



BID DOCUMENT FOR E-AUCTION

Whereas Edelweiss Asset Reconstruction Company Limited (“**EARC**”), viz. the Secured Creditor, acting in its capacity as Trustee of EARC Trust – SC 364, the assignee of loans sanctioned by Abhyudaya Co-operative Bank Limited (“**Assignor Bank**”) acting through its Authorised Officer, in exercise of its power under Section 13(4) & 13(12) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) read with Rule 6 and 8 of Security Interest (enforcement) Rules, 2002 (rules) has decided to put to sale through e-Auction the Secured Asset as more particularly described in **ANNEXURE - I** for realization of the secured debt due to lenders comprising Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee for EARC Trust SC – 364. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	M/s Edelweiss Asset Reconstruction Company Limited (EARC) Trustee of EARC Trust SC 364 Edelweiss House, Off CST Road, Kalina, Mumbai. 400098
Auction to be Conducted by	M/s E-Procurement Technologies Ltd -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India)
Auction Schedule	Timings:- 12:00 PM and 1:00 PM Auction Website :- https://edelweissarc.auctiontiger.net
Annexure	<ol style="list-style-type: none"> 1. Terms & conditions of e-Auction (Annexure – I) 2. Details of Bidder (Annexure – II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://edelweissarc.auctiontiger.net during the time of submission of the bid and also sent to rahul.rana@edelweissfin.com 3. Declaration by Bidder (Annexure – III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://edelweissarc.auctiontiger.net during the time of submission of the bid and also sent to rahul.rana@edelweissfin.com



	<p>4. Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://edelweissarc.auctiontiger.net just after availing training on e-Auction and also sent to rahul.rana@edelweissfin.com</p> <p>5. Price Confirmation Letter by H1 Bidder. INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to rahul.rana@edelweissfin.com immediately on completion of bidding.</p>
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor EARC will be responsible for any lapses / failure on the part of the Bidder, in such cases.

ANNEXURE I

TERMS & CONDITIONS OF E-AUCTION

1. Computerized e-Auction shall be conducted by service provider M/s **E-PROCUREMENT TECHNOLOGIES LTD. – Auction Tiger** on behalf of **Edelweiss Asset Reconstruction Company Limited**, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither EARC nor EProcurement Technologies Ltd. shall be responsible for these unforeseen circumstances. **In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.**
2. E-Procurement Technologies Ltd.- Auction Tiger shall arrange to train the bidder(s), without any cost. E-Procurement Technologies Ltd. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Property for Bid:** Sale of following **Secured Asset** by Edelweiss Asset Reconstruction Company Limited under SARFAESI Act, 2002

Lot No.	Description of Secured Asset
1.	All that piece or parcel of land totally admeasuring 8 Hectares 44 R or 84400.00 sq. mtrs., along with all present & future buildings, structures, furniture, fixtures, fittings, equipment, etc. constructed thereon, situated at Gat No.59 &



<p>60, Village Limbejalgaon, Taluka Gangapur, District Aurangabad future structure/ building constructed/ to be constructed thereon; and bounded as under:</p> <p><u>Combined Boundaries of Land at Gat No.59 & 60</u></p> <p>On or towards East: Land in Gat No. 58 & 59 On or towards West: Land in Gat No. 41 & 59 On or towards North: Land in Gat No. 59 On or towards South: Land in Gat No. 61</p>

4. **Type of Auction:** e-Auction
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid. Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price
8. **Procedure of e-Auctioning**
 - i. **e-Form Submission:** All interested bidders need to fill online form available on e-Auction domain with necessary details.
 - ii. **Online e-Auction:**
 - Edelweiss Asset Reconstruction Company Limited will declare its **Opening Price (OP)**, which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online e-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
 - The **"Bid Increase Amount"** has been fixed in respect of the secured asset which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount"**.
 - If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be for unlimited times and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. **However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.**



9. During e-Auction, if no bid is received within the specified time, Edelweiss Asset Reconstruction Company Limited at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted by the bidder, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured Asset at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
 - i. Leading Bid in the Auction (H1 – Highest Rate)
 - ii. Bid Placed by bidder
 - iii. Opening Price & Minimum Increment Value.
 - iv. The bid rank of bidder in the auction.
12. The decision of the EARC regarding declaration of successful bidder shall be final and binding on all the Bidders.
13. The EARC shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
14. The EARC / E-Procurement Technologies Ltd. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction in Annexure III.
16. **Duration of Auction:** The auction of secured asset is scheduled to be conducted on day & time as specified in the E-auction notice published in the newspapers. There will be unlimited extensions of 5 minutes duration each if any valid bid is received in last 5 minutes of the close of auction.
17. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
18. **Successful bidder:** At the end of the E-Auction, EARC will evaluate all the bids submitted and will decide upon the successful bidder for each Lot separately. EARC's decision will be final & binding on all the bidders.



ANNEXURE-II
DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

- Name(s) of Bidder (in Capital)/ Name of Organisation (in Capital) :
- Note: Mention bidder or organisation Name which you have mentioned in EMD**
1. Father's/Husband's Name :
2. Postal Address of Bidder(s) :
3. Phone/Cell Number and E-mail ID :
4. Bank Account details to which EMD amount to be returned :
5. i) Bank Name & Branch Name :
- ii) Bank A/c. No. :
- iii) IFSC Code No. :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
- : Name of Bank _____
- : Branch _____
- : A/c. No. _____
- : IFSC Code No. _____
11. Bid Amount quoted (Please mention in figures and words) : _____ (Rupees _____)
- _____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

.....
(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://edelweissarc.auctiontiger.net> during the time of submission of the bid.

ANNEXURE-III
DECLARATION BY BIDDER (S)

To,
The Authorised Officer,
Edelweiss Asset Reconstruction Company Limited
Edelweiss House, 1st Floor,
Off C.S.T. Road, Kalina, Mumbai 400 098

Date:

Dear Madam/ Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authroised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authroised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by Edelweiss Asset Reconstruction Company Ltd. and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorised Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://edelweissarc.auctiontiger.net> during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

**To,
The Authorised Officer,
Edelweiss Asset Reconstruction Company Limited
Edelweiss House, 1st Floor,
Off C.S.T. Road, Kalina, Mumbai 400 098.**

Subject: Confirmation regarding receipt of e- Auction Training.

Dear Madam/ Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the sale notice, Bid Document and available on the website

I/We confirm that:

- I. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in sale notice and Bid Document available on the website and also e-Auction notice published by Edelweiss Asset Reconstruction Company Ltd. in daily newspapers and unconditionally agree to them.
- II. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- III. I/We confirm that Edelweiss Asset Reconstruction Company Limited and M/s E-Procurement Technologies. Ltd., shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- IV. I/We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards,

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Note: This document is required to be duly filled in and signed by the bidder and thereafter upload in the website <https://edelweissarc.auctiontiger.net> just after availing training on e-Auction