

**JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED**  
**Corporate Identification No.: U67190MH2007PLC174287**

---

Regd. Office: 7<sup>th</sup> Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai – 400 025

Authorised Officer: Mitakshi Ashar, Email – [mitakshi.ashar@jmfl.com](mailto:mitakshi.ashar@jmfl.com), Phone: # + 91 22 6224 1664/1661

Website: [www.jmfinancialarc.com](http://www.jmfinancialarc.com)

---

[Sale of secured immovable property(s) and/ or asset(s) mortgaged by Intense Consultancy Services Pvt. Ltd., Yogi Consultancy Services Pvt. Ltd., Nishant Consultancy Services Pvt. Ltd., Saika Consultancy Services Pvt. Ltd., Triangle Investment Company Pvt. Ltd. and Sterling International Enterprises Limited (Formerly known as Transword Infotech Ltd.) being the mortgagors (**Mortgagor(s)**), in respect of the loans of Unique Proteins Private Ltd. ("Borrower") towards its financial debt due to JM Financial Asset Reconstruction Company Limited in its capacity as trustee of JMFARC-Gelatine March 2014 - Trust ("JMFARC and/or 'Secured Creditor") on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS BASIS") , the physical possession of which has been taken over under section 13(4) and section 14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rule 8(6) Security Interest (Enforcement) Rules, 2002 ("Rules")

**TENDER DOCUMENT**

WHEREAS the Borrower had availed a short-term loan aggregating to Rs. 50,00,00,000/- (Rupees Fifty Crore only) ("Loan") from SICOM Limited ("SICOM") and had executed various loan and security documents in respect of the said Loan.

WHEREAS the Borrower and guarantors/mortgagors failed to repay the outstanding amounts and the account of Borrower was classified as non-performing asset on November 30, 2012 in the books of SICOM Limited.

WHEREAS, subsequently, the financial assets (including the aforesaid Loan) of the Borrower along with underlying security interest together with all rights, title and interest were assigned by SICOM in favour of JMFARC vide a registered assignment agreement dated March 22, 2014 under the provisions of the SARFAESI Act.

WHEREAS the properties owned by the Mortgagor(s) were mortgaged ("Secured Assets") (amongst other securities) in favour of JMFARC vide memorandum of entry dated September 22, 2014, as a security for the said Loan payable by Borrower. The Secured Assets are described in the Schedule hereto.



AND WHEREAS, the undersigned being the authorized officer of JMFARC, in exercise of powers conferred under section 13(2) of SARFAESI Act read with rule 3 of the Rules issued a demand notice dated February 18, 2018, calling upon the Borrower, Mortgagor(s), Guarantor(s) and Other Mortgagor to repay the amounts mentioned in the said notice together with further interest and other amounts at the contractual rate mentioned in the loan and security documents, within 60 days from the date of the said notice.

WHEREAS the Borrower, Mortgagor(s), Guarantor(s) and Other Mortgagor having failed and neglected to comply with the said demand, therefore, the possession of the Secured Assets has been taken by (i) the Court Commissioner in compliance of order of Addl. Chief Metropolitan Magistrate, Esplanade, Mumbai dated May 08, 2023 of the properties described in Lot 1 of Schedule and handed over to the authorised officer of JMFARC on September 09, 2023; (ii) the Court Commissioner in compliance of order of Addl. Chief Metropolitan Magistrate, Esplanade, Mumbai dated February 24, 2023 of the properties described in Lot 2 of Schedule below and handed over to the authorised officer of JMFARC on July 11, 2023; and (iii) the Authorised Officer of the Secured Creditor of the properties described in Lot 3 of Schedule on June 01, 2018.

AND WHEREAS, the Authorised Officer has issued a sale intimation notice on September 12, 2024 under rule 8(6) of the said Rules, intimating the Borrower, Mortgagor(s), Guarantor(s) and Other Mortgagor that the Secured Assets are being sold by way of E-Auction after expiry of 30 days from the date of the said notice and informing them regarding the availability of right of redemption under section 13(8) of the SARFAESI Act. The Borrower/ Mortgagor(s)/ Guarantor(s) and Other Mortgagor have not come forth for the purpose of redeeming the Secured Assets.

The Secured Assets are mortgaged/charged by the Mortgagors for securing the dues repayment of the Loan granted to the Borrower, the outstanding dues where under are **Rs. 57,21,13,945/- as on February 28, 2018** (present dues being **Rs. 1,14,34,56,204/- (Rupees One Hundred Fourteen Crore Thirty-Four Lakh Fifty-Six Thousand Two Hundred Four only)** as on August 31, 2024 along with further interest and other charges thereon.

Thus, the Secured Assets are now being put up for sale on "AS IS WHERE IS", "AS IS WHAT IS", and 'WHATEVER THERE IS" basis, by the undersigned herein, subject to the terms and conditions and in the form and manner hereinbelow appearing.



**SCHEDULE**  
**Description of the Immovable Properties**

**Lot 1**

<b>Sr. No .</b>	<b>Description of the immovable property</b>	<b>Owned by</b>	<b>Reserve Price (in Rs.)</b>	<b>EMD (in Rs.)</b>	<b>Venue</b>
1.	Unit No.301 on the 3rd Floor adm. 54.70 sq. mtr. carpet area,	Intense Consultancy Services Private Limited	Rs. 8,08,00,000/- (Rupees Eighty-One Crore Eight Lakh only)	Rs.81,00,000/-(Rupees Eighty-One Lakh only)	<a href="https://www.bankauCTIONS.in">https://www.bankauCTIONS.in</a>
2.	Unit No. 302 on the 3rd Floor adm. 44.40 sq. mtrs carpet Area, Unit No. 303 on the 3rd Floor adm 33.08 sq. mtrs carpet area, Unit No. 304 on the 3rd Floor adm. 24.54 sq. mtr carpet area,	Yogi Consultancy Services Private Limited			
3.	Units Nos. 305-306 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Nishant Consultancy Services Private Limited			
4.	Units Nos. 307-308 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Saika Consultancy Services Private Limited			
5.	Units Nos. 309 on the 3rd Floor adm 41.13 sq. mtr carpet area, Unit No. 310 on the 3rd Floor adm. 39.03 sq. mtr carpet area, Unit No. 311 on the 3rd Floor adm. 37.55 sq. mtr carpet area,	Triangle Investment Company Private Limited			

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing



corresponding CTS No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (west), Mumbai - 400 064.

**Note:-**

All the units mentioned above in Lot 1 shall be sold to single bidder only. The bids for individual units shall not be considered.

**Encumbrances:**

For Unit No.301 to 311: Chawda Premises Co-Op Society Limited vide their letter dated July 23, 2024 have informed that an amount of Rs. 1,16,76,381/- (Rupees One Crore Sixteen Lakh Seventy Six Thousand Three Hundred Eighty one only) is outstanding as on July 22, 2024 in respect of outstanding maintenance charges of society.

The bidders/ offerors shall have to bear costs of any encumbrances attached to the above-mentioned Secured Assets.

**Note:**

Successful bidder has to clear the society dues as mentioned above with respect to said units described above.

**Lot 2**

Sr. No .	Description of the immovable property	Owned by	Reserve Price	EMD (in Rs.)	Venue
1.	Unit No. 401 on the 4th Floor adm. 54.70 sq. mtr carpet area,	Sterling International Enterprises	Rs. 8,08,00,000/- (Rupees Eighty-One Lakh only)	Rs.81,00,000/- (Rupees Eighty-One Lakh only)	<a href="https://www.bankauctions.in">https://www.bankauctions.in</a>
2.	Unit No. 402 on the 4th Floor adm. 44.40 sq. mtr carpet area,	Limited (Formerly known as Transworld Infotech Ltd)			
3.	Unit No. 403 on the 4th Floor adm. 33.08 sq. mtr carpet area,				
4.	Unit No. 404 on the 4th Floor adm. 24.54 sq. mtr carpet area,				
5.	Unit No. 405- 409 on the 4th Floor adm. 41.13 sq. mtr carpet area each,				



6.	Unit No. 410 on the 4th Floor adm. 39.03 sq. mtr carpet area,				
7.	Unit No. 411 on the 4th Floor adm. 37.55 sq. mtr carpet area				

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (West), Mumbai - 400 064.

**Note:** All the units mentioned above in Lot 2 shall be sold to single bidder only. The bids for individual units shall not be considered.

Encumbrances known: For Unit No.401 to 411: Chawda Premises Co-Op Society Limited vide their letter dated July 23, 2024 have informed that an amount of Rs.1,31,88,461/- (Rupees One Crore Thirty-One Lakh Eighty Eight Thousand Four Hundred Sixty One only) is outstanding as on July 22, 2024 in respect of outstanding maintenance charges of society.

**Note:**

Successful bidder has to clear the society dues as mentioned above with respect to said units described above.

The bidders/ offerors shall have to bear costs of any encumbrances which are not within the knowledge of JMFARC.

Lot 3

Sr. No :	Description of the Property	Owned By	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)	Venue
1.	All that non-agriculture lands bearing R. Survey No.277/3-4-5-6, final plot no.214 adm. 964.07 sq. mtrs equivalent to 10373.388 sq. ft. out of the total plot	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs.4,67,00,00/- (Rupees Four Crore Sixty-Seven Lakh only)	Rs.47,00,000/- (Rupees Forty-Seven Lakh only)	<a href="https://www.bankauctions.in">https://www.bankauctions.in</a>



<p>3563.57 sq. mtrs. equivalent to 38344 sq. ft. of Village Mauje Akota, Registration Sub-District Akota Taluka &amp; District Vadodara in the state Gujarat together with building and structures constructed/to be constructed thereon in the name of <b>Sterling International Enterprises Limited</b></p> <p>On the North: the plot admeasuring 28000 Sq. Ft. &amp; thereafter open plot &amp; AVISKAR Complex thereafter</p> <p>On the South: FP No.83 of TP S No.1</p> <p>On the East: 40 Feet Road</p> <p>On the West: plot No.7 owned by Sahaj Developers &amp; thereafter Old Padra Road</p>				
---	--	--	--	--

**Encumbrances known:** To the best of the knowledge of JMFARC, there are no encumbrances attached to the above-mentioned Secured Assets in Lot 3.

The bidders/ offerors shall have to bear costs of any encumbrances which are not within the knowledge of JMFARC.



## TERMS AND CONDITIONS OF SALE

1. The online bids shall be submitted on website <https://www.bankauctions.in> as per schedule given below or to the Authorised Officer as per Terms and Conditions.

Reserve Price	As mentioned in Schedule of the Secured Assets
Earnest Money Deposit ("EMD")	As mentioned in Schedule of the Secured Assets
Encumbrances known to Secured Creditor	As mentioned in the schedule.
EMD Remittance	<p>EMD can be remitted in the following ways:</p> <p>i) Deposit through EFT/NEFT/RTGS A/c. No: 0004103000052456 Name of Beneficiary: "JM Financial Asset Reconstruction Company Ltd." Name of Bank: IDBI Bank Ltd Name of Branch: Nariman Point, Mumbai. IFSC Code: IBKL0000004 Branch Address: Mittal Court, 2nd Floor, A, B &amp; C Wings, Nariman Point, Mumbai, Maharashtra 400021 OR</p> <p>ii) Demand Draft in the favor of "JM Financial Asset Reconstruction Company Ltd." payable at Mumbai.</p>
Inspection of Secured Assets	The undersigned shall arrange to give inspection of the said Properties through his representative/agent, to prospective buyers on November 19, 2024 between 2 PM to 5 PM
Last date for submission of online application for BID	<p>On November 25, 2024 till 5 PM</p> <p>Incase EMD is submitted by way of demand draft, the same should reach the office of Secured Creditor/JMFARC on or before November 25, 2024 till 5 PM.</p>
Date and time of e-auction	On November 27, 2024 between 11 AM till 12 PM with auto- extension of five minutes each in the event of bids placed in the last five minutes.
Bid Multiplier	Rs.50,000 (Rupees Fifty Thousand only)

2. The undersigned shall arrange to give inspection of the Secured Assets through his representative/ agent, to prospective buyers on dates and times as mentioned above.



3. The aforesaid Secured Assets shall not be sold below the reserve price mentioned above. The sale of the Secured Assets shall be subject to confirmation of the competent authority of JMFARC. The Authorised Officer reserves the absolute right to accept or reject any/ all bid(s) or adjourn/ postpone the sale without assigning any reason thereof. In case all the bids are rejected, the Authorised Officer reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act read with the Rules.
4. The sale will strictly be on terms and conditions as mentioned herein and in the auction notice published in The Free Press Journal (English) and Navshakti (Marathi) in Mumbai and Indian Express (English) and Financial Express (Gujarati) on October 22, 2024. ("Auction Notice").
5. Intending bidders shall hold a valid e-mail address. E-auction bid document containing e-auction bid document (Tender Document), containing e-auction bid form declaration, general terms and conditions of online auction sale are available in website <https://www.jmfinancialarc.com/Home/AssetsForSale> OR <https://www.bankauctions.in>  
-
6. Intending bidders may avail training for online bidding from 4closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038, Mr M Dinesh, No. 8142000735, Land line: 040-2373605, Mobile Nos.814200066/8142000735. [dinesh@bankauctions.in](mailto:dinesh@bankauctions.in) and [info@bankauctions.in](mailto:info@bankauctions.in). For details with regards to the aforesaid Secured Assets, please contact JMFARC, Contact Person: Mitakshi Ashar, Email ID:mitakshi.ashar@jmfl.com, Contact No: + 91 22 6224 1664/1661
7. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://www.bankauctions.in> or by sending an email with scanned copy of the Tender Document duly filled in along with self-attested copies of the KYC documents and undertaking (in the prescribed format under Annexure – A hereunder). The copies of the Tender Document, alongwith the undertaking (in the prescribed format under Annexure – A hereunder) and KYC documents should reach the Authorised Officer before November 25, **2024, till 5.00 PM.** Bids submitted otherwise shall not be eligible for consideration. Bid should be submitted along with the undertaking (as per the format contained in Annexure – A hereunder), with scanned copies of Photo ID, preferably PAN Card and address proof documents i.e. Voter ID / AADHAAR / Passport etc. along with details regarding remittance of EMD such as DD/UTR Number/ RTGS etc. providing details of supportive evidence for submitting EMD amount. The EMD will not carry any interest.
8. All participating bidders shall submit an undertaking providing that he/she/they are eligible to participate in the e-auction process in accordance with section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") in the prescribed format (Annexure -



A hereunder) along with their respective bid documents which shall be a part of the bid documents. The Authorised Officer may, at his discretion, at any time, call upon the bidder(s) to submit necessary documents in support of such undertaking. The Authorised Officer reserves the right to conduct an independent verification of the eligibility of the participating bidders under section 29A of the Code. In the event of the bidder is found to be ineligible under section 29A of the Code to participate the present e-auction process, the Authorised Officer shall have an absolute right to reject the bid submitted by such bidder/cancel the sale confirmation issued in his/her/its favour. In the event of such rejection of bid/cancellation of the sale confirmation, the Authorized Officer may at its discretion either forfeit or return (without any interest or charges etc.) the EMD amounts or any other amounts deposited by such bidder. The decision of the Authorised Officer in rejecting the bid of any such ineligible bidder shall be final and not subject to challenge by the bidder

9. **Bid form without EMD shall be treated as invalid and rejected summarily. Incomplete bid forms shall be rejected summarily.** The EMD of unsuccessful bidder, who have participated in the process, shall be refunded within 15 days from the date of e-auction without any interest thereon. The bidder will not be entitled for any interest even if the refund of EMD is delayed beyond the said period for any reason whatsoever.
10. The offer should only be placed online in the "AUCTION BID FORM".
11. The entire procedure of conducting E-Auction shall be at the exclusive discretion of the Authorized Officer and intending bidder/purchaser shall have no right to object to the same.
12. The Secured Assets were provisionally attached by the Deputy Director, Directorate of Enforcement, New Delhi (ED) vide order dated 29<sup>th</sup> May 2018 read with corrigendum to the provisional attachment order dated 14<sup>th</sup> June 2018 purportedly in terms of the provisions contained in the Prevention of Money Laundering Act, 2002 ("PMLA") and confirmed by the Ld. Adjudicating Authority on November 20, 2018. JMFARC aggrieved therefrom filed an appeal against the said order before the Hon'ble Appellate Tribunal and the Appellate Tribunal vide order dated August 30, 2019 has allowed the appeal and set aside the said order dated November 20, 2018 and the said provisional attachment order passed by ED and held JMFARC to be a bonafide claimant. ED has filed an appeal bearing Misc. Appeal (PMLA) No. 3 of 2021 against the order of Hon'ble Appellate Tribunal before the Hon'ble High Court at New Delhi which is pending adjudication. There is no stay of the order of the Hon'ble Appellate Tribunal. To the best of the knowledge of JMFARC, no order/ direction has been passed/ issued by Court or any statutory authority which restricts JMFARC from selling the said Secured Assets. In addition to the above, the Secured Asset (amongst other properties/ assets) is also sought to be confiscated by ED under the provisions of the Fugitive Economic Offenders Act, 2018. JMFARC has filed its objections to the same and has also filed



an application seeking exemption of the Secured Assets from confiscation. The said matters are pending before Hon'ble Additional Sessions Judge (PMLA), Patiala House Courts, Delhi (Designated Court for PMLA)

13. The intending bidder is expected to conduct a thorough due diligence regarding the Secured Assets (including but not limited to title, documents, etc.), to his/her complete satisfaction before submitting the bid. The intending bidder shall be deemed to have full knowledge of the Secured Assets at the time when it submits its bid, irrespective of whether or not the bidder/purchaser actually conducts the due diligence. It shall be presumed that the intending bidder has satisfied himself /herself/itself about the names, ownership details, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets / Secured Assets and that the intending bidder concurs or otherwise admits the identity of the assets / Secured Assets purchased by him / her / it notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/Secured Assets and their condition. The successful bidder/offeror/purchaser shall be deemed to have purchased the Secured Assets after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the Secured Assets or any part thereof.
14. Intending bidder(s)/ offeror(s) are advised / cautioned to verify the concerned revenue record/ other statutory authorities such as sales tax/excise/ income tax etc. and shall satisfy themselves regarding encumbrance, lien, charge, statutory dues etc. before submitting the dues. Successful bidder(s)/ offeror(s)/purchaser(s) shall not be entitled to lay any claim against JMFARC in the event of any statutory dues pending against the said Secured Assets.
15. The intending bidder(s) would be entitled to inspection of the Secured Assets at their own costs. Bidder / purchasers can inspect the Secured Assets on the date and time as mentioned above. The person deputed for inspection by the prospective bidder should carry with him appropriate authorization on the letterhead of the organization or authority letter for whom he/she represents, failing which inspection may be refused.
16. In the event of the intending bidder(s) choosing not to take the inspection or failing to take inspection or being unable for any reason to take inspection on the date fixed for such inspection, the intending bidder/s shall be deemed to have taken inspection of the Secured Assets and the condition in which it is and will be fixed with notice as to the condition in which the Secured Assets actually are.
17. The bidders are advised in their own interest to verify the Secured Assets being sold and verify any other dues from the respective authorities to their satisfaction before submitting the offers.



18. Conditional offers/bids will be treated as invalid. Likewise, correspondence about any change in the offers/bids or name of offerors/bidders will not be entertained. Any bidder who wishes to change the offer for the Secured Assets advertised can make the changes in the Online Auction Bid Form on or before the last date prescribed for submission of the offers/bids in the concerned advertisement with appropriate Earnest Money Deposit.

19. The highest bidder in the E-Auction immediately on closure of auction process should submit/send the final price quoted by him both to JMFARC's Authorised Officer and service provider for getting declared as successful bidder in the auction. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of E-Auction process will be declared as successful bidder.

20. The said Secured Assets shall be sold to the successful bidder so declared. The successful bidder shall have to tender the KYC documents with originals (Photo ID and address proof documents) to the Authorized Officer for verification immediately, in case the Authorised Officer demands so. Post such verification, JMFARC shall convey the declaration of highest bidder to the successful bidder on November 27, 2024. The successful bidder/purchaser shall immediately, i.e., on the same day of the auction or not later than the next working day, pay a deposit of twenty-five per cent (25%) of the amount of the bid amount, which is inclusive of the EMD, to the Authorised Officer of JMFARC, by way of RTGS/Demand draft favoring JMFARC payable at Mumbai, and in default of such deposit, the said Secured Assets shall be sold again. The sale of the said Secured Assets shall be confirmed in favor of the bidder who has offered the highest bid/offer to the authorized officer and shall be subject to the confirmation by JMFARC.

21. Further, the balance amount of purchase price (being 75% of purchase price) shall be paid by the successful bidder/offeror to the Authorised Officer on or before the fifteenth day (15<sup>th</sup> day) of confirmation of sale of the said Secured Assets or such extended period as may be agreed upon in writing between the successful bidder/offeror and JMFARC, in any case not exceeding three months, which shall be subject to the sole discretion of JMFARC.

22. Any subsequent detraction and/or default and/or refusal by the successful bidder to pay the balance amount of purchase price within fifteen (15) days from the confirmation of sale or such extended period as may be agreed upon in writing between the successful bidder/purchaser and JMFARC, in any case not exceeding three months, after the payment of twenty - five percent of the bid amount towards the purchase price, will attract the provisions of rules 9(5) of the Rules vide which the deposit of twenty-five percent (inclusive of the EMD) shall be forfeited and Secured Assets shall be resold and the defaulting purchaser/bidder shall forfeit to JMFARC all claim to the Secured Assets or to any part of the sum for which it may be subsequently sold.



23. Further, all costs, charges and expenses incurred by JMFARC on account of such resale shall be borne by the defaulting purchaser. Defaulting purchaser shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the Secured Assets realizing higher price on resale

24. Sale Certificate shall be issued and transfer of the Secured Assets to the successful offeror shall be done by the Authorised Officer only upon payment of the entire purchase consideration and other charges as per the terms contained herein.

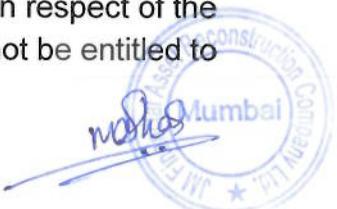
25. The EMD of unsuccessful bidders shall be refunded, without interest, **within fifteen days** from the date of completion of e-auction. The unsuccessful bidder will not be entitled to claim any interest from JMFARC, if the refund of EMD is delayed beyond the said period for any reason whatsoever. In case of failure of the highest bidder to make payment of the Bid amount or any part thereof within the stipulated time frame, **Authorized Officer reserves the right to negotiate with the 2nd or 3rd highest bidder for sale of said Secured Assets.**

26. The stamp duty, registration charges, cess, any sales tax including Goods & Service Tax (GST) if applicable, transfer charges if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid Secured Assets and to transfer the right, title and interest shall be borne by the purchaser/ successful bidder. It is hereby clarified that failure to pay the aforesaid fees and charges after confirmation of sale shall lead to cancellation of sale and forfeiture of the sale consideration deposited by the bidder.

27. If, for any reason, whatsoever, the sale cannot be confirmed or is set aside by an order of any Court or Tribunal, then in that event the entire purchase money paid may be refunded to the intending Purchaser(s) without interest/ other charges of any manner whatsoever.

28. Participation in the bid shall be deemed to be acceptance of the terms and conditions specified herein as also in terms and conditions as mentioned in the auction notice by the intending bidder(s) / offeror(s).

29. The Secured Assets offered for sale is on "**AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" BASIS**". Neither JMFARC nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Secured Assets offered for sale hereinabove. The successful bidder/offeror will have to bear all other outstanding dues, including but not limited to, water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, Goods & Service Tax (GST) or any other cess, duties, levies by whatever name it is called, if any, in respect of the Secured Assets put under the e-auction. The successful bidder shall not be entitled to



any compensation or deduction in price on any account whatsoever and shall be deemed to have purchased the Secured Assets subject to all encumbrances, liens and claims.

30. Bidders are advised / cautioned to verify the concerned Revenue Record/ Statutory dues including but not limited to dues pertaining to Sales Tax/Excise/income Tax etc. and shall satisfy themselves regarding encumbrance, lien, charge, statutory dues etc. before submitting the dues.
31. The successful bidder will be bound by the regulations of the local / any other authority, as applicable in regard to the use of the Secured Assets along with its super structure, plant machinery thereon, if any being part of Secured Assets contemplated herein.
32. The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey nos. measurement, boundaries and abuttal as mentioned hereinabove or any public notice, accept the Secured Assets purchased by them.
33. The bidder shall not be entitled to decline to participate, withdraw or cancel offer once submitted unless permitted by Authorised Officer. In an event, the bidder withdraws or cancels an offer, the Earnest Money Deposit shall be liable to be forfeited and such bidder will also be liable to pay the Authorised Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer/bid. The Secured Assets in question will then be resold at the risk and consequences of the bidder. The successful bidder/purchaser shall be deemed to have purchased the Secured Assets after complete examination and inspection of it and shall not be entitled to make any requisition or raise any objection as to the title, encumbrance or consideration of the Secured Assets or any part thereof.
34. On confirmation of sale by JMFARC and if the terms of payment have been complied with, the Authorised Officer shall issue Sale Certificate for Secured Assets in favour of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. Issuance of Sale Certificate and transfer of Secured Assets shall be undertaken by the Authorised Officer only upon satisfaction of the Authorised Officer w.r.t the receipt of the entire purchase consideration and other charges as per the terms contained herein.
35. The Sale Certificate will be issued in the name of the successful purchaser(s) / applicant(s) /bidder(s) only in the manner specified herein and under the said Rules, and will not be issued in any other name(s). The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issuance of Sale Certificate
36. The bidder shall purchase the Secured Assets in the same condition that the Secured Assets exists on the date of sale. After issuance / handover of Sale Certificate, physical



possession of the said Property will be handed over to the bidder/purchaser and thereafter, the purchaser shall hold the Secured Assets at his/her/their sole risk and cost as regards any loss or damage to the Secured Assets due to fire or earthquake or any other natural calamities or theft, burglary, robbery or from any other cause whatsoever. Neither JMFARC nor the Authorised Officer shall be liable for any such loss or damages/ incidental loss damages of any nature whatsoever, including but not limited to liability of any manner towards any third party/ parties. The bidder/purchaser shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the bidder/purchaser.

37. The Authorised Officer is selling the Secured Assets pursuant to the powers derived from the SARFAESI Act. The Secured Assets comprised in and forming part of the sale are sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorised Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Secured Assets and does not warrant any condition whatsoever pertaining to the same. The bidder should make their own enquiry about the same and satisfy themselves, if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Secured Assets. The bidder shall not be entitled to issue or raise any requisitions or objections to or upon the title. The bidder should make enquiries about the utility of the Secured Assets put up for sale hereunder and no warranty or assurances of any kind are given by the Authorised Officer and/or JMFARC. The bidder shall be deemed to have undertaken a due diligence of the Secured Assets and that the bidder is presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
38. The Authorised Officer reserves his right to reject any or all bids/offers without assigning any reason and in case all the offers are rejected, either to negotiate with any of the bidder or sell the Secured Assets through private negotiations with any of the bidder or any other party/parties or invite fresh offers. JMFARC's decision in this behalf shall be final & binding.
39. The Authorised Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case
40. Disputes, if any, shall be settled before Courts and/or Tribunals having in Mumbai.
41. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.



### **Other terms and conditions pertaining to e-auction**

1. Participation in the e-Auction will be only done online through the portal provided by the service provider.
2. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
3. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case; the EMD in full will be forfeited.
4. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
5. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
6. Bidder(s) are advised to change the password immediately on receipt from the service provider.
7. All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
8. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by JMFARC.
9. The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the JMFARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted. The bidder/purchaser shall be deemed to have read and understood all the conditions of sale, this Tender Document, the auction notice, SARFAESI Act & the said Rules, and shall be bound by the same.
10. In case of sole bidder/offeror, the sale may be deferred and the said Secured Assets may be brought for resale or otherwise sale will be deferred or cancelled.
11. In case of any technical failure in submitting the bid or while bidding during the auction process, neither JMFARC nor its Authorised Officer nor its appointed agency shall be liable for any such technical failure.

*Nashad*  
Authorised Officer



JM Financial Asset Reconstruction Company Limited  
(Acting in its capacity as trustee of JMFARC-Gelatine March 2014-Trust)

## **ONLINE BID DOCUMENT**

(to be filled online in website <https://www.bankauctions.in> or to be sent to the Authorised Officer as per terms and conditions)

**In the matter of Unique Proteins Private Limited**

1) Name of the Offeror/ Bidder:

2) Constitution of the Offeror/ Bidder:

3) Postal address of the Offeror/Bidder:

4) Telephone Nos.: (O) \_\_\_\_\_ (R) \_\_\_\_\_  
Mobile) \_\_\_\_\_

5) E-Mail Id:

6) Bank account details to which refund is to be sent

a. Bank Account No.:

b. IFSC Code No.:

c. Bank and Branch Name:

7) PAN

No: \_\_\_\_\_

8) EMD Remittance details

a. Date of remittance:

b. Name of Bank:

c. Branch Name:

d. Bank Account No.:

e. IFSC Code No.:

f. UTR

No.: \_\_\_\_\_

OR

a. Demand Draft No. and  
date \_\_\_\_\_

a. Name of issuing Bank



9) Document of proof of identity (tick whichever is being attached) :

- Driving License: Issue Date \_\_\_\_\_, Number\_\_\_\_\_
- PAN Card Number: \_\_\_\_\_
- Aadhar Card Number: \_\_\_\_\_
- Voter Identity Card: Issue Date \_\_\_\_\_, Number\_\_\_\_\_
- Passport: Issue Date \_\_\_\_\_, Number\_\_\_\_\_
- Certificate of Incorporation: Issue Date \_\_\_\_\_, Number\_\_\_\_\_
- Partnership Agreement date: \_\_\_\_\_

10) DETAILS OF THE OFFER/BID

Lot No.	Total Bid Amount (Rs)	Amount in Figures	EMD Amount (Rs)	Amount in Figures
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				

The Online bids shall be submitted in website <https://www.bankauctions.in> or to be sent to the Authorised Officer.



## Annexure – A

### **UNDERTAKING AND DECLARATION BY BIDDER** **(On appropriate stamp paper and to be notarised)**

1. I/We, the bidder(s)/offeror(s) aforesaid do hereby state that, I/We have read the entire terms and conditions of the Tender Document and E-auction notice for sale in the matter of Unique Proteins Private Limited and understood them fully. I/We, hereby, unconditionally agree to conform with and to be bound by the said terms and conditions.
2. I/We, the bidder(s)/offeror(s) aforesaid do hereby confirm that I/We have taken inspection of the premises/Secured Asset(s) and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the Secured Assets.
3. I/We further declare that I/We intend to purchase the above referred Secured Assets from the Authorised Officer, JM Financial Asset Reconstruction Company Ltd., acting in its capacity as trustee of JMFARC-Gelatine March 2014 - Trust ("JMFARC") for our own use/business and that the information revealed by me/us in the bid/offer in <https://www.bankauctions.in> and/or sent to the Authorised Officer of JMFARC as per the terms and conditions is true and correct.
4. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in <https://www.bankauctions.in> or sent to the Authorised Officer the terms and conditions is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by JMFARC and JMFARC will be at liberty to annul the offer made to me/us at any point of time.
5. I/We hereby expressly waive my/our right to file any Suit, Application or Appeal including but not limited to Securitization Application with any Court/Tribunal/DRT/DRAT/Judicial Authority in the event Earnest Money Deposit (EMD) shall be forfeited, sale is revoked by the Authorised Officer or there is a delay in handing over the possession of the Secured Asset(s).
6. I/We also agree that after my/our offer/bid given in <https://www.bankauctions.in> or sent to the Authorised Officer of JMFARC as the terms and conditions in my/our offer/bid for purchase of the Secured Assets is accepted by JMFARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the EMD and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by JMFARC and

that JMFARC has also a right to proceed against me/us for specific performance of the contract, if so desired by JMFARC.

7. I/We, \_\_\_\_\_, hereby also submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") for participation in the E-auction process under SARFAESI Act, 2002, for sale of properties mortgaged for the loans of Unique Proteins Private Limited and more particularly mentioned hereinbelow at Schedule ("Secured Assets").
8. I/We, \_\_\_\_\_ state that I/We have understood the provisions of section 29A of the Code. I/We declare that I/We are not ineligible under section 29A of the Code to put bid for and purchase the Secured Assets as mentioned in the Schedule. I/We further declare that I/we are not a "related party" as defined under the Companies Act, 2013 and/or the Code to Intense Consultancy Services Pvt. Ltd., Yogi Consultancy Services Pvt. Ltd., Nishant Consultancy Services Pvt. Ltd., Saika Consultancy Services Pvt. Ltd., Triangle Investment Company Pvt. Ltd. Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd.), and Unique Proteins Private Ltd. (collectively may be referred to as "**Borrowers**").
9. I/We confirm that neither I/We nor any person acting jointly with me or any person who is a promoter or in the management or control of me or any person acting jointly with them:
  - a. is an undischarged insolvent;
  - b. is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
  - c. at the time of submission of the bid for participation in the e-auction process has an account, or an account of the Borrower 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 (10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate/personal insolvency resolution process of the Borrower;
  - d. have been convicted for any offence punishable with imprisonment –
    - i. for two years or more under any Act specified under the Twelfth Schedule; or
    - ii. for seven years or more under any law for the time being in force;
  - e. is disqualified to act as a director under the Companies Act, 2013 (18 of 2013);

- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. have been and/or is a promoter or in the management or control of any person 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 the Code;
- h. have executed a guarantee in favor of a creditor in respect of the Borrower against which an application for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part
- i. am subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j. have a connected person not eligible under clauses (a) to (i)

10. I/We therefore, confirm that I/We am/are eligible under Section 29A of the Code to participate in the in the E-auction process for sale of said Secured Assets, inter alia mortgaged for the loans availed by the Borrower.

11. I/We declare and undertake that in case, I/We become ineligible or are found to be ineligible at any stage after the submission of the bid and before the completion of the sale, JMFARC and/or its Authorised Officer shall have the absolute right to reject the bid submitted by me/us and/or cancel the sale confirmation issued in my/our favor, as the case may be and this decision of rejecting the bid shall not subject to challenge by me/us. Further, JMFARC may at its sole discretion, either forfeit or return (without any interest or charges etc.), the Earnest Money Deposit ("EMD") or such other sums as may be deposited by me/us in connection to the auction/sale process of the said Secured Assets.

12. That I/We unconditionally and irrevocably undertake that I/We shall provide all data, documents and information as may be required to verify the statements made under this undertaking.

13. That I/We understand that JMFARC may evaluate the bid submitted by me/us and such evaluation shall be on the basis of the confirmations, representations and warranties provided by me/us under this undertaking.

14. I/We further undertake that I/We shall bear the execution costs of this undertaking including costs of stamp duty, registration, any legal fees etc. and I/We shall have no recourse to JMFARC for such execution costs paid by me/us.

15. I/We agree and undertake to protect, defend, hold harmless, and indemnify JMFARC, and its respective assigns, directors, officers, employees, agents, and affiliates (collectively, "**Indemnified Parties**") from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, judgments, costs, and expenses of or by a third party including but not limited to reasonable attorneys' fees and costs ("Claims"), actually or allegedly, directly or indirectly, arising out of or related to (1) any misstatement, misrepresentation, suppression of any material fact under the present undertaking, (2) any breach of any representation or warranty of me/us contained in this Undertaking; (3) any insufficiency of stamp duty paid for this Undertaking and (4) any breach or violation of any covenant or other obligation or duty of Company under this Undertaking or under applicable law;
16. I/We confirm that the said undertaking, declaration and disclosure is true and correct.

Date:

Place:

( \_\_\_\_\_ )

Name:

Designation:

**Description of the Immovable Properties**

**Lot 1**

<b>Sr. No</b>	<b>Description of the immovable property</b>	<b>Owned by</b>	<b>Reserve Price (in Rs.)</b>	<b>EMD (in Rs.)</b>	<b>Venue</b>
6.	Unit No.301 on the 3rd Floor adm. 54.70 sq. mtr. carpet area,	Intense Consultancy Services Private Limited	Rs. 8,08,00,000/- (Rupees Eight Crore Eight Lakh only)	Rs.81,00,000/- (Rupees Eighty-One Lakh only)	<a href="https://www.bankauctions.in">https://www.bankauctions.in</a>
7.	Unit No. 302 on the 3rd Floor adm. 44.40 sq. mtrs carpet Area, Unit No, 303 on the 3rd Floor adm 33.08 sq. mtrs carpet area, Unit No. 304 on the 3rd Floor adm. 24.54 sq. mtr carpet area,	Yogi Consultancy Services Private Limited			
8.	Units Nos. 305-306 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Nishant Consultancy Services Private Limited			
9.	Units Nos. 307-308 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Saika Consultancy Services Private Limited			
10.	Units Nos. 309 on the 3rd Floor adm 41.13 sq. mtr carpet area, Unit No. 310 on the 3rd Floor adm. 39.03 sq. mtr carpet area, Unit No. 311 on the 3rd Floor adm. 37.55 sq. mtr carpet area,	Triangle Investment Company Private Limited			

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that



piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (west), Mumbai - 400 064.

**Note:-**

All the units mentioned above in Lot 1 shall be sold to single bidder only. The bids for individual units shall not be considered.

**Encumbrances:-**

For Unit No.301 to 311: Chawda Premises Co-Op Society Limited vide their letter dated July 23, 2024 have informed that an amount of Rs. 1,16,76,381/- (Rupees One Crore Sixteen Lakh Seventy-Six Thousand Three Hundred Eighty-one only) is outstanding as on July 22, 2024 in respect of outstanding maintenance charges of society

The bidders/ offerors shall have to bear costs of any encumbrances attached to the above-mentioned Secured Assets.

**Note:**

Successful bidder has to clear the society dues as mentioned above with respect to said units described above.

**Lot 2**

<b>Sr. No .</b>	<b>Description of the immovable property</b>	<b>Owned by</b>	<b>Reserve Price</b>	<b>EMD (in Rs.)</b>	<b>Venue</b>
8.	Unit No. 401 on the 4th Floor adm. 54.70 sq. mtr carpet area,	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs. 8,08,00,000/- (Rupees Eight Crore Eight Lakh only)	Rs.81,00,000/- (Rupees Eighty-One Lakh only)	<a href="https://www.bankauctions.in">https://www.bankauctions.in</a>
9.	Unit No. 402 on the 4th Floor adm. 44.40 sq. mtr carpet area,				
10.	Unit No. 403 on the 4th Floor adm. 33.08 sq. mtr carpet area,				
11.	Unit No. 404 on the 4th Floor adm. 24.54 sq. mtr carpet area,				
12.	Unit No. 405- 409 on the 4th Floor adm. 41.13 sq. mtr carpet area each,				



13.	Unit No. 410 on the 4th Floor adm. 39.03 sq. mtr carpet area,				
14.	Unit No. 411 on the 4th Floor adm. 37.55 sq. mtr carpet area				

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (West), Mumbai - 400 064.

**Note:** All the units mentioned above in Lot 1 shall be sold to single bidder only. The bids for individual units shall not be considered.

Encumbrances known: For Unit No.401 to 411: Chawda Premises Co-Op Society Limited vide their letter dated July 23, 2024 have informed that an amount of Rs.1,31,88,461/- (Rupees One Crore Thirty-One Lakh Eighty-Eight Thousand Four Hundred Sixty-One only) is outstanding as on July 22, 2024 in respect of outstanding maintenance charges of society.

The bidders/ offerors shall have to bear costs of any encumbrances which are not within the knowledge of JMFARC.

### Lot 3

Sr. No :	Description of the Property	Owned By	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)	Venue
1.	All that non-agriculture lands bearing R. Survey No.277/3-4-5-6, final plot no.214 adm. 964.07 sq. mtrs equivalent to 10373.388 sq. ft. out of the total plot 3563.57 sq. mtrs. equivalent to 38344 sq. ft. of Village Mauje Akota,	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs.4,67,00,00 0/- (Rupees Four Crore Sixty-Seven Lakh only)	Rs.47,00,00 0/- (Rupees Forty Seven Lakh only)	<a href="https://www.bankauctions.in">https://www.bankauctions.in</a>



<p>Registration Sub-District Akota  Taluka &amp; District Vadodara in the state Gujarat together with building and structures constructed/to be constructed thereon in the name of <b>Sterling International Enterprises Limited</b></p> <p>On the North: the plot admeasuring 28000 Sq. Ft. &amp; thereafter open plot &amp; AVISKAR Complex thereafter</p> <p>On the South: FP No.83 of TP S No.1</p> <p>On the East: 40 Feet Road</p> <p>On the West: plot No.7 owned by Sahaj Developers &amp; thereafter Old Padra Road</p>				
--	--	--	--	--

**Encumbrances known:** To the best of the knowledge of JMFARC, there are no encumbrances attached to the above-mentioned Secured Assets in Lot 3.

The bidders/ offerors shall have to bear costs of any encumbrances which are not within the knowledge of JMFARC.



## VERIFICATION

I/We, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)

SIGNATURE