



भारतीय लघु उद्योग विकास बैंक

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

II Floor, International Trade Centre, 59/4 Rajpur Road, Dehradun – 248001

Phone No.: 0135 - 2743119, Fax No. : 0135 - 2742288

www.sidbi.in

REF. ADVERTISEMENT ISSUED ON JANUARY 20, 2012 IN
TIMES OF INDIA (English Edition)
IN RESPECT OF DISPOSAL OF ASSETS OF
M/s HAIL AND HEARTY PHARMACEUTICALS PRIVATE LIMITED
TAKENOVER BY SIDBI

Tender-cum-auction Document

Date of release of advertisement :	January 20, 2012
Last date for submission of TENDERS :	February 06, 2012
Date of opening of TENDERS :	February 09, 2012
Time of opening of TENDERS :	1100 Hrs
Venue for opening of TENDERS :	SIDBI, II Floor, International Trade Centre, 59/4 Rajpur Road, Dehradun – 248001
Date of PUBLIC AUCTION :	February 09, 2012
Time of PUBLIC AUCTION :	1500 Hrs
Venue of PUBLIC AUCTION :	SIDBI, II Floor, International Trade Centre, 59/4 Rajpur Road, Dehradun – 248001

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

- (A) Official copy of the advertisement
- (B) Profile of the unit including description of assets advertised for sale
- (C) Terms and conditions
- (D) Tender Form

.....continued

(A) Official copy of the advertisement

 भारतीय लघु उद्योग विकास बैंक	
SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA II Floor, International Trade Centre, 59/4 Rajpur Road, Dehradun – 248001 Phone No.: 0135 - 2743119, Fax No. : 0135 – 2742288 Website www.sidbi.in	
TENDER–CUM–AUCTION – ASSETS FOR SALE	
Following assets in possession of SIDBI are available for sale on ‘AS IS WHERE IS AND WHAT IS THERE IS’ basis :	
Name of the unit	Hail & Hearty Pharmaceuticals Pvt. Ltd.
Product(s) manufactured	Dry Injectibles, Liquid Injectibles, Capsules, Tablets etc.
Plant Location & Details	Plot No. 87-88, IIDC, Industrial Area, IIE Pantnagar, District Udham Singh Nagar, Uttarakhand
Land	3296.75 sq. mts.
Building	RCC structure with covered area of 1056.31 sq. mts.
Machinery	Tablet section machines, Air Handling Units, Compressors, Dry Powder Filling machine, De-humudifier, Blowers, Boilers, Lab equipments, Packing machines, Filling machines, Blenders, DG Set etc.
Interested parties may please contact SIDBI at the above mentioned address / phone numbers. Tender-cum-auction Document is available free of cost at the aforementioned address as well on the Bank's website www.sidbi.in , which contains further details of assets and terms and conditions including EMD amount, etc. Inspection of assets may be arranged with prior appointment at the bidder's cost. The Bank reserves its right to reject any or all bids without assigning any reason thereof.	
Last date for submission of tenders :	06.02.2012
Venue, date and time of opening of tenders :	Dehradun Branch office, 09.02.2012 at 1100 hours
Tentative date(s) of inspection :	31.01.2012 (date) from 1100 hours to 1500 hours
Venue, date and time of auction :	Dehradun Branch office, 09.02.2012 at 1500 hours
Reserve Price: (a) ₹ 115 lakh for land & building and (a) ₹ 16.49 lakh for plant and machinery. Earnest Money Deposit (EMD):10% of the reserve price	

Date: 19.01.2012

[Deputy General Manager]

(B) Profile of the unit including description of assets advertised for sale

1	Name of the unit	M/s Hail and Hearty Pharmaceuticals Pvt Ltd
2	Factory Address	Plot No. 87-88, IIDC Industrial Area, IIE, Pant Nagar, U.S. Nagar, Uttrakhand
3	Type of Industry and Product(s)	Pharmaceuticals (Dry Injectibles, Liquid Injectibles, Capsules, Tablets etc)
4	Installed Capacity*	Dry Injectibles : 7500 kg Liquid Injectibles : 150000 Ltrs Capsules : 3 lakh Tablets : 60000 th. KG
5	Connected Power Load*	60 KVA (The power connection is disconnected at present)
6	Unpaid dues*	₹126.61 lakh as on 14.09.2011 plus interest and costs. Dues to other institutions not known.
7	Operational/Non-operational	Non-operational

*The information given is based on the records available with the SIDBI. SIDBI does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

Assets available for sale

a) Land*

1	Land Area	3296.72 sq. mts.
2	Situated at (complete address)	Plot No. 87-88, IIDC Industrial Area, IIE, Pant Nagar, U.S. Nagar, Uttrakhand
3	Built-up Area	1220.61 sq. mts.
4	Agricultural/non-agricultural	Non-Agricultural

* as per record available.

b) Buildings*

Sl. No.	Structures of building	Area	Type of Construction
1	Ground Floor	887.75 sq mtrs	The building is a RCC framed structure building with RCC columns, RCC beams and RCC slab. Brick masonry walls have been provided in between the RCC columns as per the requirements. The walls are plastered and white washed. Flooring is of kota stone. Door / windows are of steel / aluminium glazed partitions. Sanitary, water supply and electrical jobs are of ordinary specifications.
2	First Floor	308.32 sq mtrs	
3	Guard / Meter Room	24.54 sq mtrs	The building is a RCC framed structure building with RCC columns, RCC beams and RCC slab. Brick masonry walls have been provided in between the RCC columns as per the requirements. The walls are plastered and white washed. Flooring is of cement concrete. Doors / windows are of steel section. Brick masonry boundary wall with gate has also been provided.
	Total Built-up area	1220.61 sq mtrs	

* as per record available.

c) **Plant and machinery**

Sl. No.	Details of machinery/asset	Quantity	EMD* [.lakh]
1	DG Set (30KVA), Jakson	1	Not applicable as Tender-cum-Auction is for entire lot.
2	Alu-Alu Packing Machine	1	
3	Blister Packing Machine	1	
4	Laminer Air Flow	4	
5	Cone Blender (Small 50 Kg)	1	
6	Turn Table	3	
7	Filling Machine	1	
8	Sealing Machine	2	
9	Fluid Bed Dryer (With 2 trolley)	1	
10	Shifter	1	
11	MultiMill	1	
12	Cone Blender (Small 100 Kg)	1	
13	Cone Blender (Small 200 Kg)	1	
14	Mass Mixer (100 Kg)	1	
15	Tray Dryer (Small)	1	
16	Punching Machine	2	
17	RO Plant	1	
18	Coating Pan	1	
19	Air Compressor	2	
20	De-Foiler	1	
21	Tablet Cleaner	1	
22	Tray Drier (Injection)	1	
23	Auto Clove	1	
24	Air Compressor (Small)	1	
25	Sticker / Labelling Machine	1	
26	Glue Labelling Machine	1	

27	Nitrogen Gas Filling Motor	1
28	Compressor (8 kg pressure) with stand	1
29	AHU	6
30	Dry Powder filling machine	1
31	Compressor Unit	1
32	Heater	1
33	De-Humidifier	1
34	Blower	2
35	Boiler	1
36	AC (1.5) Tonnes	1
37	ETP Plant	1
<u>Details of Laboratory Equipments :</u>		
1	Dissolution Rate Instrument	1
2	Tablet Disintegrator	1
3	Digital PH meter	1
4	Digital Photo Colorient	1
5	Friability Tester	1
6	Hot Plate	1
7	Auto Karlfishar	1
8	BOD Incubator	1
9	Clean Water Inlet	1
10	Micro Biology Lab Test Equipment	1
11	Digital Colony Counter	1
12	Oven	1
13	Other Lab Apparatus / Equipments	1

(C) Terms and conditions

1	Bids invited for	1. Entire assets only 2. Bidding for individual assets is not allowed .
2	Basis	As is where is and what is there is.
3	Last date for submission of tenders	Not later than 1730 Hrs on February 06, 2012
4	How to submit the tenders	Signed and completed tenders should be put in an envelope (separate envelope for DD/Pay order for the specified amount of EMD) and the envelope should be sealed and superscribed with “Offer for purchase of assets of Hail and Hearty Pharmaceuticals Pvt Ltd.” The envelopes should be submitted to DGM, SIDBI at SIDBI, II Floor, International Trade Centre, 59/4 Rajpur Road, Dehradun – 248001 between 0930 Hrs and 1730 Hrs on any working day on or before the last date of submission of tenders as mentioned herein above.
5	Earnest Money Deposit (EMD)	1. For entire assets : 10% of the reserve price • Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be payable by the Bank on the EMD amount.
6	Mode of payment of EMD	By way of DD/Pay Order drawn in favour of SIDBI and payable at Dehradun only.
7	Refund of EMD	Normally within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
8	Adjustment of EMD	For successful bidder(s), EMD amount will be adjusted against payment of bid amount.
9	Forfeiture of EMD	For bidders not complying with the terms and conditions specified in the Tender-cum-auction Documents, the EMD amount shall be forfeited.
10	Rejection of tenders	Tenders not received in the prescribed tender form or incomplete in any respect or unsigned or not accompanied by DD/PO for the requisite EMD are liable to be summarily rejected at the sole discretion of SIDBI.

11	Type of offer and manner of payment	<ul style="list-style-type: none"> The offers can be submitted either on the basis of lumpsum payment of the entire bid amount or on deferred payment basis in instalments. The offerer is free to give both the options in his tender. In case of deferred payments, personal guarantee of the directors/partners will be required. Interest @ 12.75% p.a. shall be charged on the delayed amount for the period of delay. 																
12	<ul style="list-style-type: none"> Comparison of bids 	<ul style="list-style-type: none"> SIDBI shall adopt a suitable discount formula for comparing the cash down offers <i>vis-a-vis</i> deferred payment offers. The discount formula presently being used is as under : <table border="1" data-bbox="761 802 1385 1484"> <thead> <tr> <th>Payments offered</th> <th>Discount factor</th> </tr> </thead> <tbody> <tr> <td>Cash down</td> <td>1.00</td> </tr> <tr> <td>within six months</td> <td>0.95</td> </tr> <tr> <td>between 6 to 12 months</td> <td>0.90</td> </tr> <tr> <td>between 12 to 18 months</td> <td>0.80</td> </tr> <tr> <td>between 18 to 24 months</td> <td>0.70</td> </tr> <tr> <td>between 24 to 36 months</td> <td>0.60</td> </tr> <tr> <td>More than 36 months</td> <td>0.50</td> </tr> </tbody> </table>	Payments offered	Discount factor	Cash down	1.00	within six months	0.95	between 6 to 12 months	0.90	between 12 to 18 months	0.80	between 18 to 24 months	0.70	between 24 to 36 months	0.60	More than 36 months	0.50
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13	Presence of bidders	Bidders or their authorized representatives will be allowed to remain present at the time of opening of tenders.																
14	Selection of best offer	Shall be decided by the Asset Disposal Committee (ADC) to be constituted by SIDBI.																
15	Liability of the purchaser	<ul style="list-style-type: none"> The purchaser shall have to pay the statutory/government/other dues, if any, in respect of the assets/property advertised for sale. 																

		<ul style="list-style-type: none"> The Bank does not undertake any responsibility to procure any permission/license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets.
16	Negotiation with bidders for improvement in offer	The Bank reserves its right to negotiate with the highest bidder for improvement in the offer and to accept or to reject any or all offers without assigning any reasons whatsoever.
17	Disputes/tender/auction	In case of disputes in tender/auction, the decision of SIDBI shall be final and binding on all.
18	Inspection of assets	<p>Tenderers are advised to submit their tenders only after inspection of assets. The inspection of assets would be arranged by SIDBI with prior appointment on the following date :</p> <p>Dates : January 31, 2012 Time : Between 1100 hours to 1500 hours The cost for inspection of assets will have to be borne by the prospective tenderers. Please contact the aforementioned office of SIDBI for details.</p>
19	Miscellaneous	<ul style="list-style-type: none"> Tenders with conditional offer will be treated as invalid. Correspondence about any change / modification in the offer after submission of tender will not be entertained. If any tenderer wishes to give a fresh offer for a unit before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit. <p>The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.</p>
20	Contact Persons	<p>For any clarification/assistance, please contact Shri Sachin Gangwar, Asstt. Manager at 0135-2743119.</p> <p>In case of any difficulty, please contact the Branch Incharge Shri A. K. Pandey, DGM at Tel No. 0135- 6510574/2743119</p>

(D) Terms and conditions of auction

- The auction(s) would be conducted **SIDBI, II Floor, International Trade Centre, 59/4 Rajpur Road, Dehradun – 248001**. The auction would start at 1500 hrs on February 09, 2012.
- The auction will be conducted under the supervision of the Asset Disposal Committee of the Bank / an auctioneer/auction agency engaged by the Bank for the purpose.
- The auction(s) would be in the nature of “subject to approval of SIDBI” i.e. the highest bid would be finalised and kept on record until a final decision is taken on all the bids received.
- The Bank would reserve its right to reject any or all bids without assigning any reason thereof.
- An **Auction Fee** of 10% of the reserve price per auction would be payable by the prospective bidders willing to participate in the auction, by way of DD/Pay Order payable to SIDBI at Dehradun prior to commencement of auction.

(E) General terms and conditions

1	Auction Fee	1. For entire assets : 10% of the reserve price No interest shall be payable by the Bank on the Auction Fee.
2	Mode of payment of Auction Fee	By way of DD/Pay Order payable at Dehradun only.
3	Refund of Auction Fee	Normally within 7 working days of opening of tenders.
4	Adjustment of Auction Fee	For successful bidder(s), Auction Fee will be adjusted against payment of bid amount.
5	Forfeiture of Auction Fee	For successful bidder(s) not complying with the terms and conditions specified in the Auction Document, the Auction Fee shall be forfeited.
6	Type of offer and manner of payment	<ul style="list-style-type: none">• The offers can be made either on the basis of lumpsum payment of the entire bid amount or on deferred payment basis in instalments.• In case of deferred payments, personal guarantee of the directors/partners will be required.• Interest @12.75% p.a. shall be charged on the delayed amount for the period of delay in case.
7	Comparison of bids	<ul style="list-style-type: none">• SIDBI shall adopt a suitable discount formula for comparing the cash down

		<p>offers <i>vis-a-vis</i> deferred payment offers. The discount formula presently being used is as under :</p> <table border="1"> <thead> <tr> <th>Payments offered</th> <th>Discount factor</th> </tr> </thead> <tbody> <tr> <td>Cash down</td> <td>1.00</td> </tr> <tr> <td>within six months</td> <td>0.95</td> </tr> <tr> <td>between 6 to 12 months</td> <td>0.90</td> </tr> <tr> <td>between 12 to 18 months</td> <td>0.80</td> </tr> <tr> <td>between 18 to 24 months</td> <td>0.70</td> </tr> <tr> <td>between 24 to 36 months</td> <td>0.60</td> </tr> <tr> <td>More than 36 months</td> <td>0.50</td> </tr> </tbody> </table> <p>The bidders are, therefore, requested to bid keeping in mind the discount factor.</p>	Payments offered	Discount factor	Cash down	1.00	within six months	0.95	between 6 to 12 months	0.90	between 12 to 18 months	0.80	between 18 to 24 months	0.70	between 24 to 36 months	0.60	More than 36 months	0.50
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8	Selection of best offer	Shall be decided by the Asset Disposal Committee (ADC) to be constituted by SIDBI.																
9	Liability of the purchaser	<ul style="list-style-type: none"> The purchaser shall have to pay the statutory/ government/ other dues, if any, in respect of the assets/property advertised for sale. The Bank does not undertake any responsibility to procure any permission/ license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets. 																
10	Miscellaneous	<ul style="list-style-type: none"> The purchaser will not manufacture at the site after acquisition of any of the hazardous / prohibited items as specified by the Government from time to time. 																

Notes :

1. The Bank would first go for the tender process and thereafter, if required, the auction process would be held. If the results of the tender are satisfactory, auction process would not be held.
 2. In case the highest bid received under the tender process is above the Reserve Price, then negotiations for any enhancement in the offer would be taken up with the highest bidder and as such there would be no need for taking up the auction process.
 3. In case of the highest bid received under the tender process being less than the Reserve Price and the auction process being thereafter taken up, it would be in the form of an open auction wherein all the tenderers present could participate so as to get an offer which will be an improvement over the highest bid.
 4. The Bank will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, the Bank reserves its right to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
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(D) TENDER FORM

To,

The Deputy General Manager/Assistant General Manager
Small Industries Development Bank of India
(Address of concerned office)

**REF. ADVERTISEMENT ISSUED ON ____ IN _____
IN RESPECT OF DISPOSAL OF ASSETS OF _____
TAKENOVER BY SIDBI**

SUBMISSION OF TENDER

I/We, the tenderer/s, do hereby state that, I/we have read the Tender-cum-auction Document and the terms and conditions of tender and the above advertisement and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said conditions. My/Our offer for purchase of the assets as appearing in the Tender-cum-auction Document is as under :

1	Name of the Tenderer (in case of company/firm, also give names of key Directors / partners)	
2	Name of the unit with location for which tender is being submitted	
3	Whether tender is for entire property advertised	Yes/No. If yes, Amount quoted : _____
4	If tender is only for part of the property/assets advertised :	
	Description of assets	Serial No. as mentioned in Tender-cum-auction Document
		Amount quoted (₹)
5	Payment type	1. Entire amount cash down 2. Deferred payment basis <i>(please tick on any one)</i>
6	In case of Deferred Payment	1. Amount of Down payment 2. Schedule for balance payment Date Amount (₹)

7	Personal guarantee offered (in case of Deferred Payment)	
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- I/We further declare that I/We intend to purchase the above referred assets from the Bank for our own use / business and that the information revealed by me/us in this **Tender Form** is true and correct to the best of my/our knowledge and belief.
- I/We agree if any of the statement / information revealed by me/us is found incorrect, my/our tender is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by the Bank and the Bank is at liberty to annul the offer made to me/us at any point of time.
- I/We agree, in the event of acquisition of the site and assets, not to engage in any activity of hazardous / prohibited items as specified by Government of India from time to time.
- I/We also agree that after my/our offer given in my/our tender for purchase of a unit is accepted by the Bank if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfill any/all the terms and conditions of the tender and offer letter, the Earnest Money Deposit paid by me/us along with the tender is liable to be forfeited by the Bank and that the Bank has also a right to proceed against me / us for specific performance of the contract.

Yours faithfully,

**Signature of the tenderer
Authorised Signatory
(M/s. _____)**

[Rubber stamp of the company/firm]

Enclosures : (i) DD/Pay Order No. _____
Dated _____
Drawn On Bank _____
Payable at _____

(ii) **A copy of the tender-cum-auction document duly signed by the tenderer on every page.**

Name of the tenderer _____
Address Office _____
Residence _____

Contact details

Tel. Office _____ Mobile No. _____
Residence _____ e-mail id : _____