

Tender/ Offer / Bid Document

For

Sale of Non-core Assets of

M/s Quadrant Televentures Limited

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PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
SALE OF IMMOVABLE PROPERTIES OF QUADRANT TELEVENTURES LTD

Quadrant Televentures Limited, on the instructions of Asset Sale Committee of the Secured lenders of the Company, invites Bids/Offer for sale of the following secured assets of Quadrant Televentures Ltd. through e-Auction.

(In ₹ Cr.)

Brief Description of Property	Reserve Price	EMD
Gala No. 205, 206 & 207, 2nd Floor, WING-A, Building No. 2, Kamanwala Chambers, New Udyog Mandir Premises Co-Op. Soc. Ltd, Mahim Division, 7-C, Mogul Lane, Mahim(W), Mumbai – 400016 admeasuring built up area of 2850 sq. ft.	3.78	0.38
Flat No. 63, 6th Floor, Shubham Co-operative Hsg. Society Limited, Cts No. 133, 133/1 to 133/23, Village Akurli, Akurli Road, Kandivali (E), Mumbai admeasuring built up area of 860 sq. ft.	1.05	0.10
Unit No. S. 60, 62 & 64, Upper Ground Floor, Belgium Square of the Silver Plaza Complex, New City Survey Ward No. 7, Surat City Being Nondh No. 4824, Surat admeasuring built up area of 1140 sq. ft.	0.36	0.04
Total	5.19	0.52

Sale of the assets is proposed to be made as under:

Sale of Bid Document	Date of Inspection	Last date for submission of Bid along with EMD	Date and Time of e-auction
From September 7, 2020 to September 22, 2020 till 03.00 pm	September 21, 2020 from 11.00 am to 5.00 pm	September 22 till 03.00 pm.	September 24, 2020 from 12.00 pm to 3.00 pm (with extension of 5 minutes)

List of terms and conditions appearing in Bid Document:

- The sale would be on E-Auction platform at website: <https://eauction.auctiontiger.net> through e-auction service provider M/s E-Procurement Technologies Ltd-Auction Tiger.
- The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card & Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s E-Procurement Technologies Ltd-Auction Tiger.
- The amount of EMD paid by the interested bidders shall carry no interest.
- The properties are proposed to be sold on “as is where is basis”, “as is what is basis”, “whatever there is basis” and “no recourse basis”. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. Bank does not take any responsibility to provide information on the same.
- For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid / Tender Document from website of Quadrant Televentures Limited (www.connectzone.in) and Website of Auction Service provider <https://eauction.auctiontiger.net> from September 7, 2020 to September 22, 2020 till 03.00 pm.

6. For detailed information on the procedure of e-auction please refer to the Bid / Tender Document and for formalities / registration to be completed before e-auction please refer to registration procedure at website <https://eauction.auctiontiger.net>.
7. Interested parties may contact undersigned at (T) 0172 5090000, 0172 5092146 (email) secretarial@infotelconnect.com, For e-auction support, you may contact Mr. Ram Sharma on (M) +91 6351896834 (T)- 07968136855 / 6854 (email) ramprasad@auctiontiger.net.

Place : Mumbai

Date : September 4, 2020

For Quadrant Televentures Limited

Authorised Officer

The above notice was published in the following newspapers on September 5,2020

- i) **Times of India (English) – Mumbai edition**
- ii) **Maharashtra Times (Marathi) – Mumbai edition**
- iii) **Times of India-Surat Edition**

II.

INTRODUCTION

IDBI Bank Ltd. (IDBI) having its Head Office at IDBI Tower, Cuffe Parade, Mumbai 400 005 is the leader of Consortium of lenders for **M/s Quadrant Televentrues Ltd** (hereinafter referred to as “QTL” or “The Company”) having its registered office at Autocars Compound, Adalat Road, Aurangabad, 431 005.

QTL is having three properties as under

1. Gala No. 205, 206 & 207, 2nd Floor, WING-A, Building No. 2, Kamanwala Chambers, New Udyog Mandir Premises Co-Op. Soc. Ltd, Mahim Division, 7-C, Mogul Lane, Mahim(W), Mumbai – 400016 admeasuring built up area of 2850 sq. ft.

2. Flat No. 63, 6th Floor, Shubham Co-operative Hsg. Society Limited, Cts No. 133, 133/1 to 133/23, Village Akurli, Akurli Road, Kandivali (E), Mumbai admeasuring built up area of 860 sq. ft.

3. Unit No. S. 60, 62 & 64, Upper Ground Floor, Belgium Square of the Silver Plaza Complex, New City Survey Ward No. 7, Surat City Being Nondh No. 4824, Surat admeasuring built up area of 1140 sq. ft.

The Properties mentioned in Sr. No. 1 and 2 of **QTL** have been mortgaged to IDBI Trusteeship Services Limited (acting on behalf of Secured Lenders of **QTL**), and for property mentioned in Sr. No. 3, IDBI Trusteeship Services Limited reserves the right to dispose of the property as security, and the said properties are not directly related or contributing to the Business of the Company.

The Lenders of **QTL** have got the assets valued through Independent Valuers. An Asset Sale Committee has been formed by the Secured Lenders of **QTL** and the above said properties of **QTL** as detailed in serial No. III hereinafter and referred to as “the Secured Assets” are being put on sale.

III. BRIEF DESCRIPTION OF SECURED ASSETS

1. Gala No. 205, 206 & 207, 2nd Floor, WING-A, Building No. 2, Kamanwala Chambers, New Udyog Mandir Premises Co-Op. Soc. Ltd, Mahim Division, 7-C, Mogul Lane, Mahim(W), Mumbai – 400016 admeasuring built up area of 2850 sq. ft.

Boundaries-

On East by- Moghul Lane

On West by- New Udyog Mandir-2

On South by- Khatan House

On North by- Khatan House

Together with all and singular the structures and erections thereon, both present & future

2. Flat No. 63, 6th Floor, Shubham Co-operative Hsg. Society Limited, Cts No. 133, 133/1 to 133/23, Village Akurli, Akurli Road, Kandivali (E), Mumbai admeasuring built up area of 860 sq. ft.

Boundaries-

On East by- Jharokha Society

On West by- Road

On South by- Shubh Building

On North by- Kalpatru Garden

Together with all and singular the structures and erections thereon, both present & future

3. Unit No. S. 60, 62 & 64, Upper Ground Floor, Belgium Square of the Silver Plaza Complex, New City Survey Ward No. 7, Surat City Being Nondh No. 4824, Surat admeasuring built up area of 1140 sq. ft.

Boundaries-

On East by- Ring Road

On West by- Belgium Chamber

On South by- Japan Market

On North by- Belgium Tower

Together with all and singular the structures and erections thereon, both present & future

IV. TERMS AND CONDITIONS

1	On the Instructions of the Asset Sale Committee formed by the Lenders of QTL, QTL is selling the assets/properties mentioned at item No. III of the Tender/ Offer / Bid Document (hereinafter referred to as the 'Secured Assets').
2	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender/ Offer / Bid Document along with Offer Form is distributed from September 7, 2020 To September 22, 2020 and can be downloaded from Company website www.connectzone.in and https://eauction.auctiontiger.net</p> <p>All Payments to IDBI Bank Ltd by bidders in connection with this auction shall be made by DD / Pay Order. DD/Pay Order shall be drawn in favour of “M/s Quadrant Televentures Limited.” payable at Mohali issued by any Scheduled commercial Bank.</p> <p style="text-align: center;">OR</p> <p>Bidders who prefer to submit the payments by way of RTGS, may remit the amount in favour of IDBI Bank Limited, Account No. 0020102000006828, IFSC Code:IBKL0000020, Branch Mohali.</p>

3	<u>Reserve Price and Earnest Money Deposit (EMD)</u>		
	Reserve Price	Earnest Money Deposit	<p>Gala No. 205, 206 & 207, 2nd Floor, WING-A, Building No. 2, Kamanwala Chambers, New Udyog Mandir Premises Co-Op. Soc. Ltd, Mahim Division, 7-C, Mogul Lane, Mahim(W), Mumbai – 400016 admeasuring built up area of 2850 sq. ft.</p>
	Rs. 3,78,00,000 /-	Rs.38,00,000/-	<p>Flat No. 63, 6th Floor, Shubham Co-operative Hsg. Society Limited, Cts No. 133, 133/1 to 133/23, Village Akurli, Akurli Road, Kandivali (E), Mumbai admeasuring built up area of 860 sq. ft.</p>
	Rs. 1,05,00,000/-	Rs. 10,00,000/-	<p>Unit No. S. 60, 62 & 64, Upper Ground Floor, Belgium Square of the Silver Plaza Complex, New City Survey Ward No. 7, Surat City Being Nondh No. 4824, Surat admeasuring built up area of 1140 sq. ft.</p>
4	<p>The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis. The description of the immovable properties is based on the mortgages created by the Borrower with the secured creditor. All statutory liabilities / taxes / maintenance fee / electricity / water charges/ property taxes etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder.</p>		
4	<p><u>Inspection of asset:</u> The interested bidders may inspect the secured asset at their own cost and expense on date September 21, 2020 between 11.00 a.m. to 4.00 p.m. in the presence of the representative of the Company available at the site to facilitate the inspection.</p>		
5	<p><u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspect or visits or verifies or not.</p>		

6	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
7	The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
8	<p><u>Submission of Tender/ Offer / Bid Document /Offer</u></p> <p>The Bidder shall complete in all respects the Offer form(s) annexed to the Tender/ Offer / Bid Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Offer. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of Profile of the bidder is given in Chapter VI & VII respectively of this Tender/ Offer / Bid Document.</p> <p>The format Chapter VI is for Individuals and The format Chapter VII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.</p>
9	The Tender/ Offer / Bid Document shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
10	The Tender/ Offer / Bid Document shall contain the full address, Telephone No., Fax No. e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
11	The Tender/ Offer / Bid Document form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.

12	<p><u>Last date for submission of Tender/ Offer / Bid Document</u></p> <p>The interested parties may submit Tender/ Offer / Bid Document duly filled and signed along with the required documents to the Company Secretary/Chief Financial Officer, Quadrant Televentures Limited, B-71, Industrial Area, Phase 7, Mohali 160055.</p> <p><u>on any working date but not later than 3.00 P.M on September 22, 2020,</u> in two sealed covers with one sealed cover containing a crossed A/c Payee Demand Draft/Pay Order drawn in favour of " M/s Quadrant Televentures Limited." payable at Mumbai issued by any Nationalised Bank/Scheduled Bank as Earnest Money Deposit (EMD), which shall be superscribed "EMD for M/s Quadrant Televentures Limited." and the other sealed cover containing the Bid Document superscribed "Bid Document – M/s Quadrant Televentures Limited" and Name and phone number of Bidder to be mentioned on left hand side.</p> <p><u>Remittance of EMD by way of RTGS</u></p> <p>Bidders who prefers to submit the EMD by way of RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 0020102000006828, IFSC Code: IBKL0000020, Branch Mohali Not later than at time 3.00 PM. on dated September 22, 2020. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms.</p>
13	<p>The bidder/representative of whose Tender/ Offer / Bid document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order and or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e -auction process. Form of Tender /Offer/ Bid document, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD submitted by them, will be intimated by e-mail and through mobile.</p>
14	<p><u>Registration with E-Auction Service Provider</u></p> <ol style="list-style-type: none"> 1. The Company has appointed M/s E-Procurement Technologies Ltd-Auction Tiger, as e-Auction Support Provider (e-ASP) for said sale. 2. Participants who are not already registered with the e-auction provider M/s E- Procurement Technologies Ltd. should register themselves by following the procedure mentioned at the website: https://eauction.auctiontiger.net 3. After scrutinisation of bids and confirmation of the receipt of EMD as advised, the Company would forward names and other details of valid

	<p>bidders to the M/s E-Procurement Technologies Ltd for initiating further process related to auction.</p> <ol style="list-style-type: none"> 4. Mr. Ram Sharma on (M) +91 6351896834 (T)- 07968136855 / 6854 (email) ramprasad@auctiontiger.net is authorized representative of M/s E-Procurement Technologies Ltd 5. The participants /intending purchasers are necessarily required to submit following documents / papers for registration to E- Procurement Technologies Ltd. <ol style="list-style-type: none"> a. E-Auction Form duly signed & filled up. Please download from https://eauction.auctiontiger.net b. Self attested copy of PAN Card c. Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) d. Valid e mail id and mobile no. 6. After completion of e-Auction process, M/s E-Procurement Technologies Ltd would submit list of the bidders along with its bid amount to the Company. 7. Thereafter, the Company would intimate the bidders accordingly. <p>The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process.</p> <p><u>After receiving the userid / password, in case any bidders feel the need for training / e – auction support</u>, such bidders may contact Hardik & Gyanprakash on (M) +91 9265562821/818 , or phone- 079-68136837/6880 (email) ramprasad@auctiontiger.net & support@auctiontiger.net</p> <p>The Company/ e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.</p>
15	<p>The e- auction day : September 22, 2020</p> <p>The e-auction would be held at 12 PM</p> <p>The auction would be held with unlimited extensions of 5 minutes each, beyond 3.00 pm, if required, on e-auction platform at website: https://eauction.auctiontiger.net. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful</p>

	<p>bid and auction would be treated as closed/terminated.</p> <p><u>Increase in Bid Amount:</u></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.</p> <p>In multiples of <u>Rs.10,000/-</u></p> <p>Increase in bid amount below <u>Rs.10,000/-</u> will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
16	<p>In case of default in payment at any stage by the successful bidder/ auction purchaser within the stipulated time the sale will be cancelled and the amount already paid will be forfeited.</p>
17	<p><u>Payment of Sale Price</u></p> <p>The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and will be required to deposit 25 % of the sale price (less the amount of EMD) on some day of sale or not later than next working day by crossed A/c Payee Demand Draft/Pay Order drawn in favour of " M/s Quadrant Televentures Limited" payable at Mohali issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 0020102000006828, IFSC Code:IBKL0000020, Branch Mohali.</p> <p>The balance 75% amount of the bid amount shall have to be paid within 15 days of the date of letter intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of " M/s Quadrant Televentures Limited" payable at Mohali issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 0020102000006828, IFSC Code:IBKL0000020, Branch Mohali or such extended period as may be agreed upon in writing between the successful bidder and the AO.</p>
18	<p>In case the successful bidder fails to deposit 25% of the sale price as aforesaid, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD and the Secured Assets will be resold.</p>
19	<p>In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the 25% amount deposited will be forfeited and Secured Assets will be resold. The defaulting successful bidder shall forfeit all claims to the assets</p>

	or to any part of the sum for which it may be subsequently sold.
20	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the Company reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder and further in terms of this Bid Document.
21	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the Company and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges/ property taxes etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his /her/their name. Bank does not take any responsibility to provide information on the same.
22	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
23	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
24	The Company shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
25	Notwithstanding anything to the contrary contained in this document, the Company reserves the right and liberty to accept/reject any or all the Bids/Offeres and also reserves the right to postpone the auction at any time or cancel the entire sale process without assigning any reasons and his decision in this regard shall be final. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the Company, at its sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
30	In the event the said sale in favour of the bidder not being confirmed by Company, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and

	<p>the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.</p>
31	<p><u>Jurisdiction</u></p> <p>All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai and/or Surat alone shall have jurisdiction to entertain /adjudicate such disputes.</p>

V. BRIEF DETAILS OF TENDER/ OFFER / BID DOCUMENT

TENDER/ OFFER / BID DOCUMENT FORM FOR PURCHASE OF SECURED ASSETS/PROPERTY OF M/s **Quadrant Televentures Limited**

Property Description.		
1. Gala No. 205, 206 & 207, 2nd Floor, WING-A, Building No. 2, Kamanwala Chambers, New Udyog Mandir Premises Co-Op. Soc. Ltd, Mahim Division, 7-C, Mogul Lane, Mahim(W), Mumbai – 400016 admeasuring built up area of 2850 sq. ft.		
2. Flat No. 63, 6th Floor, Shubham Co-operative Hsg. Society Limited, Cts No. 133, 133/1 to 133/23, Village Akurli, Akurli Road, Kandivali (E), Mumbai admeasuring built up area of 860 sq. ft.		
3. Unit No. S. 60, 62 & 64, Upper Ground Floor, Belgium Square of the Silver Plaza Complex, New City Survey Ward No. 7, Surat City Being Nondh No. 4824, Surat admeasuring built up area of 1140 sq. ft.		
1	Issue of Bid/ Offer Document	: The Tender/ Offer / Bid Document can be obtained from website of Quadrant Televentures Limited (www.connectzone.in) and Website of Auction Service provider https://eauction.auctiontiger.net from September 7, 2020 to September 22, 2020 till 03.00 pm.
2	Cost of the Tender/ Offer / Bid Document	: Nil
3	Last Date and time for submission of Tender/ Offer / Bid Document together with EMD	: September 22, 2020 up to 3.00 pm
4	Place, Date and time of E-Auction	: Place : e-auction platform at website: https://eauction.auctiontiger.net Date : September 24, 2020 Time : 12 PM with unlimited extensions of 5 minutes each beyond 3.00 pm, if required.

**VI.
FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER-**

INDIVIDUAL

For purchase of secured assets / property of **M/s Quadrant Televentures Limited**
(To be filled and submitted by the Bidder/Offerer)

1	a) Full Name of the Bidder / Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
5	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	
	iii) Name of the issuing Bank and Branch	:	
Bidders, who prefer to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and date.			
	RTGS UTR NO.	:	
	Amount remitted	:	
6	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

* Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale / bid document and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/incomplete, I/We shall not hold the Authorized Officer and / or IDBI Bank Limited responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly authorised official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

**VII.
FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER**

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of secured assets / property of **M/s Quadrant Televentures Limited**
(To be filled and submitted by the Bidder/Offerer)

1.	a) Name of the Company/ Firm/ Party (in Block letters)		
	b) Complete Registered Address		
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.		
2.	Date of Incorporation		
3.	Constitution (Private/Public/Joint)		
4.	Name of Chairman		
5.	Name of Managing Director / Partners		
6.	Board of Directors	a)	
		b)	
		c)	
		d)	
		e)	
		f)	
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)		
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)		
9	a) Full Name of the Authorised Person to carry out e-auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:	
	b) Complete Postal Address of the Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
10	Designation of the Authorised Person	:	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
12	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No. / Pay Order No.	:	

	<i>ii)</i> Date of Demand Draft / Pay Order	:	
	<i>iii)</i> Name of the issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	

* Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale/bid document and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/incomplete, I/We shall not hold the Authorized Officer and / or IDBI Bank Limited responsible for the same and shall not have any claim whatsoever against either of them

Signature :

Name of the Authorised Person :

Designation :

Company Seal :

All authorizations should be annexed to this form.

VIII.
FORM OF APPENDIX TO THE BID/OFFER
(DECLARATION BY THE BIDDER)
(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

(Note: This Appendix forms part of the Tender/Bid/Offer)

To,
Board of Directors
Quadrant Televentues Limited
B-71, Industrial Area, Phase 7
Mohali-160055

Sir,

Sale of Secured Assets / Property of M/s Quadrant Televentues Limited.

Property owned by M/s Quadrant Televentues Limited. situated at

1. Gala No. 205, 206 & 207, 2nd Floor, WING-A, Building No. 2, Kamanwala Chambers, New Udyog Mandir Premises Co-Op. Soc. Ltd, Mahim Division, 7-C, Mogul Lane, Mahim(W), Mumbai – 400016 admeasuring built up area of 2850 sq. ft.
2. Flat No. 63, 6th Floor, Shubham Co-operative Hsg. Society Limited, Cts No. 133, 133/1 to 133/23, Village Akurli, Akurli Road, Kandivali (E), Mumbai admeasuring built up area of 860 sq. ft.
3. Unit No. S. 60, 62 & 64, Upper Ground Floor, Belgium Square of the Silver Plaza Complex, New City Survey Ward No. 7, Surat City Being Nondh No. 4824, Surat admeasuring built up area of 1140 sq. ft.

**Kindly select one/more of the above for which application is being made*

1 Having fully read examined and understood the terms and conditions of the Tender/ Offer / Bid Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender/ Offer / Bid Document /Offer Document.

2 I/We understand that if my/our Tender/Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/ Offer / Bid document and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

3 I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

4 I/We further understand that if my/our Tender/Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the Company at its sole and absolute discretion, I/we shall take possession of the secured assets immediately and simultaneously on payment of entire sale price. I/We understand that once the sale is confirmed by the Company in my / our favour, the Company shall

not be held responsible for security, safe-keeping and possession of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the Company reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

5 I/We understand that you are not bound to accept the highest or any Tender/Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorized Officer goes for re-bidding or sell the assets by any other mode.

8 I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.

9 I/WE hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender/Offer/Bid Document.

10 I/We also enclose a Demand Draft/Pay Order of value **Rs. _____ (Rupees _____ only)** towards Earnest Money Deposit (EMD) in the name of **"IDBI Bank Ltd. – M/s Quadrant Televentures Limited"**.

OR

I/ We have remitted **Rs. _____ /- (Rupees _____ only)** towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, **Account No. 0020102000006828, IFSC Code:IBKL0000020, Branch Mohali**

11 We understand that the EMD will not carry any interest.

12 We understand that the terms and conditions of the Tender/Bid/Offer are unconditional and my /our Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer / Bid Document /Offer document shall be summarily rejected.

Place : _____
Dated : _____ day of _____ 2020

Signature in the capacity of
duly authorized to sign Bid/Offer for and on behalf of

(Name and address of the Bidder/Offerer)
(IN BLOCK CAPITALS)

WITNESS :

Signature :

Name & Address :