



STRESSED ASSETS STABILISATION FUND (SASF)

3rd Floor, IDBI Tower, WTC Complex,
Cuffe Parade, Mumbai – 400005
www.sasftrust.com

TENDER DOCUMENT

For

**Sale of Secured Assets of
Vintage Foods & Industries Limited
CIN - L01549KA1984PLC006339**

By

Authorised Officer (AO) of SASF

**Sale Under the provisions of
The Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002
&
The Security Interest (Enforcement) Rules, 2002**

CONTENTS

Section	Matter	Page No.
1	Disclaimer	3
2	Public Notice for SALE published in the newspapers	4-5
3	Possession Notice published in the newspapers	6-7
4	Introduction	8
5	Brief Description – Movable and Immovable properties	9
6	Outstanding dues of Secured Lenders	10
7	Terms & Conditions	11-17
8	Annexures – I & II	18-24

SECTION – 1

Disclaimer


The information contained in this Tender Document or information provided subsequently to bidder(s) or applicants whether verbally or in documentary form by or on behalf of “Stressed Assets Stabilization Fund” (SASF), is provided to the bidder(s) on the terms and conditions set out in this Tender Documents and all other terms and conditions subject to which such information is provided.

This Tender Document is not an agreement and is not an offer or invitation by SASF to any parties other than the applicants who are qualified to submit the bids. The purpose of this Tender Document is to provide the Bidder(s) with information to assist the formulation of their proposals/offer. This Tender Document does not claim to contain all the information each Bidder may require. Each Bidder may conduct its own independent investigations and analysis and is free to check the accuracy, reliability and completeness of the information in this Tender Document. SASF makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Tender Document. SASF may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Tender Document.

SASF reserves the right to reject any or all the expression of interest / proposals/offer received in response to this Tender Document at any stage without assigning any reason whatsoever. The decision of SASF shall be final, conclusive and binding on all the parties/Bidders.

SECTION – 2

SALE NOTICE PUBLISHED IN NEWSPAPER



SASF

STRESSED ASSETS STABILIZATION FUND (SASF)
3RD FLOOR, IDBI TOWER, WTC COMPLEX, CUFFE PARADE, MUMBAI – 400 005,
WEBSITE: www.sasftrust.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower: **M/s Vintage Foods & Industries Ltd. and Shri N.K. Mohta & Smt. Sarita Mohta** (Guarantors) that the below described immovable property mortgaged/charged to Stressed Assets Stabilization Fund(SASF), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 31.05.2019, for recovery of **Rs.113.39 Crore** [As on 01.09.2016 (inclusive)] plus interest thereon due to Stressed Assets Stabilization Fund(SASF) and **Rs.31.66 Crore** [As on 31.03.2017] (inclusive)] plus interest thereon due to KSIDC from M/s. Vintage Foods & Industries Ltd. the Borrower and the guarantors viz. Shri N.K. Mohta & Smt. Sarita Mohta. **The reserve price will be Rs. 5,70,96,000/- (Rupees Five Crore Seventy Lakh Ninety Six Thousand Only) and the Earnest Money Deposit will be Rs.57,10,000/- (Rupees Fifty Seven Lakh Ten Thousand Only).**

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCES, IF ANY

Land & building situated at Plot No.21/B, Kumbalgod Industrial Area, II Phase, Kengeri Hobli, Bangalore South Taluk totally measuring 2023 sq.mtrs. in the State of Karnataka owned by M/s. Vintage Foods and Industries Limited vide Sale Deed No.4995 dated 07.09.1998 executed at Sub Registrar, Kengeri, Bangalore. The property is bounded on the: North by: Road; South by: Plot No.21-C; East by: Road; and West by: Private property.

Terms & conditions and other information:

1. Sale is strictly subject to the terms & conditions given in this advertisement and in "Bid Document", which can either be obtained from office of SASF on working days (11.00 a.m. to 4.00 p.m.) or downloaded from SASF's website i.e. www.sasftrust.com and website of e-auction service provider, i.e. www.bankauctions.in and www.foreclosureindia.com from 17.05.2019 to 29.05.2019.
2. For detailed procedure, terms and conditions of the auction process, intending bidders may refer Bid Document available in the websites of www.bankauctions.in and www.foreclosureindia.com.
3. Interested parties can inspect the Assets at site on 20.05.2019 between 12.00 p.m. to 3.00 p.m.
4. Last date for submission of intention to Bid along with undertaking and EMD - 29.05.2019 up to 5.00 p.m.
5. E-Auction date - 31.05.2019 from 12.00 p.m. to 1.00 p.m. with unlimited extension of 5 minutes each.
6. Auction sale / bidding would be only through "Online Electronic Bidding" process on the website www.bankauctions.in
7. Interested parties may contact Smt. Anjali Nadkarni, DGM on (T) 022-66552112 (email an.nadkarni@idbi.co.in) and Shri Girija Prasad Pattnaik on (T) 022-66553340, Mob: 8369007508 (email: gp.pattnaik@idbi.co.in)
8. Please contact Mr. Sandip, Mobile No.: 8142000725, and Mr. Subba Rao, Mobile No.: 8142000061. E-mail: subbarao@bankauctions.in, / info@bankauctions.in for any e-auction procedure support.

Date: 14.05.2019
Place: Mumbai

Sd/- Authorised Officer,
SASF

Sale Notice in **English** published in **The Hindu** dated **14.05.2019 [Tuesday]**

Page 5 of 24

SECTION – 3**POSSESSION NOTICE**

SASF	STRESSED ASSETS STABILISATION FUND 5th Floor, IDBI Tower, WTC Complex, Cuffe Parade, MUMBAI- 400 005
Possession Notice	
<p>Whereas, the undersigned being the Authorised Officer of Stressed Assets Stabilisation Fund (SASF) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13(12) of SARFAESI Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (the Rules) issued a Demand Notice dated October 7, 2016 under Section 13 (2) of the SARFAESI Act calling upon Vintage Foods and Industries Ltd. (the Borrower), a company incorporated under the Companies Act, 1956 and having its Registered Office at 273, Mysore Road, Bangalore-560 026 and factory situated at Plot No. 21/B, Kumbalgod Industrial Area, II Phase, Kengeri Hobli, Bangalore South Taluk, Bangalore to repay the amount mentioned in the said Notice being Rs.113,39,24,328/- (Rupees One Hundred and Thirteen Crore Thirty Nine Lakh Twenty Four Thousand Three Hundred and Twenty Eight Only) as on September 01, 2016, within 60 days from the date of receipt of the said Notice.</p> <p>The Borrower having failed to repay the amount, notice is hereby given to the Borrower in particular and to the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred under Section 13 (4) of the SARFAESI Act read with the Rule 8 of the said Rules on this Twentieth day of July, 2017.</p> <p>The Borrower in particular and the public in general are hereby cautioned not to deal with the subject property and any dealings with the said property will be subject to the charge of SASF for an amount of Rs.113,39,24,328/- (Rupees One Hundred and Thirteen Crore Thirty Nine Lakh Twenty Four Thousand Three Hundred and Twenty Eight Only) together with interest thereon</p>	
Description of the Assets	
<p>All those pieces and parcels of land bearing Plot No.21/B, Kumbalgod Industrial Area, II Phase, Kengeri Hobli, Bangalore South Taluk totally measuring 2023 sq.mtrs. in the State of Karnataka together with all the buildings, plant and machinery and structures standing thereon and constructed thereon and bounded on the :</p> <p>North by : Road, South by : Plot No. 21 C, East by : Road. West by : Private property.</p>	
Date: July 20, 2017	(Meena Chandrasekhar) Authorised Officer
Place : Bangalore	

Possession Notice in **English** published in **The New Indian Express** date **26.07.2017 [Wednesday]**



ಸೈನ್ಡ್ ಅಸೆಟ್ಸ್ ಸ್ಟೆಬಿಲೈಜೇಶನ್ ಫಂಡ್

5ನೇ ಮಹಡಿ, ಐಡಿಬಿಐ ಟವರ್, ಡಬ್ಲ್ಯೂಟಿಸಿ ಕಾಂಪ್ಲೆಕ್ಸ್, ಕಫ್ ಪರೇಡ್, ಮುಂಬಯಿ-400 005

ಸ್ವಾಧೀನತೆಯ ಪ್ರಕಟಣೆ

ಕೆಳಸಹಿದಾರರು, ಸೈನ್ಡ್ ಅಸೆಟ್ಸ್ ಸ್ಟೆಬಿಲೈಜೇಶನ್ ಫಂಡ್(ಎಸ್‌ಎಎಸ್‌ಎಫ್), ಇದರ ಅಧಿಕೃತ ಅಧಿಕಾರಿಯಾಗಿದ್ದು ಆರ್ಥಿಕ ಸ್ವತ್ತುಗಳ ಭದ್ರತೆ ಮತ್ತು ಪುನರ್ ರಚನೆ ಮತ್ತು ಭದ್ರತಾ ಆಸ್ತಿ ಜಾರಿ ಅಧಿನಿಯಮ 2002ರ (ಸರ್ವೆಸಿ ನಿಯಮ) ಅನ್ವಯ ಮತ್ತು ಭದ್ರತಾ ಆಸ್ತಿ ಜಾರಿ (ಎನ್‌ಫೋರ್ಸ್‌ಮೆಂಟ್) ನಿಯಮ 2002ರ ನಿಯಮ 3 ಓದಿಕೊಂಡಂತೆ, ಸೆಕ್ಷನ್ 13(12)ರ ಅನ್ವಯ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರವನ್ನು ಚಲಾಯಿಸಿ ದಿನಾಂಕ : 07-10-2016 ರಂದು ತಗಾದ ಸೂಚನೆಯನ್ನು ನೀಡಲಾಗಿದ್ದು ಸಾಲಗಾರರಾದ : ವಿಂಟೇಜ್ ಫುಡ್ಸ್ ಅಂಡ್ ಇಂಡಸ್ಟ್ರೀಸ್ ಲಿಮಿಟೆಡ್, ಕಂಪನಿ ಕಾಯಿದೆ 1956ರ ಅಡಿ ನೋಂದಾಯಿತವಾಗಿದ್ದು, ನೋಂದಾಯಿತ ಕಚೇರಿ 273, ಮೈಸೂರು ರಸ್ತೆ, ಬೆಂಗಳೂರು-560 026 ಹಾಗೂ ಫ್ಯಾಕ್ಟರಿಯನ್ನು ಪ್ಲಾಟ್ ನಂ.21/ಬಿ, ಕುಂಬಳಗೋಡು ಕೈಗಾರಿಕಾ ಪ್ರದೇಶ, 2ನೇ ಘಟ್ಟ, ಕೆಂಗೇರಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಡಿಮಾಂಡ್ ನೋಟೀಸಿನಲ್ಲಿ ತಿಳಿಸಿರುವ ಮೊತ್ತ, ದಿನಾಂಕ: 01.09.2016 ರಂತೆ, ರೂ.113,39,24,328/- (ಒಂದು ನೂರ ಹದಿಮೂರು ಕೋಟಿ ಮೂವತ್ತೊಂಭತ್ತು ಲಕ್ಷದ ಇಪ್ಪತ್ತ ನಾಲ್ಕು ಸಾವಿರದ ಮುನ್ನೂರ ಇಪ್ಪತ್ತೆಂಟು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಗಳನ್ನು ನೋಟೀಸ್ ತಲುಪಿದ 60 ದಿನಗಳ ಒಳಗೆ ಮರುಪಾವತಿ ಮಾಡುವಂತೆ ಸೂಚಿಸಲಾಗಿದೆ.

ಸಾಲಗಾರರು ನೋಟೀಸ್‌ನಲ್ಲಿ ತಿಳಿಸಿರುವಂತೆ ಬಾಕಿ ಹಣವನ್ನು ಮರುಪಾವತಿ ಮಾಡಲು ವಿಫಲವಾಗಿರುವುದರಿಂದ ಸಾಲಗಾರರು ಮತ್ತು ಸಮಸ್ತ ಸಾರ್ವಜನಿಕರಿಗೆ ಈ ಮೂಲಕ ಸೂಚಿಸುವುದೇನೆಂದರೆ, ಸರ್ವೆಸಿ ನಿಯಮ 8 ಓದಿಕೊಂಡಂತೆ ಸದರಿ ಅಧಿನಿಯಮದ ಸೆಕ್ಷನ್ 13(4)ರ ಅನ್ವಯ ತನಗೆ ಪ್ರದತ್ತವಾಗಿರುವ ಅಧಿಕಾರಗಳನ್ನು ಚಲಾಯಿಸಿ ಕೆಳಸಹಿದಾರರು ಈ ಕೆಳಗೆ ವಿವರಿಸಿರುವ ಸ್ವತ್ತುಗಳನ್ನು ದಿನಾಂಕ 20-07-2017 ರಂದು ಸ್ವಾಧೀನ ಪಡಿಸಿಕೊಂಡಿರುತ್ತಾರೆ.

ಅದಕಾರಣ ಸದರಿ ಸ್ವತ್ತಿನ ಸಂಬಂಧ ಯಾರೂ ವ್ಯವಹರಿಸಬಾರದಾಗಿ ಸಾಲಗಾರರು ಮತ್ತು ಸಾರ್ವಜನಿಕರಿಗೆ ಈ ಮೂಲಕ ಸೂಚಿಸಲಾಗಿದ್ದು ಸದರಿ ಸಂಬಂಧ ಯಾವುದೇ ವ್ಯವಹಾರ ನಡೆದದ್ದೇ ಆದರೆ ಅದು ಎಸ್‌ಎಎಸ್‌ಎಫ್ ಇವರಿಗೆ ಬರಬೇಕಾಗಿರುವ ಬಾಕಿ ಮೊತ್ತ ರೂ.113,39,24,328/- (ಒಂದು ನೂರ ಹದಿಮೂರು ಕೋಟಿ ಮೂವತ್ತೊಂಭತ್ತು ಲಕ್ಷದ ಇಪ್ಪತ್ತ ನಾಲ್ಕು ಸಾವಿರದ ಮುನ್ನೂರ ಇಪ್ಪತ್ತೆಂಟು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಮತ್ತು ಬಡ್ಡಿ ಹಾಗೂ ಇತರ ಖರ್ಚು ವೆಚ್ಚಗಳನ್ನು ಪಾವತಿ ಮಾಡುವುದಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ ಎಂದು ಈ ಮೂಲಕ ಎಚ್ಚರಿಕೆ ನೀಡಲಾಗಿದೆ.

ಆಸ್ತಿಗಳ ವಿವರ:

ಎಲ್ಲಾ ಭಾಗ ಮತ್ತು ವಿಭಾಗಗಳ ಭೂಮಿಯು ಹೊಂದಿರುವ ಪ್ಲಾಟ್ ನಂ.21/ಬಿ, ಕುಂಬಳಗೋಡು ಇಂಡಸ್ಟ್ರಿಯಲ್ ಎರಿಯಾ, 2ನೇ ಫೇಸ್, ಕೆಂಗೇರಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 2023 ಚದರ ಮೀಟರ್‌ಗಳು ಕರ್ನಾಟಕ ರಾಜ್ಯದಲ್ಲಿ ಜೊತೆಗೆ ಎಲ್ಲಾ ಕಟ್ಟಡಗಳು, ಸ್ಥಾವರ ಮತ್ತು ಯಂತ್ರೋಪಕರಣಗಳು ಮತ್ತು ಅದರ ಮೇಲಿರುವ ರಚನೆಗಳು ಮತ್ತು ಅದರ ಮೇಲೆ ನಿರ್ಮಿತವಾಗಿದೆ ಮತ್ತು ಚಕ್ಕುಬಂಧಿ:

ಉತ್ತರಕ್ಕೆ: ರಸ್ತೆ,
ದಕ್ಷಿಣಕ್ಕೆ: ಪ್ಲಾಟ್ ನಂ.21ಸಿ,
ಪೂರ್ವಕ್ಕೆ: ರಸ್ತೆ,
ಪಶ್ಚಿಮಕ್ಕೆ: ಖಾಸಗಿ ಸ್ವತ್ತು.

ಸ್ಥಳ: ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 20-07-2017

(ಮೀನಾ ಚಂದ್ರಶೇಖರ್)

ಅಧಿಕೃತ ಅಧಿಕಾರಿ

Possession Notice in Kannada published in **Kannada Prabha** date 26.07.2017 [Wednesday]

SECTION – 4

INTRODUCTION

The Government of India, vide Trust Deed dated September 24, 2004 has set up a Trust under the name of “Stressed Assets Stabilization Fund” (SASF). SASF is having its Principal Office at IDBI Tower, 3rd Floor, Cuffe Parade, Mumbai-400 005. Pursuant to the Transfer Deed dated September 30, 2004, Industrial Development Bank of India (IDBI) have, inter alia, assigned / transferred to SASF the financial assistance granted by them to M/s Vintage Foods And Industries Limited, together with all under lying securities and all rights in respect thereof, for valuable consideration to SASF. Thus, SASF has the absolute right, title, interest and authority to recover all the monies owned by the Borrower to IDBI and to enforce the securities created by the Borrower in favor of IDBI. Therefore, for all the practical purposes, SASF would be treated as if it has stepped into the shoes of IDBI.

SECTION – 5

BRIEF DESCRIPTION OF THE ASSETS

(“As is where is”, “As is what is”, “Whatever there is” and “Without recourse”)

Details of Land & Building

Sr. No.	Property Description.
1.	All those pieces and parcels of land bearing Plot No.21/B, Kumbalgod Industrial Area, II Phase, Kengeri Hobli, Bangalore South Taluk totally measuring 2023 sq. mtrs. in the State of Karnataka together with all the buildings and structures standing thereon and constructed thereon and bounded on the : North by : Road, South by : Plot No. 21 C East by : Road West by : Private property

SECTION – 6

OUTSTANDING DUES OF SECURED LENDERS

Outstanding dues of SASF in the account of Vintage Foods & Industries Limited as on 01.09.2016.

(Amt rounded off to nearest Rs. lakh)

S1. No	Scheme	Principal	Interest & Other	Total
1	FCL	419.82	5823.98	6243.24
2	RTL	300.01	4795.99	5096.00
	Total	719.83	10619.97	11339.24

Total dues as on **01.09.2016**: Rs.11339.24 Lakh + further interest and costs w.e.f. **02.09.2016** till date of payment.

Outstanding dues of other lenders

Sl. No.	Bank	Outstanding
1	KSIIDC	Rs.31.66 Crore [As on 31.03.2017] plus further interest and costs w.e.f. 01.04.2017 till date of payment.

SECTION – 7

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 Section - 5 of the Tender Document (hereinafter referred to as the 'Secured Assets').
2	<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 mortgage created by the Borrower/mortgagor 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 Immovable Assets or for procuring any permission/license etc. or for the dues whatsoever of any a statutory/regulatory/local 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 shall be borne by the successful bidder. It is expressly made clear that AO / SASF does not take any responsibility to provide information on the same. AO / SASF does not take or assume any responsibility for any dues, statutory or otherwise, of M/s Vintage Foods & Industries Limited, Shri N K Mohta and Smt. Sarita Mohta including such dues that may affect transfer of the assets in the name of the successful bidder and such dues, if any, will have to be borne/paid by the successful bidder.</p> <p>iii. The prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties/assets.</p>
3	The interested parties may inspect the assets, at their own cost, as per date & time of inspection indicated in the Sale Notice in the presence of AO / representative of AO available at the site to facilitate the inspection.
4	The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the Assets, relevant documents, information, encumbrance etc. whether the bidder actually inspects or visits or verifies

	the same or not.
5	The bidders shall be deemed to have inspected the Secured Assets to their 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 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/it notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
6	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.
7	<p>The Format for submission of “Profile of the Bidder” & “Declaration & Undertaking by the Bidder” are given at Annexure I & II of this Tender Document.</p> <p>The Bidder shall complete the “Profile of the Bidder” and “Declaration & Undertaking by the Bidder” annexed to the Tender Document in all respects, and furnish the information called for therein and shall sign and mention date on each of the documents in the space provided therein for the purpose. Offers received for sale and / or accepted are not transferable.</p> <p>Bidders may fill in only the form relevant/applicable to them.</p>
8	The Tender Document shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
9	The Tender Document shall contain the full address, Telephone No., Fax No., e-mail-ID of the Bidder for serving notices required to be given to the Bidder in connection with their Offer.
10	The pages of Tender Document 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.
11	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, Stressed Assets Stabilization Fund (SASF), 3 rd Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400005”, as per date & time specified in the sale notice in a cover, which

	shall be super-scribed as “Tender Document and EMD: A/c Vintage Foods & Industries Limited” .
12	Only those bidders will be permitted to participate in the E - Auction whose Tender Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account, indicated at point no.17, well before the cut-off time. SASF 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 Bid, if found incomplete in any respect, shall be liable for outright rejection without assigning any reasons. 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.
13	<p><u>Registration with E-Auction Service Provider</u></p> <p>a. Participants, who are not already registered with the e-auction provider M/s. 4 Closure should register themselves by following the procedure mentioned at the website: https://bankauctions.in. The participants/intending bidders/purchasers are necessarily required to submit following documents/papers for registration to e-auction service provider M/s. 4 Closure.</p> <p>b. Self-attested copy of Pan Card.</p> <p>c. Self-Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)</p> <p>d. Self-attested valid e-mail id and mobile no.</p> <p>The User ID and Password will be then sent directly to the registered participants / intending bidders/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 RTGS proceeds is credited into the account indicated well before the cut-off time and whose documents are complete in all the respects, along with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process.</p> <p>After receiving the user-id / password, in case any bidder feels the need for training / e – auction support and for any queries during the live auction, such bidder may contact [a] Mr. Sandip, Mobile No.: 8142000725 and [b] Mr. Subba Rao, Mobile No.: 8142000061, E-</p>

	<p>mail: subbarao@bankauctions.in, / info@bankauctions.in.</p> <p>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither SASF nor the said 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 off 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.</p>
14	<p>The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.</p> <p>Increase in the bid amount, if any, during the e-auction period shall be in multiple of Rs.50,000/-.</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>
15	<p>AO reserves the right to retain the EMD of top three bidders up to two months from the date of auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for two months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 10 working days from the date of auction without interest in their name only.</p>
16	<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) on the same day or not later than next working day of intimating acceptance of his/her bid.</p> <p>The balance amount of the sale price shall have to be paid within 15 days from the date of acceptance of his/her bid or such extended period, as may be agreed upon in writing between the successful bidder and SASF.</p>
17	<p>Payment of EMD by the bidders and subsequent payments by the successful bidder, as the case may be, can be made by way of Demand Draft / Pay Order issued by any Scheduled Commercial Bank drawn in favour of "SASF A/c- Vintage Foods & Industries Limited" payable at Mumbai.</p>

	Payment of EMD by the bidders and subsequent payments by the successful bidder can also be made by way of <u>RTGS/NEFT</u> in favour of “ Stressed Asset Stabilization Fund, Account No. 126102000000055, IFSC Code: IBKL0001001, Branch: IDBI Bank Ltd, BKC, Mumbai . Such bidders must indicate RTGS UTR Number, Amount remitted and date in the appropriate space in the Profile of the Bidder for EMD amount and in the subsequent correspondence in this matter.
18	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 deposited including the EMD.
19	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.
20	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. Any decision of AO/SASF in this regard shall be final, conclusive and binding on the bidder.
21	On confirmation of sale and if the terms of payment have been complied with, the AO, exercising the power of sale, shall issue Certificate of Sale for the movable and immovable properties in favour of the successful bidder as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22	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/her 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.
23	The successful bidder 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 / 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. SASF does not take any responsibility to provide information on the same.
24	The submission of the Bid / Offer means and implies that the Bidder / Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid / Offer laid down herein.
25	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
26	In the event of SASF's office remaining closed on the day of auction for any unforeseen reason, the auction shall be conducted on the next working day of SASF at 11:00 am.
27	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.
28	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.
29	The AO reserves the right and liberty to change, modify, add to or alter any or all of the provision/conditions of Tender Document and/or the bidding process and/or accept/reject any (including the highest bid) or all the Bids/Offeres and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Tender 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. Any information contained in this document will be superseded by any later written information on the same subject made available to all recipients by SASF.
30	In the event the said sale in favour 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/it 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/it.
31	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.
32	Particular specified in schedule above has been stated to the best of the information of the Authorized officer/SASF. Authorized Officer and/or SASF will not be answerable for any error, mis-statement or omission in this Tender Document. Conditional tenders will not be accepted and will be summarily rejected.
33	Tenderer(s) must ensure the following while submitting the tender: <ul style="list-style-type: none">a) 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.b) Copy of certificate of incorporation of the company/firm.c) 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.d) That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested.e) That all alteration, erasures and over writing, if any, in the schedule or rate(s) are duly authenticated by the tenderer's signature.
34	All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai shall have the exclusive jurisdiction to entertain adjudicate such disputes.

SECTION - 8

Annexure: I

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

For purchase of Secured Assets as described in “Public Notice for Sale” owned by Vintage Foods And Industries Limited. situate at Plot No.21/B, Kumbalgod Industrial Area, II Phase, Kengeri Hobli, Bangalore South Taluk totally measuring 2023 sq.mtrs. in the State of Karnataka.

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

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of SASF	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender 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	:	

Vintage Foods & Industries Limited-Tender Document

	iii) Name of the Issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	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 Authorised 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 Authorised Signatory

Place :

Date :

Annexure: I

FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of Secured Assets as described in “Public Notice for Sale” owned by Vintage Foods And Industries Limited. situate at Plot No.21/B, Kumbalgod Industrial Area, II Phase, Kengeri Hobli, Bangalore South Taluk totally measuring 2023 sq.mtrs. in the State of Karnataka.

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

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
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 (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.;	:

Vintage Foods & Industries Limited-Tender Document

	Fax Nos.; Website, etc.	
	<i>c)</i> Mobile Nos.	
	<i>d)</i> E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of SASF.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender 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 RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	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:

ANNEXURE : II

(DECLARATION and UNDERTAKING BY THE BIDDER)

(ON STAMP PAPER OF Rs.100/-)

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

To,

Authorised Officer,
Stressed Assets Stabilization Fund (SASF)
3rd Floor, IDBI Tower
WTC Complex,
Cuffe Parade – Mumbai.

Madam,

Sale of Secured Assets of Vintage Foods And Industries Limited

1. Having fully examined and understood the terms and conditions of the Tender Document and also condition & 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 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 for acquiring 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.
3. 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 Tender Document.
4. 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 take or arrange to take possession of the secured assets within 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.

5. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues/tax/revenue/cess whatsoever of any statutory/regulatory/local authority or otherwise of **M/s Vintage Foods And Industries Limited and its Promoters, Guarantors and Mortgagor** including such dues that may affect transfer of the assets in the name of the successful bidder and such dues, if any, will have to be borne/paid by me/us exclusively in case my/our Bid/offer is accepted.
6. 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.
7. 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.
8. 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 Tender Document.
9. I/We also enclose a Demand Draft/Pay Order of value Rs._____/ - towards Earnest Money Deposit (EMD) in the name of "**SASF-A/c M/s Vintage Foods And Industries Limited**" payable at Mumbai.

Or

I/ We have remitted Rs._____/ - towards Earnest Money Deposit (EMD) to SASF by way of RTGS in favour of "Stressed Assets Stabilization Fund (SASF), Account No. 126102000000055, IFSC Code: IBKL0001001, Branch : BKC, Mumbai".

10. I/We understand that the EMD will not carry any interest.
11. I/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 without assigning any reasons.

Place:

Dated ...__ day of _____2018

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 :
