



ICICI Bank, 11th Floor, Block E-1, Videocon Tower,
Jhandewalan Extension, Delhi - 110055

Regd. Office: ICICI Bank Limited, Near Chakli Circle, Old Padra Road, Vadodra – 390 007, Gujarat

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

Sale of Secured Asset taken over under Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002, on an “as is where 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 is inviting sealed offers for the sale of Secured Asset possessed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

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

Description of the Secured Asset	Industrial Property situated at Plot No. A48/8, Site IV, Sahibabad Industrial Area, Ghaziabad admeasuring 2196.10 sq. meter together with all building and structures thereon, all moveable assets 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 M/s Debono Flexcom India Ltd
Reserve Price*	Rs. 80,664,450
Earnest Money Deposit (“EMD”)	Rs. 8,066,445
Bid Increment Value	Rs. 100,000
Date of Property Inspection and time	29.10.2018 from 11 AM – 5 PM
Date and time of e-Auction	23.11.2018 from 10 AM – 12 NOON
Last date of submission of EMD	21.11.2018 till 5 PM

If any prospective bidder is interested in purchasing only land and building of the aforementioned Secured Assets then in that scenario the reserve price will be Rs. 78,599,450.0 and if any prospective bidder is bidding only for Plant and machinery affixed in the Secured Assets then in that scenario the reserve price for plant and machinery would be Rs 2,065,000.0 . It is hereby further clarified that the prospective bidder would have to solely bear the entire cost of dismantling and transportation of Plant and machinery or any other connected expenses in relation to the same.

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

DEFINITION:



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- **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 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 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 and of ICICI Bank Limited.
- **Bank:** The Bank referred in these terms and conditions of sale is ICICI Bank Limited.
- **Any person:** An individual OR a proprietor OR a partner OR an authorized representative of any company/entity and who is paying the requisite EMD and/or who is participating in Tender cum Auction is considered as a bidder / tenderer / offerer /prospective purchaser. An individual can represent as a bidder on his/her own behalf and on behalf of other companies/entity, provided he/she registers himself/herself in those capacities separately; i.e., for each representation he/she should pay separate Earnest Money Deposit.

GENERAL TERMS & CONDITIONS:

- The Secured Asset put up for sale is asset taken in possession under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) by ICICI Bank Limited and 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 bidders.
- The sale of the property shall be under “As is where 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 assets available with ICICI Bank Limited.
- The tenderer(s) / offerer(s) / bidder(s) / prospective purchaser(s) are advised in 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



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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 shall require the successful bidder at the sole cost of such 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 property	29.10.2018 from 11 AM – 5 PM
Submission of Sealed Offer/ Tender with EMD	21.11.2018 till 5PM
Opening of Sealed Offers/Tenders	
Auction Time	23.11.2018 from 10 AM – 12 NOON
Reserve Price*	Rs. 80,664,450.0
Earnest Money Deposit (EMD) (Refundable) for auction by DD/PO	Through DD/PO drawn on a Scheduled/ Nationalized Bank in favour 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.
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 Authorised 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 property, 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



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For further details contact

ICICI Bank Limited

Branch/ Office Address : ICICI Bank Limited, 11th Floor, Videocon Tower, Block E-1, Jhandewalan
Extension, New Delhi- 110055

Contact Persons : Mr. Bharat Garg

Mobile No. : +91-9560080090

Email ID : bharat.garg@icicibank.com

If any prospective bidder is interested in purchasing only land and building of the aforementioned Secured Assets then in that scenario the reserve price will be Rs. 78,599,450.0 and if any prospective bidder is bidding only for Plant and machinery affixed in the Secured Assets then in that scenario the reserve price for plant and machinery would be Rs 2,065,000.0 . It is hereby further clarified that the prospective bidder would have to solely bear the entire cost of dismantling and transportation of Plant and machinery or any other connected expenses in relation to the same.

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 Sahibabad of M/s Debono Flexcom India Ltd and the said sealed envelope should be submitted to Mr. Bharat Garg, ICICI Bank Limited, 11th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055 on any working day on or before the date as stipulated above.
- Tenders/Offeres will be opened by the undersigned on the date and time mentioned in schedule of programme given above at ICICI Bank Limited, 11th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055
- The Earnest Money Deposit (“EMD”) for an amount Rs. 8,066,445.0 (for both Secured Asset as well as Plant and Machinery) however if any prospective bidder is bidding only land and building of the aforementioned Secured Assets then in that scenario EMD would be Rs. 7,859,945.0 and if the prospective bidder is bidding only for Plant and machinery affixed in the Secured Assets then the EMD would be Rs 2,06,500.0 and the tender document is required to be deposited on or before 21.11.2018 upto 5 PM in a sealed envelope super scribed “Offer for purchase of property” so as to reach Mr. Bharat Garg at ICICI Bank Limited, 11th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055. 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.
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- Where a Tenderer / Offerer communicates his decision to withdraw his offer in writing to the



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Authorized Officer of ICICI Bank Limited at any time 24 hours before the date fixed for opening 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 property in his / her/ their name/s only.
- **The Borrower(s)/Co-Borrower (s)/ 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 Assets.**
- 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 or sell the property through private negotiations with any of the bidder or any other party/parties or invite fresh bids. The Authorized Officer's decision in this behalf shall be final.
- 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 property at its sole risk and cost as regards any loss or damage to the assets 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 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 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 the 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 Bank at the time of inspection and no dispute regarding the Secured Asset will be entertained thereafter.



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DISCLAIMER:

- ICICI Bank Limited does not take responsibility of the quality, documentation details of the assets being sold. The buyers agree to defend, indemnify and hold ICICI Bank Limited harmless from any loss, damage, cost and expenses caused by any reason during this transaction. 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 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:

- The Bank will retain the right to refuse acceptance of demand draft/ Pay Order issued by any bank, if the Bank has reason 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 balance and final amount(s) on or before the 15th day from the date of confirmation of the sale of the property, 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 within 15 (fifteen) days from the date of confirmation of successful bidder by the Authorized Officer of ICICI Bank Limited or any extended period, as may be mutually agreed between ICICI Bank Limited and the successful bidder. The Pay Order / Demand Draft/ Cheque 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 tenderer / offerer / purchaser or for any other reason, ICICI Bank Limited shall be entitled to forfeit all the moneys paid till then by the successful tenderer/ offerer / purchaser



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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 property.

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 bidders 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 Cheque/DD/PO for the entire bid amount and submission of Form 26 QB alongwith payment challan for deposit of TDS amount to Bank.

JURISDICTION:

- Any dispute / difference arising out of sale of the immovable secured assets 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 Interest
Act, 2002.

Date: __23.10.2018_____



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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 property related query may contact Mr. Bharat Garg (+91-9560080090) or write at in office hours during working days.

The Bid in the format as provided hereinbelow 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 / Tenderer:

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 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 tenders/ bids/ offers:

- 1) Proof of identity of the tenderer / offerer (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).

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.

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. Bharat Garg, ICICI Bank Limited, 11th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055

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 terms and conditions and agree to take part in the auction for sale of immovable Property of M/s Debono Flexcom India Ltd located at Plot No. A48/8, Site IV, Sahibabad Industrial Area, Ghaziabad on 'AS IS WHERE IS BASIS' & WHAT IS THERE BASIS' and 'WITHOUT ANY RECOURSE BASIS'.

Having inspected the property and satisfying the condition and type of the same, I/we also understand that I/we am/are legally bound to purchase the property 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 OF M/s Debono Flexcom India Ltd located at Plot No. A48/8, Site IV, Sahibabad Industrial Area, Ghaziabad
(To be filled and submitted by the Bidder/Offerer)

1 a) Full Name of the bidder (<i>in Block letters</i>):	
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 Authorized 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



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Bidder/Offerer Name

Profession/ Designation of the Authorized Signatory

Place : -----

Date :



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**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 Authorized Officer,
ICICI Bank Limited.
11th Floor, Videocon Tower
Block E-1, Jhandewalan Extension,
New Delhi- 110055

Dear Sir/Madam,

SUB: Sale Of Secured Assets/ Property of M/s Debono Flexcom India Ltd located at Plot No. A48/8, Site IV, Sahibabad Industrial Area, Ghaziabad

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.
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.



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5. I/We also enclose a Demand Draft/Pay Order of value Rs (RupeesOnly) towards 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 Immoveable Assets 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) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (“**Rules**”), issued a statutory demand notice on 17 April 2018 under section 13(2) of the said Act, upon M/s Debono Flexcom India Ltd (“**Borrower**” / “**Mortgagor-I**”), Mr. Tarun Kukreja (“**Mortgagor-II**”/“**Guarantor-I**”), Ms. Punita Chaudhri (“**Mortgagor-III**”/“**Guarantor-II**”) and Mr. Varun Kukreja (“**Guarantor-III**”) and subsequently took possession on 03/08/2018. 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> on 23.11.2018 between 10 AM upto 12 NOON for the sale of the following Secured Assets 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 immoveable properties	Reserve Price (in Rs.)	Earnest Money Deposit (“EMD”) (in Rs.)	Bid Increment Value (in Rs.)	Inspection Date & Time	e-Auction Date & Time	Last Date of Submission EMD
1	Industrial Property situated at Plot No. A48/8, Site IV, Sahibabad Industrial Area, Ghaziabad admeasuring 2196.10 sq. meter together with all building and structures thereon, all moveable assets and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future in the name of M/s Debono Flexcom India Ltd	80,664,450.0	8,066,445.0	100,000.0	29.10.2018 from 11 AM to 5 PM	23.11.2018 from 10 AM to 12 NOON	21.11.2018 till 5 PM

TERMS & CONDITIONS

(1) AND WHEREAS, the Authorized Officer of ICICI Bank, has decided to dispose off the said Secured Assets, this notice



ICICI Bank, 11th Floor, Block E-1, Videocon Tower,
Jhandewalan Extension, Delhi - 110055

Regd. Office: ICICI Bank Limited, Near Chakli Circle, Old Padra Road, Vadodra – 390 007, Gujarat

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

of sale is published today that the Secured Assets, as detailed in the Schedule above will be sold through an online auction on 23.11.2018 **(Between the time 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 23.11.2018 between 10 AM to 12 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 Assets, as detailed above, in any manner in terms of Section 13(13) of the said Act and any dealing with the Secured Assets will be subject to the charge of ICICI Bank for the amounts and further interests thereon.

(4) The Mortgagor/Guarantors/Borrower are given last chance to pay the total dues aggregating to Rs. 188,165,706.17/- (Rupees One Hundred Eighty Eight Million One Hundred Sixty Five Thousand Seven Hundred Six and Seventeen paise Only) as on 31-03-2018 together with the further interest and other charges thereon with effect from 1st April 2018 at the contractual rates upon the footing of compound interest until payment/realization. **The Borrower(s)/Co-Borrower (s)/ 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 Assets.**

(5) The Earnest Money Deposit ("**EMD**") for an amount Rs. 8,066,445.00 and the tender document is required to be deposited on or before 21.11.2018 up to 5 PM in a sealed envelope super scribed "Offer for purchase of property" so as to reach Mr. Bharat Garg at ICICI Bank Limited, 11th Floor, Videocon Tower Block E-1, Jhandewalan Extension, New Delhi-110055. 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/ final amount(s) on or before the 15th day from the date of confirmation of the sale of the property, 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. 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 Rs. 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 Assets will be sold with the Encumbrances and dues payable to Statutory Authority (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 Assets before submitting the tenders.



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(8) For any further clarifications with regard to inspection, terms and conditions of the auction or submission of tenders, kindly contact Mr. Bharat Garg, Authorised Officer of ICICI Bank Limited on Mob No: +91-9560080090 Contact No. 011-30597145 or write at bharat.garg@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 property shall be borne by purchaser as per the provisions of applicable law.

(11)This is also a mandatory notice of 30 days as per the provisions of SARFAESI Act, 2002 to the Borrower(s)/Guarantor(s)/Mortgagor(s) of above account informing them regarding sale of mortgaged assets on aforesaid dates.

Statutory 30 days Sale notice under Rule 8(6) of the SARFAESI Act, 2002

The Noticee(s) once again are hereby notified to pay the sums as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the secured asset will be auctioned/sold and balance dues, if any will be recovered with interest and cost. If auction fails due to any reasons whatsoever, Bank would be at liberty to sell the above secured asset through Private Treaty without any further notice to the Noticee(s) as per the provisions mandated under SARFAESI Act and its rules.

Date: _____
Place: Delhi

SD/-
Authorised Officer
For ICICI Bank Limited