



ICICI Bank Limited, NBCC Place, Bishma Pitamah Marg, Pragati Vihar, New Delhi - 110003

Regd. Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara - 390 007

Corporate Office: ICICI Bank Towers, Bandra- Kurla Complex, Bandra (E), Mumbai - 400 051

Sale of the secured asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, on an “as is where is basis”, “as is what is basis” “what is there is basis” &”without any recourse basis”.

TENDER CUM AUCTION DOCUMENT FOR SALE OF SECURED ASSET

It is notified that ICICI Bank Limited (ICICI Bank), acting for itself and as authorized to act by Union Bank of India and Canara Bank on their behalf, is inviting sealed offers for the sale of Secured Asset (as defined below) possessed under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

Details of the Secured Asset along with the reserve price, earnest money deposit and other details are provided below:

| | |
|--------------------------------------|---|
| Description of the Secured Asset | Property bearing Plot no. High School Site at Sector-2, Bahadurgarh (Jhajjar), Haryana, admeasuring 22,405 square mtrs. together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future and in the name of PD Memorial Religious and Educational Association being the Borrower as well as the Mortgagor. |
| Reserve Price | ` 250,000,000/- |
| Earnest Money Deposit (“EMD”) | ` 25,000,000/- |
| Bid Increment Value | ` 1,000,000.00 |
| Date of Property Inspection and time | January 28, 2019 from 11:00 AM - 05:00 PM |
| Date and time of e-Auction | February 13, 2019 between 10:00 am to 12:00 noon |
| Last date of submission of EMD | February 11, 2019 till 5 PM |

Terms & Conditions for all participants / bidders/ offerers for the Tender-cum-Auction organized by ICICI Bank Limited.

DEFINITIONS:

- **Authorized Officer:** The Authorized Officer shall have the meaning assigned to such term under the SARFAESI Act.
- **Bid:** The binding response submitted by the bidders/participants/offerers pursuant



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to this Tender-cum-Auction Document.

- **Earnest Money Deposit or EMD:** The earnest money deposit required to be deposited as set out under this Tender-cum-Auction Document.
- **Reserve Price:** The reserve price as set out under this Tender-cum-Auction Document.
- **Secured Asset:** The immovable property as set out and described under this Tender- cum-Auction Document.
- **Tender-cum-Auction Document:** The document prescribing the details of auction as per the auction notice along with the terms and conditions and rights & responsibilities of the prospective bidders/participants/offerers and of ICICI Bank Limited.
- **Bank(s):** The Bank(s) referred in these terms and conditions of sale shall include ICICI Bank Limited, Union Bank of India and Canara Bank.
- **Any person:** An individual OR a proprietor OR a partner OR an authorized representative of any company/entity/firm and who is paying the requisite EMD and/or who is participating in the Tender-cum-Auction and is considered as a bidder/tenderer/offerer/prospective purchaser/participant. An individual can represent as a bidder on his/her own behalf and on behalf of other companies/entities/firms, provided he/she registers himself/herself in those capacities separately; i.e., for each representation he/she should pay separate Earnest Money Deposit and he/she submits appropriate authorization document executed by such companies/entities/firms in his/her favour.

GENERAL TERMS & CONDITIONS:

- The Secured Asset put up for sale is the asset of which the Tehsildar, Bahadurgarh has taken the physical possession, and has in turn handed over the same to the Authorized Officer of ICICI Bank who was acting on behalf of ICICI Bank and other consenting banks viz Union Bank of India and Canara Bank. It may be noted that ICICI Bank may withdraw sale without assigning any reason for such withdrawal at any time before a sale confirmation communication is issued to the successful bidder.
- Announcements during the auction including announcement of any additional conditions OR correction in the catalogue and/or additions or deletions of items being offered for sale can be done by ICICI Bank Limited and it will be binding on the bidder(s).
- The sale of the property shall be under “As is where is basis”, “as is what is basis” “what is there is basis” & “without any recourse basis”
- The movable properties/items/goods etc., if any, in the Secured Asset are not offered for sale unless otherwise specified.
- The bidder(s) may, if they so desire, inspect the relevant documents and papers pertaining to the Secured Asset available with ICICI Bank Limited.
- The tenderer(s) /offerer(s) / bidder(s) / prospective purchaser(s) are advised in



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their own interest to satisfy themselves with the title and correctness of other details pertaining to the Secured Asset including the size/area of the Secured Asset in question as also ascertain any other dues / liabilities/ Encumbrances from the concerned authorities to their satisfaction before submitting the tenders. No queries in this regard shall be entertained at the time of opening of the tenders / holding auction. The offerer(s) / tenderer(s) whose offer / tender is accepted by the Authorized Officer of ICICI Bank Limited shall not raise any grievance / complaint and shall not be permitted to withdraw the bid after his offer is accepted by the Authorized Officer of ICICI Bank Limited, either on the ground of discrepancy in size/area, defect in title or on any other ground whatsoever. After the offer of the tenderer / offerer is accepted by ICICI Bank Limited, such successful purchaser / his or her nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of the Secured Asset and further shall be deemed to have waived all objections as to the title, description, measurements etc. in respect of the Secured Asset. The principle of "Caveat emptor" will apply.

It is clarified that the Authorized Officer of ICICI Bank shall require the successful bidder, at the sole cost of such successful bidder, to discharge the existing encumbrances/dues of L & DO in respect of the Secured Asset prior to completion of the sale.

SCHEDULE OF PROGRAMME

| | |
|--|---|
| Inspection of the Secured Asset | January 28, 2019 from 11:00 AM - 05:00 PM |
| Submission of Sealed Offer/ Tender with EMD | February 11, 2019 till 5 PM |
| Opening of Sealed Offers/Tenders | Any time after February 11, 2019, 5:00 PM |
| Auction Time | February 13, 2019 between 10:00 am to 12:00 noon |
| Reserve Price | 250,000,000/- |
| Earnest Money Deposit (EMD) (Refundable) for auction by DD/PO | Through DD/PO drawn on a Scheduled/ Nationalized Bank in favor of "ICICI Bank Limited" payable at Delhi |
| Cost of Tender-Cum Auction Form | Nil |
| Return of EMD of un-successful bidders | Within seven working days from the date of auction without any interest |



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| | |
|--|---|
| Last date for payment of 25% of accepted Bid value by confirmed successful bidder (inclusive of EMD) | The payment should be made immediately on the same day or not later than the next working day, as the case may be, on the receipt of confirmation of sale from the Authorized Officer of ICICI Bank Limited |
| Last date for payment of balance 75% of Bid value | On or before the 15 th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or if the 15 th day be a Sunday or other holiday, then on the first working day after the 15 th day or such extended period as may be agreed upon in writing between the purchaser and the Secured Creditor, in any case not exceeding three months from the date of confirmation of the sale of the Secured Asset |
| For further details contact | |
| ICICI Bank Limited | |
| Branch/ Office Address: ICICI Bank Limited, NBCC Place, Bishma Pitamah Marg, Pragati Vihar, New Delhi - 110003 | |
| Contact Persons | : Mr. Manish Goel/Ms. Lovepreet Kaur |
| Contact No. | : +011-42218357/8413 |
| Email ID | : manish.goel@icicibank.com/lovepreet.kaur@icicibank.com |

PARTICIPATION:

- The offer shall be in the prescribed tender document only i.e. this document only. The tender document duly complete in all respects should be submitted in a SEALED ENVELOPE and super scribed with “Offer from Mr./ Ms./ M/s. _____ for purchase of the Immovable Property located at Bahadurgarh, Haryana and the said sealed envelope should be submitted/addressed to “Mr. Manish Goel/Ms. Lovepreet Kaur, ICICI Bank Limited, NBCC Place, Bishma Pitamah Marg, Pragati Vihar, New Delhi - 110003” on any working day on or before the date as stipulated above.
- The tenders/offers will be opened by the undersigned on the date and time mentioned in the schedule of programme given above at ICICI Bank Limited, NBCC Place, Bishma Pitamah Marg, Pragati Vihar, New Delhi - 110003.
- Where the offer amount is below the Reserve Price of ₹ 250,000,000/- (Rupees Twenty Five Crores Only), or the EMD is less than ₹ 25,000,000/- (Rupees Two Crore Fifty Lacs Only), then such tender shall be treated as invalid.
- Where a Tenderer/Offerer communicates his decision to withdraw his offer in writing to the Authorized Officer of ICICI Bank Limited at any time 24 hours before the date fixed for opening of the tenders, then in that case the Tenderer / Offerer shall be entitled to get the refund of the Earnest Money Deposit (EMD).
- The successful bidder(s) will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of the Secured Asset in his/her/ their name/s only.
- The Borrower(s)/Co-Borrower (s)/ Mortgagor(s)/ Guarantor(s)’s attention is invited to



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provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of the time available, to redeem the Secured Asset.

- The Authorized Officer reserves his right to accept any or reject all offers/tenders without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidder(s) or sell the Secured Asset through private negotiations with any of the bidder(s) or any other party/parties or invite fresh bids. The Authorized Officer's decision in this behalf shall be final and binding on the bidder(s).
- The highest Bid will only be provisionally accepted on 'Subject to Approval' basis and the highest bidder does not get any right to demand acceptance of his offer.
- As from the date of full and final payment of the sale of the Secured Asset, the successful bidder(s) shall hold the Secured Asset at its sole risk and cost as regards any loss or damage to the Secured Asset by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and the Authorized Officer shall not be liable for any such loss or damages.

INTIMATION TO THE HIGHEST BIDDER:

- Only the highest bidder will be informed through intimation letter and/or E-Mail within seven working days from closing of the auction of the Secured Asset. Please note that the date of sending e- mail will be considered as date of intimation, as and where applicable.
- If no intimation reaches for reasons beyond the control of ICICI Bank Limited, the bidders are expected to take efforts to find out status. Non-receipt of intimation should not be an excuse for non-payment. ICICI Bank Limited will not be liable for wrong e-mail ID registered by the bidder or for return of the mail for mailbox being full.
- Bidders must clearly note that there is no provision whatsoever to participate in the auction by giving counter conditions at variance with the terms and conditions prescribed. Any communication received from the bidders containing such counter conditions at any time shall be ignored.
- In the event of failure on the part of the successful bidder to fulfill its contractual obligations, ICICI Bank Limited reserves the right to debar such bidder from participating in any future tender / auction to be conducted by ICICI Bank Limited.

INSPECTION:

- Inspection of Secured Asset at the site will be subject to the usual security rules of ICICI Bank Limited. Any clarification required may be sought from the bidders by the ICICI Bank Limited at the time of inspection and no dispute regarding the Secured Asset will be entertained thereafter.

DISCLAIMER:

- ICICI Bank Limited does not take responsibility of the quality, documentation details



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of the Secured Asset being sold. The bidders/tenderers/offerers agree to defend, indemnify and hold ICICI Bank Limited harmless from any loss, damage, cost and expenses caused by any reason during this process. In no event, shall ICICI Bank Limited be liable for any loss for the transactions by business, revenues, profit, costs direct and incidental, consequential or punitive damages of any claim.

- The particulars of the Secured Asset, specified herein above, have been stated to the best of the information and knowledge of the Authorized Officer. ICICI Bank Limited does not provide any guarantee of the accuracy of the information / details provided or description of the Secured Asset put up for sale. The Authorized Officer of ICICI Bank Limited shall not be answerable or liable for any error, mis-statement or omission with regard to the same.
- The tenderers/bidders/offerers should satisfy themselves on the title, ownership, and statutory approvals etc. before participating in the auction. ICICI Bank Limited shall not be liable for any dues/charges including outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation/local authority/society/builder, land & development office dues, statutory dues, taxes and/or dues of any other nature, if any, in respect of the Secured Asset. ICICI Bank Limited does not undertake any responsibility to procure any permission/license etc. in respect of the Secured Asset offered for sale.
- ICICI Bank Limited shall not be responsible for any costs, charges or damages claimed by any bidder, in the event the sale of the Secured Asset is not completed for any reason whatsoever.
- ICICI Bank Limited may, in its sole discretion, decide to waive/amend/modify/delete any condition under the terms of auction.

PAYMENT/EMD:

- ICICI Bank Limited will retain the right to refuse acceptance of demand draft/ Pay Order issued by any bank, if ICICI Bank has reasons to believe that realization against the DD/PO is doubtful.
- The successful bidder shall be required to pay 25% of the offer amount less amount paid as EMD immediately on the same day or not later than the next working day, as the case may be, on the receipt of confirmation of sale from the Authorised Officer of ICICI Bank Limited and the rest 75% / balance amount(s) on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first working day after the 15th day or such extended period as may be agreed upon in writing between the purchaser and the Secured Creditor, in any case not exceeding three months from the date of confirmation of successful bidder by the Authorized Officer of ICICI Bank Limited. The Pay Order / Demand Draft should be drawn on a Scheduled/ Nationalized Bank favoring ICICI Bank Limited, payable at Delhi. If the sale is not completed by reason of any default on the part of the successful



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tenderer(s)/offerer(s)/purchaser(s) or for any other reason, ICICI Bank Limited shall be entitled to forfeit all the moneys paid till then by the successful tenderer(s)/offerer(s)/purchaser(s) and put up the Secured Asset for sale/disposal again in its absolute discretion. Further, all costs, charges and expenses incurred by ICICI Bank Limited on account of such resale shall be borne and paid by such defaulting purchaser who shall also be bound to make good any deficiency / shortfall arising out of such resale and he/she/they shall not be entitled to make any claim in the event of the Secured Asset realizing higher value on such resale.

STATUTORY PAYMENT:

- The tenderer(s) will have to abide by the rules and regulations of the local authority with respect to transfer or use of the said Secured Asset.

SALE CERTIFICATE:

- Sale certificate will be issued in the name of the original bidder as recorded in the bid sheet. Any further correspondence will be only with the bidder(s) whose name and address are recorded in the bid sheet.
- Without prejudice to the other requirements under this document, sale certificate for sale of the Secured Asset will be issued only post realization of the DD/PO for the entire bid amount and submission of Form 26 QB along with payment challan for deposit of TDS amount to Bank.

JURISDICTION:

- Any dispute / difference arising out of sale of the Secured Asset offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Delhi only.
- Words and expressions used herein above shall have the same meaning respectively assigned to them in the SARFAESI Act and the Rules framed there under.

MISCELLANEOUS:

- Tenderer(s)/offerer(s)/successful bidder(s)/purchaser(s) are requested to deal only with the Authorized Officer of ICICI Bank Limited and should not deal with any other agents.

Sd/-
Authorized Officer of ICICI Bank
Limited
Under the Securitisation and Reconstruction of
Financial Assets and Enforcement of Security



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Interest Act, 2002.

Date: December 28, 2018



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General Instructions

The interested bidders who require assistance in creating login ID and Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s Easy Bid Solution Pvt. Ltd., Helpline No. +91 9654980563, +91 9654980564, +919810216124 and Email: info@easybidsolutions.com and for any Secured Asset related query may contact Mr. Manish Goel/Ms. Lovepreet Kaur (011-42218357/8413) or write at manish.goel@icicibank.com/lovepreet.kaur@icicibank.com in office hours during working days.

The Bid in the format as provided herein below should be duly filled up and signed and should be accompanied by a self-attested copy of PAN card and any of the following address proof of the Offerer(s)/Tenderer(s):

1. Passport
2. Driving License
3. Voter's Identity Card
4. Photo Ration Card
5. Latest Telephone landline Bill (for address proof only)
6. Latest Electricity Bill (for address proof only)
7. Any other address proof (subject to satisfaction of Authorized Officer of ICICI Bank Limited).

Authorized Representatives holding a notarized specific power of attorney authorizing him/her to participate on behalf of the tenderers/ bidders/ offerers duly signed and verified by the tenderers/ bidders/ offerers along with the following documents will be allowed to represent the tenderers/ bidders/ offerers at the time of opening of the tenders/ bids/ offers:

- (1). Proof of identity of the tenderer(s)/offerer(s) (copy of any photo identity as listed above) and
- (2). Proof of identity of the tenderer's / offerer's authorized representative (copy of any photo identity as listed above).
- (3). In case of a partnership firm, a certified true copy of the Partnership Deed along with the proof of registration of the firm with the Registrar of Firms should be submitted.
- (4). In case of a company, a certified true copy of the Memorandum and Articles of Association along with necessary resolutions of the company should be submitted.

Registration Form to be duly filled and submitted along with self-attested copy of PAN card and address proof along with Earnest Money Deposit (EMD) to be sent to Mr. Manish Goel/Ms. Lovepreet Kaur, ICICI Bank Limited, NBCC Place, Bishma Pitamah Marg, Pragati Vihar, New Delhi - 110003.



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The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts & circumstances of the case.



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Registration Form

To be submitted on the Letter Head along with EMD. Note- All entries compulsory

Date:

I/We confirm having gone through the Tender-cum-Auction terms and conditions and agree to take part in the auction for sale of the Immovable Property located at Bahadurgarh, Haryana owned by M/s PD Memorial Religious and Educational Association and mortgaged in favour of ICICI Bank Limited, Union Bank of India and Canra Bank on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS', 'WHAT IS THERE BASIS' and 'WITHOUT ANY RECOURSE BASIS'.

Having inspected the aforesaid Secured Asset and satisfying the condition and type of the same, I/we also understand that I/we am/are legally bound to purchase the Secured Asset at the price at which I/we place the bid.

Name of the Company/Individual: _____

Contact Person(s): _____

Profession/Designation: _____

Address: _____

Phone/ Fax: _____

E-Mail: _____

In the event of any above information being found in-correct/ in-complete the participation shall be liable to cancellation by the Authorised Officer at any time and I/we shall not be entitled to any claim for refund arising from the same.

| Bank Name | Branch | DD/PO No. | Dated | Amount |
|-----------|--------|-----------|-------|--------|
| | | | | |
| | | | | |
| | | | | |

Signature of Individual / Authorized Signatory with Name and Co. Seal.



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BID/OFFER

Form of Bid/Offer for purchase of Secured Asset/ Immovable Property located at Haryana owned by PD Memorial Religious and Educational Association and mortgaged in favour of ICICI Bank Limited, Union Bank of India and Canara Bank

(To be filled and submitted by the Bidder/Offerer)

| | |
|---|--|
| 1 a) Full Name of the bidder(in Block letters): | |
| b) Complete Postal Address with PIN Code, Telephone Nos. ;Fax Nos.; Mobile Nos.;e-mail id: | |
| 2. Brief particulars of business : | |
| 3. Relationship, if any, the bidder/offerer has with any employee of ICICI Bank Limited or its group companies: | |
| 4. Amount quoted by the bidder for purchase of the Secured Assets In figures:Rs. In Words : Rupees | |
| 5. Name and particulars of the Company/Firm person in whose name the Secured Assets are to be purchased: | |
| 6 Details of Earnest Money (EMD):Rs. | |
| i) Demand Draft No. /Pay Order No. : ii) Date of Demand Draft /Pay Order: iii) Name of the issuing Bank and Branch: | |
| 7 Permanent Account Number of the bidder: | |

I/We have read and understood the detailed tender terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect, I/We shall not hold the Authorised Officer or the Bank responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly Authorized official of the

Bidder/Offerer Name



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Profession/ Designation of the Authorized Signatory

Place : -----

Date :

APPENDIX TO THE BID/OFFER (DECLARATION BY THE BIDDER/OFFERER/ TENDERER)
FORM OF BID/OFFER

(Note: This Appendix forms part of the Bid/Offer)

To,

The Authorised Officer,
Corporate Banking Group
ICICI Bank Limited
NBCC Place
Bishma Pitamah Marg, Pragati Vihar
New Delhi - 110003

Dear Sir/Madam,

SUB: Sale of the immovable property located at property bearing Plot no. High School Site at Sector-2, Bahadurgarh (Jhajjar), Haryana, admeasuring 22,405 square mtrs. together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth and mortgaged in the matter of PD Memorial Religious and Educational Association being the Borrower or Mortgagor-I.

1. Having fully examined and understood the terms and conditions of the bid document dated [___] for the sale of the Secured Asset (“**Bid Document**”) and condition and status of the Secured Asset, I/We offer to purchase the said Secured Asset strictly in conformity with the terms and conditions of this Bid Document.

2. I/We understand that if my/our bid/offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the bid/offer and acquire the Secured Asset. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited. I/We further understand that if my/our bid/offer is accepted, should I/we fail to deposit the balance amount of the sale consideration the Earnest Money Deposit and any part of the sale price paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

3. I/We understand that you are not bound to accept the highest or any bid/offer you may receive. Further, I/we will not raise any objection in case the Authorized Officer goes for re-bidding or sells the Secured Asset by any of the modes including but not limited to sale by negotiation with any of the bidders and/or other parties by private treaty.



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4. I/We understand that time is the essence for completing the acquisition formalities of the Secured Asset and I/we agree and undertake to abide by it.

5. I/We also enclose a Demand Draft/Pay Order ofvalue Rs (RupeesOnly) towards the Earnest Money Deposit (EMD) in the name of "ICICI Bank Limited" payable at Delhi. We understand that the EMD will not carry any interest.

6. We understand that the bid/offer should be unconditional and bid/offer having conditions contrary to the terms and conditions of the Bid Document can be summarily rejected.

7. Capitalized terms used but not defined herein shall have the meaning assigned to such term under the Bid Document.

Dated day of
Signature in the capacity of
Duly authorized to sign Bid/Offer for and on behalf of
(Name and address of the Bid/Offerer) (IN BLOCK CAPITALS)

Signature of the Bidder



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PUBLIC NOTICE - TENDER CUM AUCTION FOR SALE OF SECURED ASSET

Sale of Secured Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the undersigned, being the Authorized Officer of ICICI Bank Limited (“ICICI Bank”) under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (“Act”) and in exercise of the powers conferred under section 13(12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (“Rules”), issued a statutory demand notice on February 27, 2017 under section 13(2) of the said Act, upon PD Memorial Religious and Educational Association (“Borrower” or “Mortgagor-I”), Ami Prabhu Religious and Educational Association (“Mortgagor-II”), Smt. Bimla Singh Lather (“Guarantor-I”), Sh. Bijender Singh Lather (“Guarantor-III” or “Mortgagor-III”), Smt. Shanti Devi (“Mortgagor-IV”), Sh. Joginder Singh Lather (“Guarantor-II” or “Mortgagor-V”) and Smt. Sumitra Devi (“Mortgagor-VI”) to repay the amount mentioned in the said notice being ` 321,416,503.00 as on January 31, 2017 together with further interest and other charges thereon with effect from February 1, 2017, at the contractual rates upon the footing of compound interest until payment / realization within 60 days from the date of receipt of the said notice. Further, Authorized Officer of Union Bank of India by way of a demand notice dated February 8, 2018 under section 13(2) of the Act read with Rule 3 of the Rules demanded from the Borrower and other obligors to repay the amount of ` 275,331,536.72 along with the future interest within 60 days from the date of receipt of the said notice. Similarly, the Authorized Officer of Canara Bank by way of statutory demand notice dated March 6, 2017 demanded the Borrower and other guarantors to repay the amount of ` 316,366,365.00 along with future interest within 60 days from the date of receipt of the said notice.

That in compliance of Hon’ble District Magistrate, Jhajjar order dated September 7, 2018, the Tehsildar, Bahadurgarh has taken the physical possession of the Secured Asset (as defined below) and have handed over the same to the Authorized Officer of ICICI Bank, acting on behalf of ICICI Bank Limited as well as other consenting banks viz Union Bank of India and Canara Bank.

Offers are hereby invited from interested persons/participants to be submitted online through our e-auction service provider M/s Easy Bid Solutions Pvt. Ltd. through the web portal <http://www.easybidsolutions.com> before February 11, 2019 upto 5:00 PM, for the sale of the following Secured Asset in possession of ICICI Bank on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “Without recourse basis”. As per following details:

Schedule

| Lot no. | Description of the immovable property | Reserve Price (in `) | Earnest Money Deposit (“EMD”) (in `) | Bid Increment Value (in `) | Inspection Date & Time | e-Auction Date & Time | Last Date of Submission |
|---------|---------------------------------------|----------------------|--------------------------------------|----------------------------|------------------------|-----------------------|-------------------------|
|---------|---------------------------------------|----------------------|--------------------------------------|----------------------------|------------------------|-----------------------|-------------------------|

Regd. Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara - 390 007

Corporate Office: ICICI Bank Towers, Bandra- Kurla Complex, Bandra (E), Mumbai - 400 051

| | | | | | | | n EM D |
|---|--|---------------|--------------|--------------|---|--|-----------------------------|
| 1 | Property bearing Plot no. High School Site at Sector-2, Bahadurgarh (Jhajjar), Haryana, admeasuring 22,405 square mtrs. together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future and in the name of PD Memorial Religious and Educational Association / Borrower / Mortgagor-I. (Secured Asset) | 250,000,000/- | 25,000,000/- | 1,000,000.00 | January 28, 2019 from 11:00 AM - 05:00 PM | February 13, 2019 between 10:00 am to 12:00 noon | February 11, 2019 till 5 PM |

TERMS & CONDITIONS

(1) AND WHEREAS, the Authorized Officer of ICICI Bank, has decided to dispose of the said Secured Asset, this notice of sale is published today that the Secured Asset, as detailed in the Schedule above will be sold through an online auction on February 13, 2019 **(Between the times as mentioned in the aforementioned table).**

(2) The online auction will take place on the website of auction agency i.e., <http://www.easybidsolutions.com> on February 13, 2019 between 10:00 am to 12:00 noon. The online auction will be conducted through **M/s Easy Bid Solutions Pvt. Ltd.** and shall be subject to terms & conditions contained in the tender document which is available on the website of the auction agency i.e., <http://www.easybidsolutions.com>.

(3) The Mortgagor/Guarantors/Borrower in particular and the public in general are hereby cautioned and restrained not to deal with the Secured Asset, as detailed above, in any manner in terms of section 13(13) of the said Act and any dealing with the Secured Asset will be subject to the charge of ICICI Bank, Union Bank of India and Canara Bank for the amounts and further interests thereon.

(4) The Borrower/ Mortgagor(s)/ Guarantor(s)'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 Asset.

(5) The Earnest Money Deposit ("EMD") for an amount Rs. Two Crore Fifty lakh and the tender document is required to be deposited on or before **February 11, 2019 up to 5:00 PM** in a sealed envelope super scribed "**Offer from Mr./ Ms./ M/s. [] for purchase of the Immovable Property located at Bahadurgarh, Haryana (Jhajjar) owned by PD Memorial Religious and Educational Association and mortgaged in favor of ICICI Bank, Union Bank of India and Canara Bank**" so as to reach Mr. Manish Goel/ Ms. Lovepreet Kaur



ICICI Bank Limited, NBCC Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi - 110003

Regd. Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara - 390 007

Corporate Office: ICICI Bank Towers, Bandra- Kurla Complex, Bandra (E), Mumbai - 400 051 at ICICI Bank Limited, NBCC Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi - 110003. EMD DD /PO should be from a Nationalized/Scheduled Bank favoring "ICICI Bank Limited" payable at Delhi. The EMD is refundable, if the bid is not successful.

(6) The successful bidder shall be required to pay 25% of the offer amount less amount paid as EMD immediately on the same day or not later than the next working day, as the case may be, on the receipt of confirmation of sale from the Authorised Officer of ICICI Bank Limited and the rest 75% / balance amount(s) on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first working day after the 15th day or such extended period as may be agreed upon in writing between the purchaser and the Secured Creditor(s), in any case not exceeding three months from the date of confirmation of the sale of the Secured Asset. In case of any default on the part of the successful bidder, all amounts deposited till then shall be forfeited including EMD. The Pay Order / Demand Draft should be drawn on a Scheduled/ Nationalised Bank favoring "ICICI Bank Limited" payable at Delhi. As per Income tax rules TDS @1% of auction price is payable by the successful auction purchaser as the purchase price is more than ` 50.0 lacs.

(7) The particulars in respect of the Secured Asset specified in the Schedule herein above, have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the said Secured Asset will be sold with the Encumbrances and dues payable to the statutory authority(ies) (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned Secured Asset before submitting the tenders.

(8) For any further clarifications with regard to inspection, terms and conditions of the auction or submission of tenders, kindly contact Mr. Manish Goel / Ms. Lovepreet Kaur, Authorised Officer of ICICI Bank Limited on Contact No.+91 11 4221 8357 / +91 11 4221 8413 or write at manish.goel@icicibank.com / lovepreet.kaur@icicibank.com, or contact Easy Bid Solutions : 9654980563, 9654980564, 9810216124, info@easybidsolutions.com

(9) The Authorized Officer reserves the right to reject any or all the bids or cancel the auction without furnishing any further notice or reasons thereof.

(10) Any statutory and other dues payable and due on the Secured Asset shall be borne by the successful purchaser as per the provisions of applicable laws.

(11) This is also a mandatory notice of 30 days as per the provisions of the Act to the Borrower/Guarantor(s)/Mortgagor(s) of above account informing them regarding sale of mortgaged assets on the aforesaid dates.

Officer
Date:
Place: Bahadurgarh, Haryana

Authorized
For ICICI Bank Limited