

OFFICE OF THE LIQUIDATOR  
of

M/s. ABHAYAM TRADING LIMITED - In Liquidation

**Sale of Property through e-auction**  
(under Insolvency and Bankruptcy Code, 2016)

Tender Document and Terms & Conditions

**TENDER FORM No L40 for:**

Plot of Land Bearing Plot No. L-40 at Block / Gut No. 154 of Village  
Dalkhan, Khardi, Taluka Shahpur, Dist. Thane

**Office of Liquidator:**

Rakesh Chaturvedi

Address : Paresh Rakesh & Associates, 103, Namrata CHS, Bldg No.-15, Shashtri Nagar, Link Road,  
Goregaon West, Mumbai - 400104.

Email : ip@pareshrakesh.in, Mobile-7021316351

# OFFICE OF THE LIQUIDATOR

## M/s.ABHAYAM TRADING LIMITED -In Liquidation

(CIN No: L51900TN1988PLC016275)

Reg. Off: Old No.6, New No. 15, 7th West Cross Street, Shenoy Nagar Chennai, Chennai TN 600030 IN

### Office of Liquidator:

Rakesh Chaturvedi

Address: Paresh Rakesh & Associates, 103, Namrata CHS, Bldg No.-15, Shashtri Nagar, Link Road,  
Goregaon West, Mumbai - 400104.

Email : ip@pareshrakesh.in, Mobile-7021316351

### **REF. ADVERTISEMENT ISSUED FOR DISPOSAL OF IMMOVABLE PROPERTIES / ASSETS OWNED BY M/s. ABHAYAM TRADING LIMITED (IN LIQUIDATION) IN:**

- 1) Free Press Journal (English), Mumbai Edition,
- 2) Navshakti (Marathi), Mumbai Edition,
- 3) Trinity Mirror (English) Chennai Edition And
- 4) Makkal Kural (Tamil) Chennai Edition

**All on January 22, 2018 & HOSTED ON THE WEBSITE OF M/S ABHAYAM TRADING LIMITED (IN LIQUIDATION) [[www.atl.net.in](http://www.atl.net.in)]**

### CONTACT PARTICULARS

<b>Date of release of advertisement</b>	:	January 22, 2018
<b>Schedule of Inspection</b>	:	With prior appointment
<b>Last date /time for submission of Tenders</b>	:	Wednesday, February 21, 2018 up to 05.00 p.m.
<b>Schedule of opening of TENDERS &amp; Auction</b>	:	Friday, February 23, 2018 between 02.30 and 03.30 p.m.
<b>Venue for opening of TENDERS</b>	:	E-AUCTION Platform Technical Support: Shri. Ganesh Patil (9821690968)
<b>Contact Details for carrying out the inspection</b>	:	Mr. D.Harold (9840031403), Mr.RoshanJambhale (Mumbai) (7303936394)

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

- |                                                                     |            |
|---------------------------------------------------------------------|------------|
| A. Terms and Conditions                                             | : Page 3-4 |
| B. Other Conditions                                                 | : Page 5   |
| C. Tender Form                                                      | : Page 6-7 |
| D. Confirmation for Restriction on Person to participate in tender. | : Page 8   |
| E. Copy of the advertisement                                        | : Page 9   |

## A. Terms and conditions of Sale

Sale of: Plot of Land Bearing Plot No. L-40 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane

1	Details of the Property	Plot of Land Bearing Plot No. L-40 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane <b>Area : 290.00 Sq Mtrs i.e 3122 Sq. Ft</b>
2	Reserve Price	Rs.14.15 lakhs (Rupees Fourteen Lakhs Fifteen Thousand Only)
3	Earnest Money Deposit(EMD)	Rs.1.42 lakhs (Rupees One Lakh Forty Two Thousand only)
4	Bid Increase Amount	Rs.0.25 lakhs (Rupees Twenty Five Thousand Only)
5	Basis	<b>"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"</b>
6	Last date for submission of tenders	By Wednesday, February 21, 2018 upto 05.00 P.M.
7	How to submit the EMD & Tenders	Interested parties may participate in e-auction by sending their bids for purchasing the said assets through online mode only in the prescribed format and to be mailed to : <a href="mailto:ip@pareshrakesh.in">ip@pareshrakesh.in</a> The EMD & Tenders should be submitted up to 05.00 PM on or before the last date of submission of tenders as mentioned hereinabove.
8	Mode of payment	By way of DD /NEFT/RTGS in the account of: <b>M/s Abhayam Trading Ltd – In Liquidation, Bank of India, Adyar Branch, Chennai. Beneficiary Account No 801020110000470, IFSC BKID0008010</b>
9	Refund of EMD	The EMD amount of unsuccessful Bidders will be refunded.
10	Adjustment of EMD	The successful bidder shall deposit 25% of sale consideration (including EMD) immediately and the Balance sale consideration of 75% shall be paid within 15 days of confirmation sale. Failing which Amount of EMD and/or Initial Deposit as above shall be forfeited
11	Forfeiture of EMD	For bidders not complying with the terms and conditions specified in the bid form downloaded from the website, the EMD amount shall be forfeited.
12	Rejection of tenders /Bids	Bids not received in the prescribed bid form or incomplete in any respect or unsigned or not accompanied by DD/NEFT/RTGS for the requisite EMD are liable to be summarily rejected at the sole discretion of LIQUIDATOR.

13	Type of offer and manner of payment	<ul style="list-style-type: none"> <li>• The successful bidder shall deposit 25% of sale consideration (including EMD), by way of a DD/NEFT/RTGS to the Liquidator on the same day.</li> <li>• The Balance sale consideration shall be paid by the purchaser within 15 days from the date of confirmation of sale.</li> <li>• Extension of time for delay in payment due to unavoidable circumstances may be allowed at the sole discretion of LIQUIDATOR. However, interest @ 15%p.a. shall be charged for the extended period on the Balance amount due.</li> <li>• In default of the payment within the stipulated period mentioned, the amounts deposited will be forfeited and the property put on sale afresh. The defaulting Bidder will lose any or all claims to the property.</li> </ul>
14	Presence of bidders	The bidders can participate in the e-auction from any computer or even from smart phone, in case they need any support, necessary systems will be arranged at the office premises of M/s. ABHAYAM TRADING Limited or at the office of Liquidator.
15	Liability of the purchaser, if any.	<ul style="list-style-type: none"> <li>• Any charges for conveyance, stamp duty, transfer fee (premium fee) and registration charges/expenses etc., as applicable shall be borne by the successful bidder only.</li> <li>• LIQUIDATOR does not undertake any responsibility to procure any permission/license etc. in respect of the property offered for sale or for settlement of any dues whatsoever in respect of the said property assets.</li> <li>• All statutory/non statutory dues, taxes, rates, charges and fees owing to any one, if any, shall be the responsibility of the prospective buyer.</li> </ul>
16	Disputes/Litigations	In case of disputes in tender/auction, the decision LIQUIDATOR shall be final and binding on all and any litigation shall be subject to the jurisdiction of Mumbai.
17	Inspection of assets	<p>The interested parties are advised to submit their tenders after inspection of assets and the title document in possession of Liquidator. The prospective bidder shall visit / inspect of the properties at their own costs as per the schedule specified in sale notice.</p> <p>The interested parties / bidders may coordinate with Mr. D.Harold (9840031403), Mr.Roshan Jambhale (Mumbai) (7303936394).</p>
18	Miscellaneous	<p>Tenders with conditional offer will be treated as invalid. 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 property 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, that too with prior permission from the Liquidator.</p>

OTHER CONDITIONS:

19. The interested purchaser(s) shall themselves satisfy about the right and title of the property/properties on the basis of the available document from the concerned authorities or agencies regarding the transferability of the title of the property under e-auction and no claim shall be entertained by the Liquidator in this regard after the auction.
20. The interested Bidders should make their own independent inquiries regarding the encumbrance if any on the title of the property put on auction and claims / rights / due affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by us. The Liquidator shall not be responsible in any way for any third party claims/rights/dues.
21. The Liquidator reserves the right to postpone/ cancel or vary the terms and conditions of auction without assigning any reason thereof.
22. The intending bidder may please see details of the terms and conditions mentioned in the tender document available on the web site: [www.atl.net.in](http://www.atl.net.in). The same is also available at office of the LIQUIDATOR.
23. No Offers / bids below reserve price shall be entertained.
24. The auction will be conducted under the supervision of the Liquidator.
25. The bidder may also take a printout of the Tender Form duly signed and mail to the OFFICE OF THE LIQUIDATOR.
26. In case any offer is received within the last 5 minutes of closure time, the bidding time will be extended automatically by another 5 minutes and if no higher bid is received within the extended 5 minutes, the auction will automatically get closed at the extended 5 minutes (No extra time will be permitted beyond 2.30 pm on 24.02.2018).
27. The advertisement is valid for 60 days from the date of advertisement. Tenders for properties left unsold in the first round of auction, will be accepted and auction Held again as specified in sale advertisement.

For further details, please contact on Phone No. +91 22 28774078 or +91 7021316351 during office hours between 10 am and 5 pm on any working day.

**LIQUIDATOR**

**(D) TENDER FORM – L40**

To,

The Liquidator

M/s. ABHAYAM TRADING Limited - in Liquidation

Old No.6, New No. 15, 7th West Cross Street,

Shenoy Nagar Chennai, Chennai TN 600030 IN.

**REF. ADVERTISEMENT ISSUED FOR DISPOSAL OF IMMOVABLE PROPERTIES / ASSETS OWNED BY M/s. ABHAYAM TRADING LIMITED (IN LIQUIDATION) IN :**

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**All on January 22, 2018 in & HOSTED ON THE WEBSITE OF M/S ABHAYAM TRADING LIMITED(IN LIQUIDATION) [[www.atl.net.in](http://www.atl.net.in)]**

<b>Tender for:</b>	Plot of Land Bearing Plot No. L-40 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane
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I/We, the tenderer/s, do hereby state that, I/we have read the Tender 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 Document is as under:

1	(a)	Full Name of the Tenderer with Telephone Nos. Mobile Number	
	(b)	Address of the Tenderer along with the address proof	
	(i)	Office	
	(ii)	Residence	
	(iii)	Identify Proof (self-attested)	
	(i)	Pan Card*	
	(ii)	Aadhaar Card*	
	(iii)	Passport <sup>5</sup>	
	(iv)	Voter ID Card	
	(v)	Driving License	
	*	Compulsory for Indians	
\$	Compulsory for NRIs		

2.	Constitution (Sole Proprietary/Partnership/Company), (in case of company/firm, also give names of Directors / partners/phone numbers)	
3	<b>Details of EMD</b>	
	(i) Mode of Payment	DD/RTGS/NEFT
	(ii) DDNo/UTRNo.incaseofRTGS/NEFT	
	(iii) Date	
	(iv) Bank & Branch Name	
	(v) Amount deposited	

1. I/We further declare that I/We intend to purchase the above referred assets from the Liquidator for our own use / business and that the information revealed by me/us in this **Tender Form** is true and correct to the best of my/our knowledge and belief.
2. I/We certify that I/We am/are not disqualified under Sec.35 of IBC 2016, and I/we am/are eligible to be a Resolution Applicant, under Sec.29A of IBC, 2016.
3. I/We agree if any of the statement / information revealed by me/us is found incorrect, my/our tender is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by the LIQUIDATOR and the LIQUIDATOR is at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our tender for purchase of a property is accepted by the LIQUIDATOR if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfill any/all the terms and conditions of the tender and offer letter, the Earnest Money Deposit paid by me/us along with the tender is liable to be forfeited by the LIQUIDATOR and that the LIQUIDATOR has also a right to proceed against me / us for specific performance of the contract.
5. I/We will not claim any interest till three months from the date of submission of offer in case the process of sale is delayed for any reason.
6. The general terms and conditions of sale are received and acceptable to me / us.

**[Rubber stamp of the company/firm Signature of the tenderer ]**

- Enclosures:**
- (i) DD/Pay Order No. \_\_\_\_\_ dated: \_\_\_\_\_
  - (ii) Drawn on Bank \_\_\_\_\_ Payable at \_\_\_\_\_
  - (iii) Address Proof: \_\_\_\_\_
  - (iv) A copy of the e-auction document duly signed by the tenderer on every page.

**RESTRICTIONS ON PERSONS/CORPORATES FROM PURCHASING ASSETS SOLD  
UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (IBC)**

In accordance with section 35 (1)(f) and 29A of IBC Code 2016, the liquidator shall not sell the immovable and movable property or actionable claims of the corporate debtor in liquidation to any of the person or any other person acting jointly or in concert with such person if such person:

- (a) is an undischarged insolvent;
- (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- (c) has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor:  
Provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of resolution plan;
- (d) has been convicted for any offence punishable with imprisonment for two years or more;
- (e) is disqualified to act as a director under the Companies Act, 2013;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code.
- (h) has executed an enforceable guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this Code.
- (i) has been subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

"connected person" means—

- (i) any person who is the promoter or in the management or control of the resolution applicant; or
- (ii) any person who shall be the promoter or in management or control of the business of the corporate debtor during the implementation of the resolution plan; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii).

Provided nothing in clause iii shall apply to a Scheduled Bank, An ARC registered with RBI under section 3 of SARFAESI and an Alternate Investment Fund registered with SEBI.

**The Applicant confirm that he is not disqualified in accordance with the restrictions placed by the IBC Code which are detailed above.**

**Seal & Signature of Applicant.**



**SALE NOTICE**

**M/s. ABHAYAM TRADING LIMITED (In Liquidation)**

Reg. Off: Old No.6, New No. 15, 7th West Cross Street, Shenoy Nagar Chennai, Chennai TN 600030 IN

**Office of Liquidator: Rakesh Chaturvedi**

Address: Paresh Rakesh & Associates, 103, Namrata CHS, Bldg No.-15, Shashtri Nagar, Link Road, Goregaon West, Mumbai – 400104, Email : ip@pareshrakesh.in, Mobile-7021316351

**E-AUCTION**

**SALE OF PROPERTIES UNDER INSOLVENCY & BANKRUPTCY CODE 2016 (IBC Code)**

**Date and Time of Auction:**

**Friday 23<sup>rd</sup> February, 2018 at 2.30 pm and / or**

**Friday 9<sup>th</sup> March, 2018 at 2.30 pm and / or Friday 23<sup>rd</sup> of March, 2018**

Sale of Properties owned by M/S ABHAYAM TRADING LTD -in Liquidation forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal Bench, Chennai empowered under Sec 35(f) of IBC 2016 read with Regulation 33 of IBB(Liquidation Process) Regulations, 2016. The sale will be done by the undersigned through e-auction platform at the web portal of <https://www.bankeauctions.com>

(Rs. in Lakhs)

Sl.	Description of Assets	Reserve Price	EMD	Bid Increase Amount
1	<b>Immovable Property</b> :Plot of Land Bearing Plot No. L-21 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane <b>Area : 283.00 Sq Mtrs i.e 3046 Sq. Ft</b>	<b>13.79</b>	<b>1.38</b>	<b>0.25</b>
2	<b>Immovable Property</b> :Plot of Land Bearing Plot No. L-66 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane <b>Area : 331.00 Sq Mtrs i.e 3563 Sq. Ft</b>	<b>17.52</b>	<b>1.75</b>	<b>0.25</b>
3	<b>Immovable Property</b> :Plot of Land Bearing Plot No. L-40 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane <b>Area : 290.00 Sq Mtrs i.e 3122 Sq. Ft</b>	<b>14.15</b>	<b>1.42</b>	<b>0.25</b>
4	<b>Immovable Property</b> :Plot of Land Bearing Plot No. L-65 at Block / Gut No. 154 of Village Dalkhan, Khardi, Taluka Shahpur, Dist. Thane <b>Area : 306.00 Sq Mtrs i.e 3294 Sq. Ft</b>	<b>14.92</b>	<b>1.49</b>	<b>0.25</b>
5	<b>Equity Shares</b> : Lot of 650000 No. of Equity Shares of FV Rs.10/- each of M/s Apple Finance Ltd Listed on BSE having ISIN No.INE096A01010	<b>24.05</b>	<b>2.41</b>	<b>0.25</b>

**Terms & Conditions:**

- The e-Auction will be conducted on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", through e Auction service provider M/S. C1 India Pvt Ltd.
- The EMD Shall be payable through DD /NEFT/RTGS in the account of M/s Abhayam Trading Ltd – In Liquidation, Bank of India, Adyar Branch, Chennai. Beneficiary Account No **801020110000470, IFSC BKID0008010**
- Bids shall be submitted through online mode only in the format prescribed. The bid form can be downloaded from the website of [www.atl.net.in](http://www.atl.net.in), <https://www.bankeauctions.com>.
- Last date and time of submission of EMD & Tender documents is 5.00 pm on 21.02.2018.**
- The Date and Time of e-Auction is 23.02.2018 between 2.30 pm and 3.30 pm.**
- If any offer is received within the last 5 minutes of closure t'me, the bidding time will be extended automatically by another 5 minutes and if no higher bid is received within the extended 5 minutes, the auction will automatically get closed at the extended 5 minutes. **(No extra time will be permitted beyond 2.30 pm on 24.02.2018.**
- If the property is not sold, e-Auction will be taken up again on Friday 09.03.2018 and on Friday 23.03.2018 between 2.30 p. m. and 3.30 p.m. Last day for accepting EMD and Tender documents for the extended sale period will be Wednesday 5.00 pm. preceding the auction Friday.**
- The intended bidder who have deposited EMD and require assistance in creating login ID and password may contact the liquidator office on phone 022-28774078 / 7021316351 or through email at ip@pareshrakesh.in or ganesh.patil@c1india.com. For technical support, you can contact to Mr. Ganesh Patil on 9821690968.
- The EMD amount of unsuccessful Bidders will be refunded.
- The bidder who submits highest offer (More than Reserve Price) on closure of online auction shall be declared successful bidder subject to approval by the Liquidator. The liquidator reserves his rights to reject any or all of the offers or accept offer for one or more properties received without assigning any reasons whatsoever at any stage.
- Upon confirmation of sale the purchaser shall Deposit 25% of sale price (including EMD) immediately and the balance sale consideration of 75% be paid within 15 days of sale. If the purchaser fails to pay amounts in time the amounts so far deposited will be forfeited.
- The advertisement will be valid for 60 days from the date of advertisement. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment.contacting **Mr. D.Harold (9840031403), Mr.Roshan Jambhale (Mumbai) (7303936394).**

**Date: 22-01-2018**  
**Place:Mumbai**

**SD/-**  
**Rakesh Chaturvedi**  
**Liquidator**