



India SME Asset Reconstruction Company Limited
MSME Development Center C 11 G Block Bandra Kurla Complex
Bandra (East), Mumbai - 400 051.

REF. ADVERTISEMENT ISSUED ON December 18 , 2011 in Indian Express, Financial Express & Jansatta (all Delhi edition) & Hosted on company's website IN RESPECT OF DISPOSAL OF SECURED ASSETS CHARGED TO ISARC.

Tender-cum-auction Document

IN RESPECT OF DISPOSAL OF PROPERTY IN RESPECT OF
M/S AGGARWAL CORPORATION. TAKENOVER BY ISARC

SUBMISSION OF TENDER

Date of release of advertisement	:	December 18, 2011
Last date/time for submission of TENDERS	:	January 18, 2012 till 5.00 p.m.
Date of opening of TENDERS	:	January 19, 2012
Time of opening of TENDERS	:	2.00 p.m.
Venue for opening of TENDERS	:	Resolution Commercial Management Pvt Ltd (RCMPL)" at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi 110044
Date of PUBLIC AUCTION	:	January 19, 2012
Venue of PUBLIC AUCTION	:	Resolution Commercial Management Pvt Ltd (RCMPL)" at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi 110044

This Tender-cum-auction Document consists of the following:

- A. Official copy of the advertisement
- B. Terms and conditions
- C. Miscellaneous Terms & Conditions
- D. Tender Form

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MSME Development Center C 11 G Block Bandra Kurla Complex
Bandra (East), Mumbai - 400 051

Acting in its capacity as Trustee of ISARC –FA-41-I/2011-12 Trust setup in respect of financial assets pertaining to M/s Aggarwal Corporation.

SALE NOTICE

Notice is hereby given to the effect that the movable and immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and read with 6, 7, 8 & 9 Security Interest (Enforcement) Rules 2002, shall be sold by holding Public Auction on “AS IS WHEREIS BASIS AND WHATEVER THERE IS BASIS”

Name of the Borrower	M/s Aggarwal Corporation
Details of the secured assets	1. Property situated at Lower Ground Floor measuring 31 sq mtrs (325 sq ft) bearing no 9995 in ward No XVI, at Sarai Rohilla , New Rohtak Road, New Delhi owned by Chander Prakash Agarwal. 2. Property situated at Ground Floor measuring 31 sq mtrs (325 sq ft) bearing no 9995 in ward No XVI, at Sarai Rohilla , New Rohtak Road, New Delhi owned by Chander Prakash Agarwal
Reserve Price & EMD Amt.	Reserve Price: 1. ₹.28 lakh ; EMD: ₹.2.8 lakh 2. ₹.40 lakh ; EMD: ₹.4 lakh
Date & Time for inspection of site	January 15-16, 2012 from 10.00 AM to 5.00 PM
Last date, Time and Place for submission of offer	January 18, 2012 up to 5.00 p.m. at the office of “Resolution Commercial Management Pvt Ltd (RCMPL)” at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi 110044
Date, Time & Place of auction	January 19, 2012 at 2.00 pm at the office of “Resolution Commercial Management Pvt Ltd (RCMPL)” at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi 110044
Tender Forms:-	Tender Form, Offer Letter and other detailed Terms and Conditions can be downloaded from www.isarc.in or collected on, from the office of Resolution Commercial Management Pvt Ltd (RCMPL)” at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi-110044 from 10 AM to 5 PM
Date: December 18, 2011 Place: Mumbai	
Authorised Officer For: ISARC FA 41 1/2011-12 Trust	

(B) Terms and conditions of Public Auction cum Sale

1	Bids invited for property	The intending bidder may make an offer for Property (1), (2) together or separately for each of the assets offered for sale.
2	Reserve Price	For Property 1: ₹.28 lakh; For Property 2: ₹.40 lakh
2	Basis	As is where is and what is there is.
3	Last date for submission of tenders	January 18, 2012 up to 5.00 p.m
4	How to submit the tenders	Interested parties may participate in auction by sending / submitting their OFFER for purchasing the said property in a different sealed cover super scribed as "Offer for purchase of Property 1 of M/s Aggarwal Corporation, Property 2 M/s Aggarwal Corporation or the" Offer for purchase of secured assets in the account of Aggarwal Corporation (combined for both the properties. The envelopes should be submitted to Authorized Officer-"ISARC-FA-41-I/2011-12 Trust", C/o Resolution Commercial Management Pvt Ltd (RCMPL)" at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi 110044 upto 05:00 PM on any working day on or before the last date of submission of tenders as mentioned herein above.
5	Earnest Money Deposit (EMD)	<u>Property 1: ₹.2.8 lakh</u> <u>Property 2: ₹. 4 lakh</u> Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be payable by the ISARC on the EMD amount.
6	Mode of payment of EMD	By way of DD/Pay Order drawn in favour of "ISARC- FA-41-I/2011-12Trust" at New Delhi.

7	Refund of EMD	Normally within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
8	Adjustment of EMD	The successful offerer shall pay Initial Deposit being 25% of the offer amount within 2 days on the sale being confirmed in his favour after adjusting EMD as part payment and the balance amount within -10- days without giving any further notice by ISARC. Amount of EMD and/or Initial Deposit as above shall be forfeited on failure to pay the amount as mentioned above.
9	Forfeiture of EMD	For bidders not complying with the terms and conditions specified in the Tender-cum-auction Documents, the EMD amount shall be forfeited.
10	Rejection of tenders	Tenders not received in the prescribed tender form or incomplete in any respect or unsigned or not accompanied by DD/PO for the requisite EMD are liable to be summarily rejected at the sole discretion of ISARC.
11	Type of offer and manner of payment	<ul style="list-style-type: none"> • The purchaser shall immediately pay a deposit of 25%, by way of a Demand Draft/Pay Order, of the amount of sale price to the authorized officer conducting the sale. • The balance amount of the purchase price payable shall be paid by the purchaser to the authorized officer within 10 days without giving any further notice by ISARC or as may be decided by authorized officer of ISARC. • In default of the payment within the period mentioned above, the deposit shall be forfeited and the property be resold and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
12	Presence of bidders	Bidders or their authorized representatives will be allowed to remain present at the time of opening of tenders.
13	Selection of best offer	Shall be decided by AO/ Asset Disposal Committee (ADC) of ISARC.

14	Liability of the purchaser, if any.	<ul style="list-style-type: none"> • All charges for conveyance, stamp duty, transfer fee (premium fee) and registration charges/expenses etc., as applicable shall be borne by the successful bidder only. • ISARC does not undertake any responsibility to procure any permission/ license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets. • All statutory/ non statutory dues, taxes, rates, charges and fees owing to anyone, if any, shall be the responsibility of the prospective buyer.
15	Negotiation with bidders for improvement in offer	ISARC reserves its right and shall have discretion to negotiate with the bidders after opening of tenders and to also allow inter se bidding after getting the highest bid for improvement in the offer and to accept or to reject any or all offers without assigning any reasons whatsoever.
16	Disputes/tender/auction	In case of disputes in tender/auction, the decision of AO of ISARC shall be final and binding on all.
17	Inspection of assets	<p>The interested parties are advised to submit their tenders only after inspection of assets. The inspection of assets would be arranged by Resolution Commercial Management Pvt Ltd (RCMPL) at A 49, Mohan co operative Industrial Estate, Mathura Road, New Delhi 110044 with prior appointment on the following date :</p> <p>Dates : January 15-16 , 2012 Time: Between 10:00 am and 5:00 pm.</p> <p>The cost for inspection of property/assets will have to be borne by the prospective tenderers. Please contact the aforementioned office of RCMPL for details.</p>

18	Miscellaneous	<p>Tenders with conditional offer will be treated as invalid.</p> <p>Correspondence about any change / modification in the offer after submission of tender will not be entertained.</p> <p>If any tenderer wishes to give a fresh offer for a unit before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit.</p> <p>The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.</p>
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(C) Miscellaneous Terms and conditions of auction

1. The property/ies shall be sold in "AS IS WHERE IS AND WHATEVER THERE IS BASIS" condition, including encumbrances, if any.
2. After opening the tenders, the bidders shall be given an opportunity to improve their offer by inter se bidding at the discretion and decision of the authorized officer. Sale shall be confirmed in favor of the successful bidder subject to confirmation of the same by the authorized officer of the secured creditor.
3. The interested purchaser(s) shall themselves satisfy about the right and title of the property (ies) from the concerned authorities and no claim shall be entertained by the Authorized officer/ISARC in this regard after the auction.
4. All payments shall be made by Demand Draft drawn in favour of "ISARC-FA- 41-I/2011-12 Trust," payable at New Delhi.
5. Authorized Officer reserves the right to postpone/ cancel or vary the terms and conditions of auction without assigning any reason thereof.
6. The intending bidder may please see details of the terms and conditions mentioned in the tender document available on ISARC's web site: www.isarc.in. The same is also available at office of ISARC at BKC, Mumbai and at the office of RCMPL in New Delhi.
7. This Notice shall be treated as 30 days notice for sale of secured assets to the borrower company and the mortgagors.
8. No Offers / bids below reserve price shall be entertained.

9. The auction will be conducted under the supervision of the Authorised Officer/Asset Disposal Committee of the ISARC.
10. ISARC would first go for the tender process and thereafter, if decided by AO/Disposal Committee of ISARC, the inter se bidding/auction would be held. If the results of the tender are satisfactory, inter se bidding/auction process would not be held.

For further details please contact on Phone No. 022-61579600 during office hours between 10 am and 5 pm on all working days.

(D) TENDER FORM

To,

The Authorised Officer
ISARC-FA-41-1/2011-12 Trust
C/O India SME Asset Reconstruction Company Ltd (ISARC)
MSME Development Center
C11 G Block Bandra Kurla Complex
Bandra East, Mumbai
400051

REF. ADVERTISEMENT ISSUED ON December 18 , 2011 in Indian Express,
Financial Express & Jansatta (all Delhi edition) & Hosted on company's
website IN RESPECT OF DISPOSAL OF SECURED ASSETS CHARGED TO ISARC.

Tender-cum-auction Document
IN RESPECT OF DISPOSAL OF PROPERTY IN RESPECT OF
M/S AGGARWAL CORPORATION. TAKENOVER BY ISARC

SUBMISSION OF TENDER

I/We, the tenderer/s, do hereby state that, I/we have read the Tender-cum-auction Document and the terms and conditions of tender and the above advertisement and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said conditions. My/Our offer for purchase of the assets as appearing in the Tender-cum-auction Document is as under:

1	Name of the Tenderer (in case of company/firm, also give names of key Directors / partners/phone numbers)	
2	Address of the Tenderer / Offerer alongwith the address proof : Office Residence	
3	Identification Proof enclosed (self attested)	PAN Card / Passport / Voter ID Card/ Driving License etc.
4	Details of the Bid Offer	<ul style="list-style-type: none">• Offer for Asset 1• Offer for Asset 2• Offer for Asset 3• Combined Offer
5	Details of EMD	Draft No. Dated Drawn on Payable at

- I/We will not claim any interest till three months from the date of submission of offer.

Yours faithfully,

Signature of the tenderer
 Authorised Signatory
 (M/s. _____)

[Rubber stamp of the company/firm]

Enclosures : (i) DD/Pay Order No. _____ Dated: _____
 Drawn On Bank _____ Payable at _____

(ii) Address Proof : _____

(iii) A copy of the tender-cum-auction document duly signed
 by the tenderer on every page.

Name of the tenderer _____

Address	Office: _____ ----- -- ----- ---	Residence: _____ ----- ----- -----
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Contact details

Tel. Office _____ Mobile No. _____
 Residence _____ e-mail id : _____