

Terms and Conditions of E-Auction
Sale of Assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Offers are invited by electronic mode through <https://bob.auctiontiger.net> to be **submitted by 5.00 PM on or before 07.02.2020** for sale under SARFAESI Act 2002 by **e-auction on 10.02.2020** at time mentioned below, of the following properties strictly on "As is where is basis", "As is what is", and "Whatever there is" basis towards recovery of our security debts of bank viz. Bank of Baroda amounting to Rs. 20,61,76,949/- as on 14.01.2020 along with costs and charges from the below mentioned borrowers.

1.

- (a) M/s Dutch Tech Engineering Pvt Ltd.
Kinfra Park, Koratty P O, Thrissur, Kerala – 680309
- (b) M/s Dutch Tech Engineering Pvt Ltd.
Building No.648, Kinfra Park, Koratty P O, Thrissur, Kerala – 680309

2. Mr. Shabir K Ibrahim (Deceased) through his legal heirs

- (a) Mrs. Nazneen Rasheed, Kaduvukarayil House, Koottickal P O, Kottayam – 686514
- (b) Ridhan Shabir (Minor), S/o late Mr. Shabir K Ibrahim
Rep. by natural guardian Mr. K S Ibrahim
Kadavukarayil House, Koottickal P O, Kottayam PIN 686514
- (c) Anya Shabeer (Minor), D/o late Mr. Shabir K Ibrahim
Rep. by natural guardian Mr. K S Ibrahim
Kadavukarayil House, Koottickal P O, Kottayam PIN 686514
- (d) Mr. K S Ibrahim, father of late Mr. Shabir K Ibrahim
Kadavukarayil House, Koottickal P O, Kottayam PIN 686514
- (e) Mrs. V P Khadeeja, Mother of late Mr. Shabir K Ibrahim
Kadavukarayil House, Koottickal P O, Kottayam PIN 686514

3. Mrs. Nazneen Rasheed, Kaduvukarayil House, Koottickal P O, Kottayam – 686514



Description & full particulars of the property to be sold:

Property Details	Boundaries	Reserve Price	EMD
All that part and parcel of 1.72 Acres (0.6961 hectares) in Sy No.677 Part and 678 Part situated in Muringur Thekkumury Village, Mukundapuram Taluk, Thrissur District ,Kerala State and Factory Building constructed thereon admeasuring about 28406 Sq ft situated in KIFRA Park,Koratty,Thrissur derived by M/s Dutch Tech Engineering Pvt Ltd. by virtue of Lease Deed No.2420/2013 of Chalakkudy Sub Registry	North:- Kinfra Road; East:- Kinfra Road; South:- Kinfra Road; West :- Kinfra Road	Rs.396.00 Lakhs	Rs.39.60 Lakhs
<ol style="list-style-type: none"> 1. Shearing Machine (Energy Mission Machineries – India Pvt Ltd .3m bed length with accessories) 2. Rolling Machine (1.5 Mtr Roller - Energy Mission Machineries) 3. Press Break (Energy Mission Machineries) 4. Spray Chamber (Wagner Group of Companies) 5. Power coating Chamber (Wagner Group of Companies) 6. Fork Lift 3.5T 7. S K I Automation with Motor (Sheet Metal Industrial Machinery) 8. S K I Automation with Motor (Sheet Metal Industrial Machinery) 9. Power Press 300 T Extra (Heavy Duty, A M I Machine Tools) 10. Hydraulic Press 250 T (Double Action Deep Drawn) 11. Drilling Machine – 3 No.s 12. Lathe – Heavy Duty (AMI Machine Tools) 13. Punching Machine (Energy Mission) 14. Spot Welding (Weldtronics) 15. Gas Cutting Equipments 16. CO 2 Filling Powder 17. Charger 18. Repair Tools Welding Sets [Bench Grinder, Bench Drilling, Bench Wise Tools and Powers (Stock)] 19. Finished Products 20. Generator 250 KVA 21. Transformer and Accessories 22. Unfinished Products and Raw 		Rs.67.50 Lakhs	Rs.6.75 Lakhs



Materials 23. Scraps			
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Date & Time of Auction Sale	10.02.2020 from 3.00 pm to 4.00 pm (with unlimited auto extension of 5 minutes)	Last Date of Submission of Tender	07.02.2020 by 5.00 p.m
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Terms and conditions:

- 1) Properties are sold in “As is where is, As is what is” and “Whatever there is basis”. To the knowledge of Bank there are no encumbrances on the properties except mortgage in favour of Bank. Intending bidders are advised to conduct search in Revenue / SRO records to satisfy title, identity, extent, dimensions, survey number, boundaries or encumbrances of the properties proposed to be sold.
- 2) Interested bidders shall hold a valid digital signature certificates (Class II / Class III). Interested bidders to access the portal / website of the e-Auction Agency (viz., <https://bob.auctiontiger.net>) and register themselves for getting User ID and Password. ([property Also Available On Auction Tiger mobile App](#))
- 3) Bids should be submitted only ONLINE in the prescribed form. Online bids can be submitted by accessing the website <https://bob.auctiontiger.net>. Bids should be submitted by accessing the website <https://bob.auctiontiger.net>. Bids should be submitted online by **5.00 PM on or before 07.02.2020**. The interested bidders shall submit their bid along with proof of EMD and KYC documents (PAN card and address proof) by accessing the afore said website <https://bob.auctiontiger.net> through Login ID and password acquired by to the following Account No. **60140013201005** Account name: No Lien A/C, with Bank of Baroda, ROSARB Branch, IFSC Code BARB0SARERN.
- 4) Only buyers holding valid User ID / Password and confirmed payments of EMD through NEFT/RTGS shall be eligible for participating in the online auction. Interested bidders who require assistance in obtaining digital certificate, creating Login ID and Password, uploading data, submitting bid etc., Please contact **the e-Auction Service Provider viz., M/s. e-Procurement Technologies Ltd, A-801, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad- 380006** for details regarding e-auctioning. **Contact Person: Mr Vijay Shetty, Assistant Manager, Ph: +91-9619002431 / +91-9619120214, Email: vijay.shetty@auctiontiger.net, Mr. Tilak Maratha, Assistant Manager, Ph: +91-6351896832, Email: tilak@auctiontiger.net, Rikin Brahmastria, Senior Manager, Ph: +91-6351896833 / +91-9913326773,**



Email:rikin@auctiontiger.net

- 5) 10% of the upset Price /Reserve Price must be remitted towards EMD through NEFT/RTGS/MONEY TRANSFER to the Bank A/C No:**60140013201005** IFSC Code No: BARB0SARERN (BARB (ZERO) SARERN) and the remittance details must be clearly indicated in the bid form. The EMD should reach the aforementioned account latest by **07.02.2020**. EMD amount remitted by unsuccessful bidders shall be returned by the bank without interest. In the event of cancelation of auction also EMD Amount shall be returned by the bank without interest. Participating bidders are required to contact the bank in this connection after the close of the auction

- 6) A copy of the bid form along with its enclosures submitted on line and duly signed Declaration shall be sent to **The Authorized Officer, Bank Of Baroda, Regional SARB, Ernakulam-682016** so as to reach the same on or before **07.02.2020**The Bank shall not have any liability as regards delay in delivery/ non-delivery of the bid form and/ or enclosures at the Bank by the Postal Authority/ Courier Agency/ Carrier.
- 7) Incomplete bids, unsigned bids, as also bids not conforming to Sl. Nos. 3, 4, 5 & 6 above will be summarily rejected. Bids which are not above the Upset Price shall also be summarily rejected. The Authorized Officer reserves absolute rights to accept or reject any one or more bids or to postpone/ cancel the Auction without assigning any reason.
- 8) Auction/ bidding will be only through online e-bidding. Online bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be only **for Rs.10,000/- or multiples** thereof for all items of properties.
- 9) In case of sole bidder, the bid amount quoted in his bid form must be improved by atleast one bid incremental value, lest the sale shall be cancelled/ deferred.
- 10) If any market-leading bid (bid highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by another five minutes. This process continues till no bid comes for a period of five minutes and the e-Auction gets closed.
- 11) Highest bid will be provisionally accepted on “subjected-to-approval” basis and the highest bidder shall not have any right/ title over the property until the sale is confirmed in his favour.
- 12) Successful bidder shall remit 25% of the bid amount (less EMD) immediately (**10.02.2020 on or before 11.02.2020**) on the sale being Knocked down in his favour through RTGS/NEFT to the bank A/C at SL No 5. The authorized officer shall issue a sale confirmation letter in favour of the successful bidder in due course. In case of pendency of any Petition/Appeal, Confirmation of sale shall be subject to the outcome of the petition/Appeal.-`

- 13) The successful bidder shall remit the balance bid amount within 15 days of confirmation of sale in his favour or such extended period as may be agreed upon in writing between the parties. If the successful bidder fails to remit the balance bid amount within the said period, the property shall be resold, in which case he shall forfeit the amount already remitted by him. Also, he shall have no right or claim over the property or on the amount for which the property is subsequently sold.

Properties can be inspected on 05.02.2020 between 11.00 a.m and 4.00 p.m. further property details if any required can be had from The Asst General Manager, Bank of Baroda, Regional SARB (Phone No: 8451076654).

- 14) Two or more persons may join together in submitting the bid, in which case the sale certificate will be issued in their joint names only. No request for inclusion/ substitution of names, other than those mentioned in the bid, in the sale certificate shall be entertained.
- 15) The successful purchaser, on payment of entire sale price and on completion of sale formalities shall be issued a sale certificate as per format prescribed under SARFAESI Rules.
- 16) All intimations to bidders/ auction purchaser will be primarily through e-mail by the e-Auction service Provider. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the e-Auction Service Provider. Non receipt of intimation should not be an excuse for default/ non payment.
- 17) There shall be no fresh sale notice if the sale is postponed for a period less than 30 days.
- 18) Statutory dues/ liabilities etc., due to the Government/ Local Body, if any, shall be borne by the successful bidder.
- 19) Successful bidder shall bear the charges/ fee payable for registration of the property as per law.
- 20) Bidders are advised to go through the service provider's portal/ website (viz., <https://bob.auctiontiger.net>) before participating in the auction. All participating bidders shall be deemed to have read and understood the conditions of sale and be bound by the conditions.

The auction sale is subject to confirmation of the secured creditor Bank. The Borrower/ Guarantors may treat this as 30 days notice of sale of the secured assets.

For further inquiries, if any in particular details of the property, verification of documents and/or terms and conditions of sale can be obtained from The Authorized Officer/Chief Manager, Bank of Baroda, Regional SARB. Ph.0484- 2360081 / 9446899928 during office



बैंक ऑफ़ बड़ोदा *Bank of Baroda*

hours.

(Sethuram V K)
Authorized Officer
(BANK OF BARODA)

Date: 14.01.2020
Place: Ernakulum