



Indian Bank

Authorised Officer

IND MSME Pune Branch,

54 PROGRESS HOUSE, 1 ST FLOOR,
OLD PUNE MUMBAI ROAD, SHIVAJI NAGAR
PUNE

M/s Signet Products Pvt. Ltd.

With

Indian Bank

IND MSME Pune & Kalyaninagar Branch

TENDER/BID DOCUMENT FOR SALE

(for e-auction)

Authorised Officer

INDIAN BANK

IND MSME Pune Branch

54 PROGRESS HOUSE, 1 ST FLOOR, OLD PUNE MUMBAI ROAD,
SHIVAJI NAGAR, PUNE

Ph : 020-25541313/8411958378

E-mail: msme.pune@indianbank.co.in

Tender cum Auction Document



IND MSME PUNE BRANCH

**54 PROGRESS HOUSE, 1 ST FLOOR, OLD PUNE MUMBAI ROAD,
SHIVAJI NAGAR, PUNE**

Ph : 020-25541313/8411958378, E-mail: msme.pune@indianbank.co.in

In exercise of powers conferred under Section 13 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (In short 'SARFAESI Act'), the Authorised Officer for the **A/c M/s Signet Products Pvt. Ltd.** of IND MSME Pune Branch of Indian Bank issued a Demand Notice dated **02.06.2018 and 12.07.2018** under Sec.13(2) of the SARFAESI Act calling upon the borrower / guarantor / mortgagor in the above account to pay the amount due **Rs. 47,83,05,938.46 (Rupees Forty Seven Crores Eighty Three Lakhs Five Thousand Nine Hundred Thirty Eight And Paise Forty Six)** as on **31.05.2018** with further interest, costs, other charges and Expenses thereon. The total amount due as on **31.12.2018** is **Rs. 49,20,89,347.46 (Rupees Forty Nine Crore Twenty Lacs Eighty Nine Thousand Three Hundred Forty Seven and Paise Forty Six Only)** with further interest, costs, other charges and expenses thereon.

As **M/s Signet Products Pvt Ltd.** failed to make payment despite Demand Notice dated **02.06.2018 and 12.07.2018**, the Authorised Officer took possession of the property (more fully Described in Annexure A) under SARFAESI Act on **18.09.2018 and 20.09.2018** after complying with all legal formalities. The Authorised Officer is entitled to sell the properties by virtue of powers conferred on him under Sec 13(4) of SARFAESI Act read with Rule 9 framed under the said Act. Sale is intended to be carried out by inviting tenders/bids from public. **The necessary Notice of Intended Sale was published in The Economic Times Newspaper in Maharashtra edition, Sakal Newspaper in Pune and Aurangabad edition and Maharashtra Times in Pune Edition, all on 17.01.2019.** Accordingly, tenders/bids are called from intending Purchasers. The details are furnished below:

Definitions:

1. **'Acceptance date'** is the date of letter communicating acceptance of the Tender by the seller to the successful Tenderer or the second successful Tenderer as the case may be.
2. **'Authorised Officer'** is not less than a Chief Manager of Secured Creditor.
3. **'Designated place'**, the central place of auction and that would be the branch to which the account belongs and / or any other place, which may be specified by the Authorised Officer though the platform is e-auction platform wherein the bidders can participate from anywhere.
4. **'Price'** is the amount at which the Seller accepts to sell the property after opening all the tenders and verifying other documents and adopting the tender cum auction process in the discretion of Authorised Officer.
5. **'Property'** is the mortgaged and / or hypothecated items offered for sale more fully described in Annexure A.
6. **'Purchaser'** is the 'Tenderer' whose bid/offer amount has been accepted by the Seller and who has not rescinded performance within the time limit allowed in the acceptance letter.
7. **'Representative'** is the person authorised by the Tenderer to submit the tender document on his behalf. Such Representative may either hold a Power of Attorney

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Issued in his name by the tenderer or authorised by the tenderer through a specific letter, attesting the signature of the Representative.

8. **'Secured Creditor'** is Indian Bank, a body corporate constituted under Banking Companies (Acquisition & Transfer of Undertakings) Act, 1970.
9. **'Seller'** of the property is **Authorised Officer, Indian Bank, IND MSME Pune Branch, 54, Progress House, 1st floor, Old Pune-Mumbai Road, Shivaji Nagar, Pune-411005**
10. **'Successful Tenderer'** is the Tenderer who has submitted the highest bid amount and/or who has quoted the highest bid amount in the tender cum auction process and not disqualified for any reason thereof during the process.
11. **'Second successful Tenderer'** is the Tenderer, other things remaining the same, who's quoted amount is next below the amount quoted by the Successful Tenderer.
12. The term **'tender'** wherever used shall also mean and include 'bid', 'offer' or similar terms which convey the same meaning.
13. **'Tender Document'** comprises the terms and conditions of the tender, the Tender form, the Schedule of the property enumerated in Annexure A, Model letters if any to be submitted and other terms and conditions etc.
14. **'Tenderer'** is the person who submits his tender for purchase of the property by quoting the price offered by him and therefore participates in the tender cum auction mode. This may be an individual, HUF, partnership firm, private or public limited company or a statutory corporation. 'Tenderer' shall also mean and include 'Offerer', 'Bidder' or similar terms, which convey the same meaning.
15. **'Tender opening date and time'** shall mean the date on which and the time at which the various tenders received shall be opened by the Seller at the 'designated place'.
16. **'Tender Amount'** is the amount mentioned in the Tender form submitted by the Tenderer and later increased in the tender cum auction process amongst the eligible tenderers.
17. **'Tender Form'** comprises the particulars of the tenderer, amount quoted in the tender / bid, EMD details and undertaking of the tenderer.
18. Wherever the pronoun **'he'** and its related verbs are used, it also implies and includes **'she'** as well as the **plural** form.

Submission of tender:

Property:

1. It consists of the mortgaged and / or hypothecated properties more fully described in Annexure A.

Inspection:

2. The property can be inspected by the intending Tenderer from **18.02.2019 to 20.02.2019 at his expense** between **11.00 am to 4.00 pm** at the address mentioned in the Annexure A.

Inspection of documents/EC etc., can be also done by the intending tenderers from 18.02.2019 to 20.02.2019 between 11.00 am to 4.00 pm. at designated place.

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Terms of Warranty:

3. THE TENDERER SHALL HAVE TO VERIFY THE POSITION REGARDING THE TAX AND OTHER CHARGES PAID/PAYABLE, INSURANCE, ETC. from the documents available at the designated place before submitting the Tender and / or otherwise independently and no claims shall be entertained in this regard after the Tenders are opened.
4. The Seller does not give any warranty as to the description, condition or accuracy of details regarding the property given in the schedule i.e., Annexure A. The Tenderer is to satisfy himself as to the title of the property as well as the identity and correctness of the description of the property and the measurements and boundaries of the same and subsisting encumbrances/statutory liabilities etc., before submitting the tender.
5. Once Tenderer submits his tender, he will be deemed to have waived all objections to the title, extent or any other aspect, if any afterwards. **THE SUCCESSFUL TENDERER SHALL NOT BE PERMITTED TO REFRAIN FROM PERFORMING HIS OBLIGATION BY REASONS OF ANY ERROR OR DEFAULT IN DESCRIPTION THEREOF IN THE SCHEDULE HERETO OR REGARDING THE TITLE THERETO AND/OR FOR ANY OTHER REASON WHATSOEVER. THE SALE SHALL NOT BE INVALIDATED BY SUCH REASONS AND NO COMPENSATION SHALL BE PAYABLE IN RESPECT OF ANY SUCH DEFAULT OR ERROR OR MISDESCRIPTION.**
6. **The Sale is on "as is where is", "As is what is" and "Whatever there is" basis and without any representations and warranties on the part of the Secured Creditor relating to encumbrances/statutory liabilities etc.**
7. The Tender Document can be downloaded and uploaded using the website **www.matexauctions.com** any time after **18.01.2019** from which date the service provider will enable access to the tenderer/s.

The process of downloading and uploading the particulars in the tender document will be accessible **upto 5.00 pm on 21.02.2019**. In this regard, the necessary terms and conditions of the service provider as regards the KYC documents and enabling user - id and password will have to be adhered to by the Tenderer/s.

The Tender/bid form with the terms and conditions are available on-line from the **www.matexauctions.com** and using the provision in the system / software, the same could be procured using the 'seal bid option' such that the activities could be done online. The tender form and the terms and conditions would be available in the website from **18.01.2019 to 21.02.2019 upto 5.00 p.m.**
8. The tenderer shall be legally eligible to buy a property in the Union of India.
9. Separate tender document is to be used for the property for each property/item/lot described in the sale notice.
10. If the tender is submitted by a person who is not an individual, the details relating to constitution must be specified.
11. When the tenderer is other than an individual, the capacity of the signatory shall be indicated along with rubber stamp of the organisation, on whose behalf the tender is submitted.

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12. If the tender is submitted through a Power of Attorney holder (POA holder) or an authorised representative, proof of such authorisation should be enclosed. However, in case of successful tenderer, the property would be transferred in the name of the tenderer only and not in the name of such POA holder or authorised representative.
13. The tender amount must be filled in both in words and figures in the TENDER form, failing which the tender can be rejected. When there is a difference in the amount stated in figures and in words, the amount stated in words shall prevail.
14. Complete address of the tenderer must be given in block letters, Telephone numbers, telegraphic address, e-mail address etc., may also be furnished.
15. If the tender is submitted on behalf of an organisation, the name, designation and telephone numbers of the contact person, if any, shall also be given.
16. The Reserve Price for each of the property/item and the respective Earnest Money Deposit for each of the property/item is enumerated in Annexure A.
17. Earnest Money Deposit (EMD) as specified for each item in the Annexure A shall be remitted along with the tender document.

The tenders should be accompanied with EMD taken in RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer without time lag, failing which the tender becomes disqualified.

The Nodal Bank account No./IFSC code etc. for online money transfer is as under.

Nodal Bank A/c. No. & Name	Name of Bank, Branch and IFSC Code
6161885804, E AUCTION EMD A/C PUNE ZONE	INDIAN BANK, BHOSARI BRANCH, IFSC Code- IDIB000B174

The Demand Draft / Pay Order shall not be dated earlier than the Notice of intended sale and shall be payable in Pune only. Money Orders / Cash / Postal orders, Personal cheque / bank guarantees. etc. shall not be accepted towards EMD.

18. The Tender Price shall be quoted in absolute terms and shall not be linked to any other reference. The Tender must be unconditional. Conditional Tender, if submitted, may at the discretion of Authorised Officer either be disqualified or be construed as unconditional.
19. Correct and complete information is to be furnished while submitting the tender. Furnishing incorrect/false information relating to any material fact and/or failure to enclose any required document may cause the tender to be rejected at the discretion of the Seller.
20. **Submission of Tenders:** The duly filled in tender form accompanied by necessary supporting documents covers shall be uploaded on any day between **18.01.2019 to 21.02.2019 upto 5.00 p.m.** The last date for submitting tenders/bids complying with all necessary terms along with EMD in the stipulated manner is **21.02.2019 upto 5.00 pm.** Tenders received/uploaded after the stipulated date and time will not be considered.
21. **Withdrawal of tenders:** A tenderer may be permitted to withdraw the tender submitted by him at any time before the final time fixed for opening of the tenders. However, request for withdrawal of the tender shall be made in writing by the tenderer himself and should be submitted at the designated place before the time limit fixed.

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Tender Opening:

22. The received tenders will be opened **after closure of Bid submission by** **Authorised Officer, Indian Bank, IND MSME Branch, 54, Progress House, 1st floor, Old Pune-Mumbai Road, Shivaji Nagar, Pune-411005, at the Designated Place. Any tenderer if he so desires may be present during the tender opening either personally or through his authorised representative and / or other manner stipulated in the e-auction mode and its related terms and conditions enclosed with the bid form.**

23. The bidders who have submitted their bid above the reserve price will be given an opportunity at the sole discretion of the Authorised Officer to have an interse bidding among themselves immediately on opening of the tenders on the same date and venue. At that juncture, the floor price for inter-se bidding would be the highest price quoted at the time of opening of the tender / bid. The necessary validation in this regard to participate in the e-auction (interse bidding) will be given by the Authorised Officer and then the bidding starts.

The sale shall be conferred on the person making highest offer / tender / bid subject to confirmation by Secured Creditor. The Authorised Officer reserves right to accept or reject the bid / tender without assigning any reason therefore.

The tenders would be processed immediately at the office of the Seller and the successful bidder will be finalized. It shall be subject to confirmation by the Secured Creditor. Secured Creditor will confirm the sale only after ensuring that initial payment of 25% of sale price is paid/deposited immediately by way of by RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer, failing which the EMD amount remitted will stand to be forfeited.

Acceptance of tender:

24. The Seller is not bound to accept the highest bidder automatically, The Seller reserves the right to reject any or all the tenders without assigning any reasons there for. The Seller reserves the right at his discretion to defer/cancel the tender process at any time or to call for fresh set of tenders or to withdraw, any or all the items listed in the schedule of property from sale.

25. As soon as tender cum auction process is finalised, the successful tendered/bidder will be informed immediately on the same date. A letter of acceptance of the tender / bid will be given to the successful tenderer / bidder to enable him to deposit 25% of the sale price immediately, as stated supra.

Once the e-auction is completed and sale is conferred on the person making the highest offer / tender bid, the successful bidder will be intimated by email, who has to remit 25% of the bid amount (less the EMD) immediately by RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer, failing which the EMD amount remitted will stand to be forfeited.

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26. Sale is subject to confirmation by the Secured Creditor. Secured Creditor will confirm the sale only after ensuring that initial payment of 25% of sale price is paid/deposited immediately as stated supra.
27. The 25% of the sale price, which includes EMD deposited by the successful tenderer/bidder shall be held as Security Deposit for due performance of the contract. Successful tenderer shall deposit the balance amount within 15 days of confirmation of the sale by the Secured Creditor or within the extended period as agreed between the parties in writing. Payment of balance amount of 75% will also have to be made in the mode as applicable for initial 25%.

If the balance amount is not remitted within stipulated / agreed time, the amount of 25% remitted will also stand to be forfeited.
28. No time extension for making the payment after the stipulated period will be granted nor shall the successful tenderer/bidder be allowed to make part payments. However, the Seller may, in his discretion, entertain and consider request for extension of time for making payment provided the request has been made in writing and duly signed by the successful Tenderer / bidder Representative himself.
29. Failure to deposit the balance amount within such stipulated time or within such extended time shall be construed as breach and the EMD and initial deposit paid by the successful tenderer/bidder shall be forfeited.
30. If the successful tenderer do not deposit 25% of the purchase price immediately on issuance of acceptance letter, it is open to the Seller to confer the sale on the second successful tenderer/bidder.
31. If the Seller decides to accept the tender of the second successful tenderer/bidder, either upon failure of the successful tenderer/bidder or otherwise, the same shall be intimated to the second successful tenderer/bidder. The terms and conditions regarding deposit of balance amount, forfeiture as stated in Clause 25 to 29 shall apply, mutatis mutandis to the second successful tenderer/bidder also.
32. Upon the breach by the successful tenderer/bidder or, in case of acceptance of tender/bid of the second successful tenderer/bidder, upon his breach, the Seller may cancel the sale and at its discretion decide to sell the property by calling for fresh tenders or through private sale or otherwise in accordance with Law.
33. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice at the sole discretion of the Authorized Officer.
34. The EMD given by the tenderers other than the Successful Tenderer/bidder and/or the second successful tenderer/bidder, shall be returned to them by post/courier within a reasonable time.

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Transfer of Property:

35. On confirmation of sale by the Secured Creditor and upon payment of the full amount of purchase price, the Authorised Officer will execute the Sale Certificate in favour of the Purchaser. The registration charges, payment of stamp duty etc., shall be borne by the Purchaser.
36. It will be the responsibility of the Purchaser to take all steps necessary for registration of the sale certificate.
37. The cost towards registration fee, stamp duty etc., and any other expenses will be borne by the Purchaser. The Seller will not bear any expenses whatsoever.
38. It will be the responsibility of the Purchaser to pay all taxes / electricity / water / sewerage charges or any other charges demanded by any authority after the acceptance of the tender, even if it pertains to previous periods and in no circumstances seller will make any payment, whatsoever in this regard.
39. The Purchaser shall, at his cost, get the Electricity/Water/Sewerage connections etc., and any other common services, transferred in his name.
40. It will be responsibility of the Purchaser to deal with claims/disputes or litigation if any, relating to the property, its use or otherwise after acceptance of the tender and shall meet such claims for charges, penalty, damages etc., at his own cost. The Seller will not accept any claim or responsibility on this account and shall not be held accountable for this and shall not be asked to pay/reimburse any amount in this regard.
41. In Token of having read, understood and accepted the terms and conditions, the tenderer, or his representative, as the case may be, shall affix his full signature at the end of each page of the tender document. Wherever applicable, the office stamp shall also be affixed along with the signature.

Place: PUNE

Date: 17.01.2019

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TENDER FORM

To
Authorised Officer,
Indian Bank,
IND MSME Pune Branch,
54, Progress House,
1st floor, Old Pune-Mumbai Road,
Shivaji Nagar, Pune-411005

Sir,

Sub: **A/c M/s Signet Products Pvt Ltd** - submission of Tender for purchase of Property.

Ref: Your advertisement in **The Economic Times in Maharashtra Edition and Sakal in Pune and Aurangabad Edition, Maharashtra Times in Pune Edition** - all on 17.01.2019.

I/We submit my / our tender for purchase of Property/item No.....offered by you on outright sale basis, which is on **"As is where is" "As is what is" and Whatever there is"** basis. I/We furnish the necessary details as below :

I / we furnish the necessary details as below:

1. Name of Tenderer	
2. Constitution #	
3. Address and telephone number for communication	
e-mail address :	
4. Name, Address and telephone number of contact person, if any, for communication	
e-mail address :	
5. Description of the Property/Item for which tender is submitted	
06. Tender amount :In figures - Rs. In words - Rupees	
07. EMD In figures - Rs. In words - Rupees	
Details of EMD payment	RTGS/NEFT/Account Transfer and / or any other acceptable mode of money transfer without time lag - - preferably by RTGS / NEFT". Date : Issued by : On : Favouring :

Mention Individual / HUF / Proprietary Concern / Partnership firm / Private Limited Company / Public Limited Company.

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I / We have read and understood the terms and conditions of sale and verified the other particulars regarding the property being offered for sale through this tender. I/We have further understood that the sale is being made on "As is where is" "As is what is" and "Whatever there is" basis and also without any representations and warranties from the bank on encumbrances, statutory liabilities etc.

I/We have signed the tender document as required therein. I/We agree to abide by the terms and conditions for sale. I/We have enclosed all documents as required to be submitted along with this tender. I/We, am/are fully aware and agree that the seller shall have the sole right either to accept or reject the tender without assigning any reason.

Yours faithfully,

Signature of the Tenderer

Witnesses:

01. Signature, Name &Address

02. Signature, Name &Address

NOTE: Please read the terms and conditions for sale of the property as mentioned in the tender document before filling up and submitting the tender. Furnish correct and complete information. Furnishing incorrect/false information relating to any fact and/or failure to enclose any required document, which may materially affect the selection of the tender, may cause the tender to be rejected. Whether any such fact/information is material or not, is subject to the facts and circumstances of the case and shall be decided by the Seller at his sole discretion which shall be final and binding.

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ANNEXURE A

Date, Time & place of sale on 22.02.2019 at 11.00 a.m. to 2.00 PM in e-auction mode @ www.matexauctions.com

Sr. No.	Detailed Description of the Mortgaged Assets
1.	<p>Commercial Unit (Office) No. 305, 3rd Floor, P T Gera Center, CTS No. 46 (part), Final Plot No. 168 (part), Boat Club Road, Pune – 411001, Admeasuring 316.15 sq. mt. built up area belonging to M/s Signet Products Pvt. Ltd.</p> <p>Boundaries- Plot: East: Bund Garden road/Part of F P No-168, West: C T S No-46 North: Dhole Patil Road, South: C T S no-13 Flat: East: open space, Adj office no-304, West: open space North: lobby, lift, staircase, South: open space</p> <p style="text-align: center;">Reserve Price : Rs.742.05 Lakhs EMD: Rs. 74.21 lakhs</p>
2.	<p>Flat No. 1001, 10th Floor, Wing No. E-1, Landmark Garden – Phase II, S No. 207, Hissa No. 1A, 1B, 1C & 1D, CTS No. 2139, Final Plot No. 78, Kalyani Nagar, Yerwada, Pune – 411006 with Carpet Area 217.90 Sq. Mt. along with Terrace Area 7.90 Sq. Mtrs, Total-225.80 Sq. Mtrs. in the name of Mrs. Vaidehi Narendra Korde</p> <p>Boundaries- Flat: East: Open Space, West: Open Space, North: Open Space, South: Lobby/lift/staircase</p> <p style="text-align: center;">Reserve Price : Rs.453.23 Lakhs EMD: Rs. 45.32 lakhs</p>
3.	<p>Sub Plot No. 9, Galaxy Co – Op Housing Society Ltd., S No. 353/A-2, Final Plot No. 245, TPS, Sangamwadi, Ghorpadi, Pune – 411001 with land area 563.30 Sq. Mtrs ie. 6063 sq. ft. in the name of Mr. Narendra A Korde and Mrs. Vaidehi Narendra Korde.</p> <p>Boundaries- East: Plot no-246, West: Boat club road, North: Bunglow no-10 South: Bunglow no-8</p> <p style="text-align: center;">Reserve Price : Rs.1209.16 Lakhs EMD: Rs. 120.91 lakhs</p>
4.	<p>Building on Plot No. 16/16A, 1/f, N-5, South A 1, Sawarkar Nagar, Paranimath Nagar, CIDCO, Aurangabad – 431003 with land area 407.10 Sq. Mtrs. and built up area 2523 sq. ft. in the name of Mr. Narendra Korde and Mrs. Vaidehi Narendra Korde.</p> <p>Boundaries- Plot: East: 15 mtr road, West: open land of cidco, North: plot no-15 South: plot no-17</p> <p style="text-align: center;">Reserve Price : Rs.436.97 Lakhs EMD: Rs. 43.70 lakhs</p>
5.	<p>Residential Building at Matruchaya, S No. 70, Hissa No. 3 / 2 B / 2, Wadgaon Budruk, Pune – 411041 admeasuring total built up area 644.27 sq. mt. and Plot area 409.50 Sq. Mtrs. belonging to M/S Nipko Trade Links Pvt Ltd (formerly M/s Nipko Engineering Services Pvt. Ltd.)</p> <p>Boundaries- East: property belongs to Mr Dangat, West: Road, North: property belongs to Mr Dangat, South: Shivshradha Apartment</p> <p style="text-align: center;">Reserve Price : Rs.300.00 Lakhs EMD: Rs. 30.00 lakhs</p>

6.	<p>Bungalow No. 6. Shree Gurprasad Krupa, Valentina Co Op Housing Society, FP No. 322, S No. 31/1A+31/1B/1, North Main Road, Koregaon Park, Pune – 411001 with land area 3626 Sq. Ft. and built up area 2507 Sq. Ft. in the name of Narendra A Korde and Mrs. Vaidehi N Korde (This property is also under mortgage with Indian bank, Kalyaninagar Br for Home Loan.)</p> <p>Boundaries: East: bungalow no-7, West: society compound and nala, North: road South: Adj bungalow society</p> <p>Reserve Price : Rs.760.00 Lakhs EMD: Rs. 76.00 lakhs</p>
7.	<p>Bungalow No. 20, Valentina Co – op Housing Society, FP Npo 322, S No. 31/1A + 31/1B/1, North main Road, Koregaon Park, Pune – 411001 with land area 3692 sq. ft. and built up area 3040 sq. ft. in the name of Mrs. Anjali Yeshwantrao Thombare and Mr. Rahul Ashok Rajurkar (This property is also under mortgage with Indian bank, Kalyaninagar Br for Home Loan provided)</p> <p>Boundaries- East: Adj Society, West: Bungalow no-19, North: Road South: Adj. Bungalow</p> <p>Reserve Price : Rs.810.00 Lakhs EMD: Rs. 81.00 lakhs</p>
8.	<p>Commercial Unit no. 301, 3rd floor, P T Gera Center, CTS No. 46 (Part), Final Plot No. 168 (part), Boat Club Road, Pune – 411001 with built up area 2716 sq. ft. in the name of M/s Signet Products Pvt. Ltd.</p> <p>Boundaries- Plot: East: Bund Garden road/Part of F P No-168 West: CTS no-46 North: Dhole Patil road South: CTS no-13 Flat : East: Lobby/Staircase, West: open space, North: office no-302 South: open space</p> <p>Reserve Price : Rs.600.00 Lakhs EMD: Rs. 60.00 lakhs</p>
9.	<p>Flat No. 102, 1st Floor, Neetu Maya co-op Housing Society, Final Plot No. 292, Sub Plot No. 3 & 4 S No. 371/A1/6, Ghorpadi, Koregaon Park, Pune – 411001 with built up area 1080 sq. ft. in the name of M/s Signet Products Pvt. Ltd</p> <p>Boundaries- Flat: East: open space, West: open space, North: open space, South: Adjoining Flat No.101 Plot: East: 30' wide road, West: river side, North: sub plot no-5 South: North main road</p> <p>Reserve Price : Rs.207.00 Lakhs EMD: Rs. 20.70 lakhs</p>
10.	<p>Flat No. 202, 2nd Floor, Neetu Maya co-op Housing Society, Final Plot No. 292, Sub Plot No. 3 & 4 S No. 371/A1/6, Ghorpadi, Koregaon Park, Pune – 411001 with built up area 1080 sq. ft. in the name of M/s Signet Products Pvt. Ltd</p> <p>Boundaries- Flat: East: open space, West: open space, North: open space, South: Adjoining Flat No.201 Plot: East: 30' wide road, West: river side, North: sub plot no-5 South: North main road</p> <p>Reserve Price : Rs.207.00 Lakhs EMD: Rs. 20.70 lakhs</p>

Dt. of Inspection for Property	18.02.2019 to 20.02.2019, 11.00 AM to 4.00 PM
Dt. of Inspection for Documents	18.02.2019 to 20.02.2019, 11.00 AM to 4.00 PM
Tender forms available	In the website from 18.01.2019 to 21.02.2019 upto 5.00 p.m.
EMD payment	A/c.No. – 6161885804 , e-auction EMD account, Pune Zone, Indian Bank, Bhosari Branch, IFSC CODE : IDIB000B174
Last date and time for submission of closed online bids through e - auction mode	21.02.2019 upto 5.00 pm online , with full particulars of EMD remittance.
Closed on line bids opening	After closure of bid submission
E auction (forward auction)	22.02.2019 at 11.00 am - 2.00 PM in e-auction mode with auto time extension of 3 minutes each, till sale is concluded.
Bid multiplier amount	Rs.1,00,000/-

****Bidders are advised to visit the website (<http://www.matexauctions.com>) of our e-auction service provider M/s.Matex Net Pvt. Ltd., 4 & 5, 2nd Floor, First Cross, K.R.Colony, Domlur Layout, Bangalore - 560 071. India. for auction bid form and detailed terms and conditions which are annexed to the bid form. E-Mail address: solutions@matexnet.com. Phone : 080-42440631, Contact no. for Mumbai office: 022-27830266/299. Name of contact person: Mr. Roshan Crasta. Mobile : 8095439512.**

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General Terms & Conditions for e-auction:

1. Bids / Tenders / offers above Reserve Price only will be entertained / will be considered as eligible bids.
2. Interested parties may submit their offer for purchasing the said properties online after registering and logging in to the website of the service provider selected by the bank.
3. The bidders approved by the Recovery Officer/AO of Bank must pay 10% of the upset price through RTGS/NEFT, etc and remittance details must be clearly indicated in the bid form.
4. On acceptance of the highest bid / tender / offer, the successful bidder / tenderer shall remit the initial deposit of 25% of the bid amount (less the EMD already remitted) immediately and the balance bid amount shall be remitted within 15 days of confirmation of sale communicated in writing and / or email, without necessitating any notice. In case of failure to remit the 25% as indicated supra, the EMD amount deposited will be forfeited and failure to pay the balance amount of 75% within the stipulated/extended time as the case may be will entail forfeiture of the 25% remitted.
5. The payment mode of EMD/ balance 25% (Less EMD) / balance 75% of the bid amount Would be by way of RTGS/NEFT/Account Transfer and / or any other acceptable mode of money transfer without time lag.
6. The Recovery Officer of DRT and / or Authorised Officer of the Bank have the absolute right to accept or reject any or all offer(s) or adjourn/postpone the sale without assigning any reason thereof.
7. If any market leading bid (bid higher than the highest at the point in time) is received within the last the three minutes of closing bid, the bidding time shall be extended automatically by three minutes.
8. The e-auction Company/DRT/Bank shall send all intimations to the bidders/auction purchasers regarding payment of EMD/Balance Bid amount, rejection of bid, etc as provided by the Bank through e-mail.
9. The employees, promoters, and relatives of employees or promoters of the e auction company are not allowed to participate in the auction without the written permission of the DRT and / or the Authorised Officer of the Bank (for sale under SARFAESI Act).
10. E-Auction will be conducted by the Authorised Officer of the Bank utilizing the services of the Bank's authorized e-auction agent M/s.MATEXNET PVT. LTD. Details regarding e auction can be obtained from them. Bidders are advised to visit the website for auction bid form and detailed terms and conditions.
11. The Application without EMD will be rejected summarily.
12. Inspection of the property can be undertaken with prior interaction with the Bank / BRANCH / MANAGER (DATE / TIME SPECIFIED IN THE MAIN DOCUMENT).
13. E-Tender Form and EMD shall be submitted on or before DATE AND TIME SPECIFIED IN THE MAIN DOCUMENT.
14. The eligible bidders will be allocated user name and password by the Bank's consultants and a Demo e - Auction will be conducted.

Tender cum Auction Document

15. E-Auction will be conducted on (DATE) between (TIME) and (END TIME) NOTED MORE IN DETAIL IN THE MAIN DOCUMENT. The successful bidder will be announced on the conclusion of the bid process.
16. The closing time of the bid shall be extended by _3_ minutes from the time of last bid. The bid process shall be termed completed only if there is no other bid for period of last -3- minutes.
17. The successful bidder shall deposit 25% of the bid amount (less the EMD) immediately on the sale being confirmed in their favour.
18. EMD shall be returned to the unsuccessful bidder on completion of the bidding process as mentioned in the main document.
19. EMD shall be forfeited in case of non-participation.
20. Sale Certificate shall be issued in favour of successful bidder on receipt of full payment of the bid amount.
21. In the event of successful bidder withdrawing from the transaction, the EMD along with money paid till date shall be forfeited.
22. Bidders are advised to visit the website (NOTED MORE IN DETAIL IN THE MAIN DOCUMENT) for auction bid form and detailed terms and conditions.
23. EMD / bid amount may be transmitted to the Bank by the prospective purchaser(s) through RTGS to **A/c.No. 6161885804**, e-auction EMD account, Pune Zone, Indian Bank, Bhosari Branch, (IFSC Code is IDIB000B174) as mentioned in the main document.
24. Intending bidders must hold a valid digital certificate.
25. The sale will be made on line by e auction through website.
26. The EMD shall be refunded, without interest, if the bid is not successful.
27. Demo e-auction process will be conducted by the Bank's authorized consultants for familiarization and allocation of user name / password to eligible prospective bidders for access to the e-Auction at the specified date and time.
28. On-line bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be **Rs.1,00,000/-**
29. The sale certificate will be issued in the name of the successful bidder(s)/Applicant(s) only, after payment of the entire bid amount and other charges, if any.
30. The successful bidder should bear the charges / fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per law.
31. The authorised Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be.
32. The properties are generally sold on 'as is where is', "As is What is" and "Whatever there is" basis condition. The purchasers should make their own enquiries regarding any statutory liabilities, arrears of property tax, electricity dues, etc., of the company by themselves before participating in the auction.
33. The prospective bidders can inspect the property on prior appointment with the Bank or its consultants.