

ASREC (India) Ltd,  
Registered Office: Solitaire Corporate Building No.2, Units 201-202A& 200-202B, Andheri-  
Ghatkopar Link Road, Chakala, Andheri (E), Mumbai 400 093 and Kolkata Branch Office: 3 No.  
Abdul Hamid Street, Room No.-3D,3<sup>rd</sup> Floor, Kolkata 700 069

**BID FORM**

APPLICATION FOR BID FOR SALE OF PROPERTY IN LOAN ACCOUNT M/S EASTERN METAL & FERRO  
ALLOYS LTD. ARE AS UNDER:

Description of mortgaged property:

Leasehold (Lease obtained from Collector, Cuttack, Govt of Odisha) factory land and building in  
Mouza: Batijunga, Tehsil Dharamshala, Dist. Jajpur, Odisha State under Khatian No. 87 (Mutation  
Khata No. 10), Plot No. 279, Mutation Plot No. 679, 683, 833, 836, 851, 852, 872, 882, 883 Area  
Ac0.080, Ac 0.080, 0.080, 0.060, 0.070, 0.360, 0.620, 0.600, 6.00 Total area admeasuring Ac 7.95 dec.

RESERVE PRICE: Rs. 1,59,00,000/- (Rupees One Crore Fifty Nine Lacs only)

EMD: Rs. 15,90,000/- (Rupees Fifteen Lacs Ninety Thousand only)

1. Name of the bidder :

2. Address of the bidder :  
(attach residence proof)\*

3. PAN :

4. Details of bid offered :

5. Bid amount offered :

6. Whether agreeable to  
To participate in inter se bidding :

7. Details of earnest money: : Draft  
No.....Dated.....Amount  
Rs.....on.....(Bank)

I/WE, HEREBY CONFIRM THAT I/WE HAVE GONE THROUGH THE OFFER DOCUMENT OF THE  
ASREC(INDIA) LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE  
OFFER(DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED).

Dated:

Place:

(Signature of Bidders)

ASREC (India) Ltd,

Registered Office: Solitaire Corporate Building No.2, Units 201-202A& 200-202B, Andheri-Ghatkopar Link Road, Chakala, Andheri (E), Mumbai 400 093 and Kolkata Branch Office: 3 No. Abdul Hamid Street, Room No.-3D,3<sup>rd</sup> Floor, Kolkata 700 069

### TERMS AND CONDITIONS OF SALE

1. The E-AUCTION WILL BE HELD ON 08.04.2024 BETWEEN 10.00 A.M TO 2.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.
2. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider M/s. C 1 INDIA PRIVATE LIMITED at website <https://www.bankauctions.com> (web portal of M/s. C1 INDIA PRIVATE LIMITED) E-auction under document containing online e-auction bid form, declaration. General Terms and Conditions of online e-auction sale are available in websites: [www.asrecindia.co.in](http://www.asrecindia.co.in) and <https://www.bankauctions.com>. The intending bidder shall hold a valid email address. The contacts of M/s. C1 India Private Limited Mr. Bhavik Pandya. Mobile : 91 8866682937, Help Line No. : (+91-124-4302020 / 2122, + 917291981124 / 1125/ 1126, Email : [Gujarat@c1india.com](mailto:Gujarat@c1india.com), [support@bankauctions.com](mailto:support@bankauctions.com).
3. The Registration of the enlisted bidders will be carried out by the service provider and the user ID or password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapse / failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back up etc.
4. The particulars given by Authorised Officer are to the best of his knowledge, belief and records. Authorised Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims / rights / dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / views.
5. The property shall not be sold below Reserve Price and sale is subject to confirmation of ASREC (India) Ltd., the Secured Creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Solitaire Corporate Park Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor. Andheri Ghatkopar Link Road, Chakala., Andheri(East), Mumbai-400093 or submit through e-mail to [snchaudhuri@asrecindia.co.in](mailto:snchaudhuri@asrecindia.co.in); [gautam.basak@asrec.co.in](mailto:gautam.basak@asrec.co.in); [raviamin@asrecindia.co.in](mailto:raviamin@asrecindia.co.in); and [jagdishshah@asrecindia.co.in](mailto:jagdishshah@asrecindia.co.in) The last date for

submission of bid form is 05.04.2024 up to 4 pm. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchaser / bidders are required to deposit EMD amount either through NEFT/ RTGS in the Account No. 009020110001361 with Bank of India, SSI Andheri (E) Branch. (IFSC Code: BKID0000090) Name of the Account / Name of the Beneficiary : ASREC PS 01/2007-08 Trust.
7. The EMD of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their Bank account to facilitate quick and proper refund.
8. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
9. The bidder has to pay balance 75% within 15 days of auction by RTGS/Demand Draft. In case of default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
10. The sale shall be subject to provisions of Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002.
11. The interested bidders can inspect the property on 01.04.2024 From 11.00 AM to 3.00 P.M contact details Mr. S. N. Chaudhuri Mobile No.9674134688, Mr. Gautam Basak Mobile No.7045811049. Mr. Ravindra Amin Mobile No.9167635657, Mr. Jagdish Shah Mobile No.9819931487 may be contacted for any query.
12. The Authorised Officer reserves absolute right to accept or reject any or all offers and/or modify any terms / conditions without assigning any reasons thereof.
13. The successful bidder would bear the charges/ fees payable for GST, Registration Stamp Duty, . registration fee, incidental expenses etc. applicable as per law.
14. The highest bid will be subject to approval of the secured creditor.
15. The bid once submitted by the bidder. can't be cancelled/ withdrawn and the bidder shall be bound to buy the secured Asset at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and tender documents will result in forfeiture of the amount paid by the defaulting bidder.
16. The prospective bidders are hereby informed that the secured assets are being sold on symbolic / constructive possession basis. The bidders are requested in their own interest, to note that the secured assets put up for auction is on symbolic possession basis and also further satisfy themselves about the nature and condition of the said asset and other relevant details pertaining to the secured asset before submitting their bids. Statutory / government dues, if any, like property tax, sales tax, excise dues and other dues, if any, should be ascertained by the bidders.

17. It is pertinent to note that any labour issues / dues including but not limited to PF and Gratuity or otherwise referred to by any other name shall be solely borne by the successful bidder.
18. The issues with respect to demarcation, encroachment, change in survey numbers, description of secured asset shall be solely dealt with by the successful bidder.
19. An undertaking in the form as per the format attached shall be given by the prospective bidder participating in the auction and consequently any bidder shall be deemed to have knowledge of all the issues pertaining to the secured asset and shall not be allowed to withdraw his bid or entitled to litigate with ASREC at subsequent stage. ASREC or any of its officers shall not be held responsible for the aforementioned issues or any other issues, if any, with respect to the secured asset that may arise in the future.
20. This notice, under Rule 8(6) of Security Interest (Enforcement) Rules 2002, will also serve as 30 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above mentioned date if their outstanding dues are not paid in full.

Place:

Date:

Signature of Bidder