

**APPENDIX- IV-A and II-A**  
**[As per Proviso to Rule 8(6) and 6(2)]**

**SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES**

Public Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular that the below described immovable and movable Secured Assets hypothecated/mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of IDBI Trusteeship Services Limited ("**Debenture Trustee**"), acting in its capacity as Debenture Trustee in trust and for the benefit and under the instructions of Debenture Holders under the Debenture Trust Deed cum Mortgage Deed dated 30<sup>th</sup> January 2017 ("**DTD**") executed by and between Blue Blends(India) Limited ("**Borrower**"), Bindal Synthetics Private Limited ("**Corporate Guarantor**"), Mr. Anand Arya, Mrs. Indu Arya, and Mr. Aman Arya ( three of them collectively and individually referred as "**Personal Guarantors**") read with Debenture Trustee Agreement dated 30<sup>th</sup> January 2017 ("**DTA**"), being the Secured Creditor (acting on instructions of the Debenture Holders), will be sold on "As is where is", "As is what is", "Whatever there is" & "no recourse" basis on **3<sup>rd</sup> November 2021**, for recovery of **66,82,50,931/- (Rupees Sixty-six Crores Eighty two Lakhs Fifty Thousand Nine Hundred Thirty One Only)** outstanding as on **24<sup>th</sup> September 2021** together with interest at contractual rates and other charges/expenses/costs, thereon, which is due to Debenture Trustee viz. Secured Creditor from the Borrower, Corporate Guarantor and Personal Guarantors.

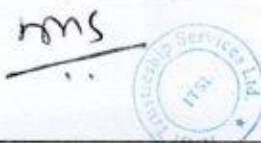
The **Reserve Price** and earnest money deposit for each property shall be as follows:

Reserve Price (In Rupees)	Earnest Money Deposit	Bid Increment	Date and time of Inspection	Date of Auction
25,00,00,000/-	2,50,00,000/-	10% of reserve price	18 <sup>th</sup> October 2021 to 24 <sup>th</sup> October 10 am to 5:00 pm	3 <sup>rd</sup> November 2021

**Description of the Immovable and Movable Secured Assets:**

All that pieces and parcels of the land along with all buildings and structures, fixtures, etc , thereon attached to the earth or permanently fastened to anything attached on the earth or attached to anything permanently fastened to earth along with all rights, title and Interest, present or future thereon, admeasuring acres 5.08 gunthas (i.e. 21,403 square meters) or thereabouts together with compound walls, bearing Survey No. 123/2 of and situated at Mouje Saijpur Gopalpur of City Taluka in the Registration District and Sub-District of Ahmedabad and bounded as follows:

North by	: Survey No. 123/1
South by	: Gochar Land and Road
West by	: Gochar Land and Ro
East by	: Khokhar's Nal





Along with the whole of the movable fixed assets of the Borrower including movable plant and machinery, movable spares, barges, tools and accessories and other movables, together with engines, electricals and other installations, implements, equipments, applications, furnitures and fixtures, fittings, spare parts and other articles and things, belonging to the Borrower or held by any person or persons to the order and dispositions of the Borrower, whether installed or not and whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of the security of these presents be brought into or upon or be stored or be in the Mortgaged Asset/s mentioned above.

For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e. [www.idbitrustee.com](http://www.idbitrustee.com)

Date: 29.09.2021

Place: Mumbai/Ahmedabad

M. A. Sachwani



Authorised Officer  
IDBI Trustee Services Limited  
Phone: 022 40807016/27



## **TERMS & CONDITIONS FOR SALE: IMMOVABLE AND MOVABLE PROPERTIES**

1. The e-auction sale of Secured Assets is on “as is where is basis”, “as is what is basis”, “whatever there is basis” & “no recourse” basis for and on behalf of the Secured Creditor viz. IDBI Trusteeship Services Limited (“**Debenture Trustee**”), acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holders under the Debenture Trust Deed cum Mortgage Deed dated 30th January 2017 (“**DTD**”) executed by and between Blue Blends(India) Limited (“**Borrower**”), Bindal Synthetics Private Limited (“**Corporate Guarantor**”), Mr. Anand Arya, Mrs. Indu Arya, and Mr. Aman Arya ( three of them collectively and individually referred as “**Personal Guarantors**”) read with Debenture Trustee Agreement dated 30<sup>th</sup> January 2017 (“**DTA**”) being the Secured Creditor (acting on instructions of the Debenture Holders).
2. In respect of the Secured Assets, Debenture Trustee/Debenture Holders has outstanding dues of **Rs. 66,82,50,931 /-(Rupees Sixty-six Crores Eighty two Lakhs Fifty Thousand Nine Hundred Thirty One Only)** from Borrower, Corporate Guarantor and Personal Guarantors due and payable as on 24<sup>th</sup> September 2021, together with further interest at contractual rates from the said date till actual realization along with other charges/expenses/costs, etc. thereon.
3. In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such a case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
4. Bid document containing detailed terms and conditions of the sale can be obtained from <https://sarfaesi.auctiontiger.net> between **30<sup>th</sup> September 2021 and 2<sup>nd</sup> November 2021**.
5. For participating in online e-auction sale, EMD (which is equal to 10% of the Reserve Price of each lot) shall have to be paid by way of RTGS/NEFT in favour of IDBI Trusteeship Services Limited in the bank/escrow account details give below on or before **2<sup>nd</sup> November 2021** before **2:00 PM** and Bid Document with should be uploaded in the website mentioned above at the date and time specified above along with copies of EMD Payment Challan containing the payment details, PAN Card, Board Resolutions in case of Company, photo id and Address Proof. Once Online Bid is submitted by the Bidder, the same cannot be withdrawn.

### **Bank/ Escrow Account details**

<b>Name of Account Holder:</b>	IDBI Trusteeship Services Limited- Escrow A/c
<b>Name &amp; Address of our Bankers:</b>	IDBI Bank Limited Mittal Tower, C Wing, Nariman Point, Mumbai – 400021. Maharashtra, India
<b>Bank Account Number</b>	004103000022677
<b>Bank Branch Name</b>	Nariman Point
<b>Bank Branch Location:</b>	Mumbai, Maharashtra
<b>Bank RTGS IFSC Code.</b>	IBKL0000004
<b>Type of Account.</b>	Current Account

11. The Secured Assets shall be auctioned by the undersigned by way of **Electronic Public Auction on 3<sup>rd</sup> November 2021 between 11:00 AM and 12:00 Noon** through e-Auction Agency **e-Procurement Technologies Limited** at their website/portal <https://sarfeasi.auctiontiger.net> with an auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before closure of e-Auction. However, last minute Bidding should be avoided in the bidders' own interest. In such cases, neither the Service Provider nor Debenture Trustee or its Authorised Officer shall be responsible for any lapses / failure on the part of the Bidder.
12. The EMD will not carry any interest. EMD of unsuccessful bidders shall be refunded within 10 days from the date of opening of the Bids.
13. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised officer and/or the service provider shall not be held responsible for the internet connectivity problems, network problems, system crash down, power failure etc. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s e-Procurement Technologies Limited (Auction Tiger); e-Procurement Technologies Ltd. (Auction Tiger)-

**Contact Person: Ram Sharma -**

**Help Line No:079-68136854|854.**

**E-Mail id: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net); [support@auctiontiger.net](mailto:support@auctiontiger.net);**

14. The bidder will be required to submit the bid either at or above the reserve price in the prescribed manner as mentioned in Annexure II to the bid document along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount submitted in annexure II shall be treated as final bid from the respective bidder.
15. The successful Bidder will be required to deposit 25% of the sale price (including the EMD already deposited) immediately i.e., on the same day or not later than next working day of the confirmation of highest bidder, as the case may be. The balance amount of the sale price shall have to be paid within 15 days of the confirmation of sale.
16. In case of failure to deposit the balance amount within the prescribed period or such extended period, the said deposit amount shall be forfeited and no claim shall be entertained against Debenture Trustee or the undersigned in respect thereof.
17. Undersigned reserves the absolute right and discretion to accept or reject any or all Bids or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. In case all the Bids are rejected, the undersigned can negotiate with any of the bidders or other parties for sale of the Secured Assets. The decision of the undersigned in this regard shall be final and binding.
18. **The date for Inspection of the Secured Asset is from 18<sup>th</sup> October 2021 to 24<sup>th</sup> October 2021 between 10 AM to 5 PM.** The bidders are requested in their own interest, to take inspection of the assets put up for auction sale and satisfy themselves about the nature and condition of the said assets and other relevant details pertaining to the abovementioned assets before submitting their bids. Statutory/Government dues if any like property taxes, sales tax, excise dues and other dues such as electricity dues, maintenance charges, etc. if any should be ascertained by the bidders.
19. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower/Mortgagor in favour of Secured Creditor. Interested parties are requested to verify details of the Secured Assets before submitting the bids.
20. The successful Bidder would be required to bear all the necessary expenses on transfer of immovable assets like stamp duty, registration expenses /incidental costs, VAT/GST and expenses and other incidental costs relating to sale and transfer of Secured Assets.
21. The Secured Assets are being sold free from charges and encumbrances known to the Secured Creditor only.
22. The Debenture Trustee or the Authorised Officer of Debenture Trustee will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the Secured Assets.

23. The sale of the Secured Assets is subject to the terms and conditions prescribed in the SARFAESI Act and Rules, 2002 and the conditions mentioned hereinabove. Hence, the bidders are advised to carefully go through the said terms and conditions before submitting their bids.
24. The Borrower, Guarantors and mortgagor may treat this as a 30 days' notice under Rule 9 (1) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. The Borrower/Mortgagor/Guarantor is hereby given a last and final opportunity to discharge the liability in full as stated above and redeem the Secured Assets failing which the same will be sold as per the terms and conditions mentioned above. The Borrower's/ Guarantor & Mortgagor's/ Guarantor'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.
25. For any further clarifications regarding the sale, please contact Mr. Naresh Sachwani at 022 40807016/27 or email to the Debenture Trustee/Debenture holders at [naresh.sachwani@idbitrustee.com](mailto:naresh.sachwani@idbitrustee.com), [sheetal@idbitrustee.com](mailto:sheetal@idbitrustee.com) and [zubin.dedhia@edelweissfin.com](mailto:zubin.dedhia@edelweissfin.com) (representative of Debenture Holders)

**Sd/-**  
**Authorised Officer**  
**IDBI Trusteeship Services Limited**