



BID DOCUMENT FOR E AUCTION

Whereas Edelweiss Asset Reconstruction Company Limited (“**EARC**”), viz. the Secured Creditor, acting on behalf of LIC Housing Finance Limited (“**LICHFL**”) and in its capacity as Trustee of EARC Trust - SC 43 and EARC Trust - SC 55, the assignee of loans sanctioned by erstwhile State Bank of Patiala now known as State Bank of India and Syndicate Bank respectively (Secured Creditors) 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 mentioned 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 43 and EARC Trust SC 55 (EARC) and LICHFL**. 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 43 and EARC Trust SC 55 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	Date of Auction:- 6th April 2021 Timings:- 2:00 PM and 3:00 PM Auction Website :- https://edelweissarc.auctiontiger.net
Annexure	<p>1) Terms & conditions of e-Auction (Annexure – I)</p> <p>2) Details of Bidder (Annexure – II)</p> <p>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 Priyesh.Jain@edelweissfin.com .</p> <p>3) Declaration by Bidder(Annexure – III)</p> <p>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 Priyesh.Jain@edelweissfin.com</p> <p>4) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV)</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter</p>

	<p>uploaded in the website https://edelweissarc.auctiontiger.net just after availing training on e-Auction and also sent to Priyesh.Jain@edelweissfin.com</p> <p>5) Price Confirmation Letter by H1 Bidder.</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to Priyesh.Jain@edelweissfin.com immediately on completion of bidding.</p>
Special Instructions	<u>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.</u>

Annexure I

E-Auction bidding Terms and Conditions

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 E-Procurement 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.	Details Of Assets for Auction/Sale
1	All that piece and parcel of lands and building thereon admeasuring 7 acres and 30.5 cents (out of which an area of 0.73 Acres, which is gifted to Chennai Metropolitan Development Authority as Open Space Reservation Area shall be excluded for the purpose of this sale) comprised in Survey Nos. 139/1B- Part, 139/1C- Part, 139/1D- Part, 139/1E, 139/3- Part, 139/5A, 140/3B1, 139/2, 140/2D, 139/1B2, 139/1C2, 139/1D2, 140/2C1, 140/4B1, 139/1A, 139/3B, 140/3B, 140/2B, 140/4B, 140/2C, 140/2A, 140/1, 140/3A, 140/4A, 135/1, 135/2, 135/3A, 139/4, 139/5, 140/5, 140/6, 140/7, 136A/1A situated at Karapakkam Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu, together with all the buildings, structures standing as on date and/or under construction thereon.

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:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. 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. 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.
17. **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.

TERMS & CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES

1. The e-auction sale of Secured Assets is on “as is where is basis”, “as is what is basis”, “whatever there is basis” & “no recourse” basis for and on behalf of the Secured Creditors viz. LIC Housing Finance Limited and Edelweiss Asset Reconstruction Company Limited (in its capacity as Trustee of EARC Trust - SC 43 and EARC Trust - SC 55, the assignee of loans sanctioned by erstwhile State Bank of Patiala now known as State Bank of India and erstwhile Syndicate Bank now known as Canara Bank respectively).
2. In respect of the Secured Assets, EARC has outstanding dues of **Rs.416,36,78,772/- (Rupees Four Hundred Sixteen Crores Thirty Six Lakhs Seventy Eight Thousand Seven Hundred and Seventy Two Only)** and LICHFL has outstanding dues of **Rs. 417,22,50,480/- (Rupees Four Hundred Seventeen Crores Twenty Two Lakhs Fifty Thousand Four Hundred and Eighty Rupees Only)** as on 15th September 2019, together with further interest at contractual rates from the said date till actual realization along with other charges/expenses/costs, etc. thereon.
3. Bid document containing detailed terms and conditions of the sale can be obtained from www.edelweissarc.in/PropertySale.aspx between 5th March 2021 and 5th April 2021.
4. For participating in online e-auction sale, Earnest Money Deposit (“EMD”) amount as specified in auction notice to be paid by way of NEFT/RTGS in the name of Edelweiss Asset Reconstruction Company bearing account No. **0004103000054719**, IDBI Bank, Mittal Court, Nariman Point, Mumbai-400 021, **IFSC Code No. IBKL0000004** on or before 5:00 PM on **5th April, 2021** and Bid document [along with annexures/Declarations (draft attached to Bid document)], copies of PAN CARD, Board Resolution in case of Company, photo id and address proof are required to be submitted on <https://edelweissarc.auctiontiger.net> on or before **5:00 PM on 5th April, 2021**. Once Bid document is submitted by the Bidder, the same cannot be withdrawn.
5. The Secured Assets shall be auctioned by the undersigned by way of **Electronic Public Auction on 6th April 2021 between 2:00 PM and 3:00 PM** through e-Auction Agency **M/s. e-Procurement Technologies Ltd. (Auction Tiger)** at their website/portal <https://edelweissarc.auctiontiger.net> with an auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before closure of e-Auction. However, last minute Bidding should be avoided in the bidders’ own interest. In such cases, neither the Service Provider nor EARC or its Authorised Officer shall be responsible for any lapses / failure on the part of the Bidder.
6. The EMD will not carry any interest. EMD of unsuccessful bidders shall be refunded within 15 days from the date of opening of the Bids.
7. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised officer and/or the service provider shall not be held responsible for the internet connectivity problems, network problems, system crash down, power failure etc. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s e-Procurement Technologies Limited (Auction Tiger); e-Procurement Technologies Ltd. (Auction Tiger)-
Contact Person: Ram Sharma - 6351896834
Help Line No:079-68136854|854.
E-Mail id: ramprasad@auctiontiger.net; support@auctiontiger.net;
8. The bidder will be required to submit the bid either at or above the reserve price in the prescribed manner as mentioned in Annexure II along with the EMD amount. In case the bidder fails to submit the bid online, will not be allowed to participate in the e-auction, even after payment of EMD amount.
9. The dates for inspection is **15th to 19th March 2021 between 11:00 a.m. to 5:00 p.m.** Bidders are requested in their own interest, to carry out inspection of the assets put up for auction and satisfy themselves about the nature and condition of the said assets and other relevant details pertaining to the secured asset before submitting their bids.
10. The successful bidder will be required to deposit a forfeitable amount equal to 25% (inclusive of EMD) of the confirmed sale price immediately on confirmation of highest bidder or on the next working day i.e., **not later than**

5PM on 7th April 2021. The balance 75% of the confirmed sale price is to be paid within 15 days of the confirmation of the sale.

11. In case of failure to deposit the balance 75% of the confirmed sale price within the prescribed period, the 25% of the confirmed sale price paid shall stand forfeited and no claim shall be entertained against EARC in respect thereof.
12. Undersigned reserves the absolute right and discretion to accept or reject any or all Bids or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. In case all the bids are rejected, the undersigned shall at own discretion negotiate with any of the bidders or other parties for sale of the secured asset. Decision of the undersigned in this regard shall be final and binding.
13. The secured asset mentioned in the Bid Document is based on the charges/mortgages created by the Borrower in favor of Secured Creditor. Interested parties may verify the details thereof.
14. The Secured Asset is being sold free from charges and encumbrances of the Secured Creditor/s only.
15. The successful Bidder shall have to bear all the necessary expenses like stamp duty, registration charges, local body taxes, electricity board dues, incidental costs, expenses including Goods And Service Tax (GST) and any other taxes relating to sale and transfer of the secured asset if any.
16. The sale of the Secured Asset is subject to the terms and conditions prescribed in the SARFAESI Act and Rules 2002 and the conditions mentioned hereinabove. Hence, the bidders are advised to carefully go through the said terms and conditions before submitting their bids
17. The Borrower/Mortgagor may treat this as a 15 day notice under Rule 9 (1) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. The Borrower/Mortgagor/Guarantor is hereby given a last and final opportunity to discharge the liability in full as stated above within 15 days from the date of this notice and redeem the Secured Assets failing which the same will be sold as per the terms and conditions mentioned above. The Borrower's/Mortgagor's/ Guarantor'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.
18. In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such a case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
19. For any further clarifications regarding the sale, please contact the undersigned at +91 22 4088 6090, 9136987963 and 9769458444 or email at Vineet.Aggarwal@edelweissfin.com and Priyesh.jain@edelweissfin.com .

Other Terms & Conditions for Sale of the Secured Asset

1. The 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 is selling the Secured Assets and the same is being sold free from charges and encumbrances of the Secured Creditors only. Any other liabilities including statutory liabilities if any associated with the Secured Assets shall be borne wholly by the purchaser only. Sale shall take place after expiry of 15 days from the date of publication of the sale notice.
2. Interested buyers can inspect the Secured Assets at the specified timings at their own cost, in the presence of the AO or a representative of the AO available at the site to facilitate the inspection. The interested buyers can, with prior appointment from AO, inspect the security documents regarding the charged assets at their own cost, at the AO's office in the presence of the AO or a representative of the AO.
3. On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue a certificate of sale of the Secured Asset in favor of the purchaser in terms of the Security Interest (Enforcement) Rules, 2002.
4. The possession of the Secured Asset shall be handed over to the successful Bidder on receipt of the entire purchase consideration. If for any reason, AO is not able to deliver possession of the Secured Asset, an adjustment will be made in the price as may be agreed upon in writing between the successful Bidder and AO.
5. The AO does not take any responsibility for procuring any permission, 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.
6. The interested buyers may carry out their own due diligence. They may also verify at their own cost and in their own interest the area of land and any other relevant information before submitting the Bids. They may inspect the records relating to the mortgage available with the AO with prior appointment of AO. The AO/Secured Creditors shall not be responsible for any discrepancy or shortfall in the Secured Assets.
7. A Bidder shall be deemed to have full knowledge of the relevant documents, Secured Assets etc. whether he/she inspects or visits or not.
8. All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.
9. Nomination by successful bidder will be permitted up to the date of confirmation of sale.

Sd/-
Authorised Officer

ANNEXURE-II
DETAILS OF BIDDER

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

1. Name(s) of Bidder (in Capital)/ Name of Organisation (in Capital) :
Note: Mention bidder or organisation Name which you have mentioned in EMD
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned :
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
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 _____
: Demand Draft No & Date _____
: Name of Bank _____
: Branch _____
12. Bid Amount quoted : _____ (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 <https://edelweissarc.auctiontiger.net> 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,
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 Authorised 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/ar`e 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 Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised 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 Limited**. 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.
9. I am/We are not a "related party" as defined in and in terms of Section 29A of the Insolvency and Bankruptcy Code, 2016, of the Borrower/Guarantor(s)/Mortgagor(s)/Obligors mentioned in the Sale Notice.

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,
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 <https://edelweissarc.auctiontiger.net>

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 <https://edelweissarc.auctiontiger.net> and also e-Auction notice published by **Edelweiss Asset Reconstruction Company Limited**. 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 bank 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

Annexure – V
Price Confirmation Letter by Bidder(s)

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

Sub: Final bid quoted during e- Auction - Sale of Properties of Riverside Infrastructure Private Limited

Dear Madam/ Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words _____)
for the purchase of the property (Lot No. _____) during e-Auction of the
said property held by M/S E-Procurement Technologies. Ltd. on **06.04.2021**(date of auction).

Yours sincerely,

Signature:

Name of Bidder:

Date:

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Edelweiss Asset Reconstruction Company Limited mentioned in the website <https://edelweissarc.auctiontiger.net> , immediately on completion of the bidding.