan Extension, New Delhi - 110055.</p> <p>The Tender Document can also be downloaded from IDBI website (www.idbi.com) and https://www.auctiontiger.net, the website of e-auction service provider.</p>								
3	<p><u>Reserve Price</u></p> <p>The Reserve price for the sale of the Secured Assets is fixed as under:</p> <table border="1"> <thead> <tr> <th align="center">Property Details</th> <th align="center">Reserve Price</th> </tr> </thead> <tbody> <tr> <td>All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP) owned by Mr. Paresh Rastogi (Account of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd)</td> <td align="center">Rs. 2,80,00,000/-</td> </tr> </tbody> </table> <p><u>Earnest Money Deposit (EMD)</u></p> <p>The EMD to be deposited by the intending bidders is fixed as under:</p> <table border="1"> <thead> <tr> <th align="center">Property Details</th> <th align="center">Earnest money Deposit (EMD)</th> </tr> </thead> <tbody> <tr> <td>All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215,</td> <td align="center">Rs. 28,00,000/-</td> </tr> </tbody> </table>	Property Details	Reserve Price	All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP) owned by Mr. Paresh Rastogi (Account of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd)	Rs. 2,80,00,000/-	Property Details	Earnest money Deposit (EMD)	All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215,	Rs. 28,00,000/-
Property Details	Reserve Price								
All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP) owned by Mr. Paresh Rastogi (Account of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd)	Rs. 2,80,00,000/-								
Property Details	Earnest money Deposit (EMD)								
All that part and parcel of the Immovable property of super area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215,	Rs. 28,00,000/-								

	<p>216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP) owned by Mr. Paresh Rastogi (Account of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd)</p>	
<p align="center">4</p>	<p>i. The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without 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.</p> <p>ii. AO does not take or assume any responsibility for any shortfall of the movable (Plant & Machineries, Stocks & Spares etc) and Immovable Assets or for procuring any permission, etc. or for the dues of any 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 would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi and M/S Rohtas Projects Ltd 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.</p> <p>iii. Details of encumbrances known to the secured creditor are given in the Tender Document. However, the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p>	
<p align="center">5</p>	<p><u>Inspection of records :</u> The interested parties may inspect the assets at their own cost on 01.05.2019, 02.00 pm to 5.00 pm in the presence of a representative of the AO available at the site to facilitate the inspection.</p>	
<p align="center">6</p>	<p><u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of</p>	

M/S Clarion Projects Pvt Ltd – Bid Document

	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 inspects or visits or 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 abutments 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 assets under reference.
9	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Profile of the Bidder and “Declaration by the Bidder 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 sign each page of all the documents. Offers received for sale and / or accepted are not transferable. The Format for submission of “Profile of the Bidder” & “Declaration by the Bidder” are given in Chapter VI, VII & VIII of this Tender Documents. Bidders may fill in only the form relevant/applicable to them.
10	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid Documents 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.
12	The Bid Documents 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.
13	<u>Last date for submission of Tender/Offer /Bid Document</u>

	<p>The interested parties may submit Tender Document duly filled and signed on each page along with EMD and other required documents to the “Authorised Officer, IDBI Bank Limited IDBI Bank Ltd at 1st Floor, Videocon Tower, Jhandewalan Extension, New Delhi – 110055” or to “Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001”, not later than 02:30 PM on 04.05.2019 in a cover, which shall be super-scribed as “Tender Document and EMD : A/c Clarion Projects Pvt Ltd”</p> <p>The DD / PO should be drawn in favour of “IDBI Bank Limited A/c- Clarion Projects Pvt Ltd” payable at Lucknow issued by any Scheduled commercial Bank as Earnest Money Deposit (EMD).</p> <p><u>Remittance of EMD by way of NEFT/RTGS</u></p> <p>Bidders who prefer to submit the EMD by way of NEFT/RTGS, may remit the respective EMD amount in favour of <u>IDBI Bank Limited, Account No. 82437000010052, IFSC Code: IBKL0000824, Branch : Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001.</u> Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
14	<p>Only those bidders will be permitted to participate in the e -auction who’s Tender/ Offer Document is complete in every respect and who’s Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of NEFT/RTGS proceeds is credited into the account, indicated above, well before the cut-off time. 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, submitted by them, will be intimated by e-mail and through mobile.</p>
15	<p><u>Registration with E-Auction Service Provider</u></p> <p>a. Participants, who are not already registered with the e-auction provider Auction Tiger should register themselves by following the procedure mentioned at the website: https://www.auctiontiger.net. The participants/intending purchasers are necessarily required to submit following documents/papers for registration to provider e-Procurement Technologies Ltd. (Auction Tiger).</p> <p>b. Self attested copy of Pan Card.</p> <p>c. Self Attested valid residential proof (Aadhar Card, Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)</p>

d. Self attested valid e-mail id and mobile no.

The user id and password will be then sent directly to the registered participants / intending purchasers whose Tender Document is complete in all respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of NEFT/RTGS proceeds is credited into the account indicated well before the cut-off time and whose documents are complete in all the respects, with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process. After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, may contact Ram Sharma on Mob-8000023297, 9374519754 (email) Delhi@auctiontiger.net and support@auctiontiger.net Support Help Line No .:079-61200598 |554|594|587|559

For queries during the live auction contact: Ram Sharma on Mob-8000023297, 9374519754 (email) Delhi@auctiontiger.net and support@auctiontiger.net Support Help Line No .:079-61200598 |554|594|587|559

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the 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 of 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.

16 The e- auction day: 07-05-2019 from 11.00 am to 12.00 noon.

The initial 10 minutes of each auction will be kept open for all the intending bidders to bid. The auction would be held with unlimited extensions of 5 minutes each, **if required**, on e-auction platform at website <https://www.auctiontiger.net>. 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.

Increase in Bid Amount :

It may be noted that increase in bid amount, if any, during the e-auction period shall be

	<p>made as under.</p> <p>In multiples of Rs.25,000/- (Rupees Twenty Five Thousand Only).</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>
17	<p>Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto two months from the date of auction and the amount of EMD will not carry any interest.</p> <p>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 bids will be returned within 7 days from the date of auction.</p>
18	<p>To improve the amount, inter say bidding between 3 Highest bidders may be conducted at the venue at the sole discretion of the Authorized Officer.</p>
19	<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 on acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Limited.-A/c Clarion Projects Pvt Ltd" payable at Lucknow issued by any Scheduled Commercial Bank or by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 82437000010052, IFSC Code: IBKL0000824, Branch : Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001</p> <p>The balance amount of the sale price shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Limited - A/c Clarion Projects Pvt Ltd" payable at Lucknow issued by any Scheduled Commercial Bank or by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 82437000010052, IFSC Code: IBKL0000824, Branch : Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001 or such extended period, as may be agreed upon in writing between the successful bidder and the AO.</p>
20	<p>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</p>

	deposited including the EMD.
21	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.
22	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 mentioned in clauses 9 to 16 above and further in terms of this Bid Document.
23	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 favor of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
24	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 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.
25	The purchaser 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 / 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.

M/S Clarion Projects Pvt Ltd – Bid Document

26	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.
27	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.
28	In the event of IDBI's office remaining closed on the day of opening the bid for any unforeseen reason, the bids shall be opened on the next working day of IDBI Bank Ltd. at 11:00 am in the presence of such bidders who wish to attend.
29	<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.
30	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.
31	The AO reserves the right and liberty to accept/reject any (including the highest bid) or all the Bids/Offers 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 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.
32	In the event the said sale in favor 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 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.
33	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.
34	Particular specified in schedule above has been stated to the best of the information of

	the Authorized officer/Bank. Authorized Officer and/or Bank will not be answerable for any error, Mis-statement or omission in this Public Notice.
35	Tenderer(s) must ensure the following while submitting the tender: A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID ENCLOSED AT ANNEXURE- VI/VII. B. 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. C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM. D. 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. E. THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED. F. THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.
36	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Lucknow shall have the exclusive jurisdiction to entertain adjudicate such disputes.

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

For purchase as described in “Public Notice for Sale” by **Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001** mortgaged by the owner for exposure to M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd.

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

1	a) Full Name of the Bidder/Offerer <i>(in Block letters)</i>	:	
	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 Limited.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid 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 NEFT/RTGS, must indicate NEFT/RTGS UTR No., Amount remitted and date.		
	NEFT/RTGS UTR NO.	:	
	Amount remitted	:	

M/S Clarion Projects Pvt Ltd – Bid Document

	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 Authorized Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly Authorized official of the Bidder/Offerer

Name and Designation of the Authorized Signatory

Place :

Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase as described in “Public Notice for Sale” by **Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001** mortgaged by the owner Mr. Paresh rastogi for exposure to M/S Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd

(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, 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	d) 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 Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	

	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid 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 NEFT/RTGS, must indicate NEFT/RTGS UTR No., Amount remitted and date.		
	NEFT/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 authorizations should be annexed to this form.

Place:

Date:

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,

Authorised Officer,

Retail Asset Centre, 12, Jahangirabad Palace,
Rani Laxmi Bai Marg, Hazaratganj,
Lucknow Pin :226001

Zonal Office: 1st Floor, Videocon Tower,
Jhandewalan Extension,
New Delhi - 110055

Sir,

Sale of Secured Assets / Properties

All that part and parcel of the Immovable property A Super Area measuring 964.42 Sqm. (10381 Sqrft.) bearing UNIT NO. 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 on Second Floor in ROHTAS MATRIX TECHNOSQUARE situated at Plot No. 40, Pocket-I, Sector-Knowledge Park-I, Greater Noida, Gautam Budh Nagar (UP)

- 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 sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 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 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 Clarion Projects Pvt Ltd, Deepak Rastogi, Piyush Rastogi, Pankaj Rastogi, Paresh Rastogi And M/S Rohtas Projects Ltd, 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 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.
- 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 hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.
- 7 I/We also enclose a Demand Draft/Pay Order of value Rs. _____/- towards Earnest Money Deposit (EMD) in the name of " M/S Clarion Projects Pvt Ltd" payable at Lucknow-226001.

Or

I/ We have remitted Rs. _____/- towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of NEFT/RTGS amount in favour of IDBI Bank Limited, Account No. 82437000010052, IFSC Code: IBKL0000824, Branch :Retail Asset Centre, 12, Jahangirabad Palace, Rani Laxmi Bai Marg, Hazaratganj, Lucknow Pin :226001.

- 8 We understand that the EMD will not carry any interest.
- 9 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:

Dated ...__ day of _____2019

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 :
