



INDIAN RENEWABLE ENERGY DEVELOPMENT AGENCY LTD

CORE 4A, EAST COURT, 1<sup>st</sup> FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

Phone: 011-24682206-15; Fax: 011-24682202 & 05

SALE NOTICE

FOR MOVABLE/IMMOVABLE PROPERTIES UNDER THE SECURITY INTEREST (ENFORCEMENT RULES) 2002 UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 -

**Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) that the below described immovable and movable property of M/s. Ravapati Power Generation Private Limited -Project No.1732, mortgaged/charged to the secured creditor IREDA, the possession of which has been taken by the Authorised Officer of IREDA will be sold by way of auction through closed sealed bid on "As is Where is, 'As is What is", "Whatever there is" and " Without Recourse Basis" for recovery of dues of IREDA**

**Date for submission of BID and EMD is during the period 26-7-2021 to 30.07.2021 till 11.00 AM**

The public generally is invited to bid through sealed cover to be submitted either personally or through duly authorized agent at IREDA Branch office at Hyderabad at # 5-9-21, Ground Floor, Jeevan Prakash (LIC Building) Opposite Secretariat , Saifabad, Hyderabad-500063, Telangana. The intending bidder should submit the duly filled in Bid Form (format available in the website of IREDA ) along with the DD / quoting the UTR No. of NEFT/RTGS remittance towards EMD of the bid amount in a sealed cover addressed to the Authorized Officer IREDA, during the period 26-7-2021 to 30.07.2021 till 11.00 AM. The sealed cover should be superscribed with "**Bid for participating in Auction Sale in the project of M/s. Ravapati Power Generation Private Limited -Project No.1732**" situated at Thakurtola Village, Rajnandgaon Taluk & District in the state of Chhattisgarh The details of auction are as under:

Submission of sealed bid	:	During the period 26.07.2021 to 30.07.2021 till 11.00AM at IREDA Branch Office at Hyderabad
Closed Sealed bid	:	Sealed bid should consist of the following: <ul style="list-style-type: none"><li>• 10% of the bid amount as Earnest Money in the form of Demand Draft favoring Indian Renewable Energy Development Agency Limited (IREDA) payable at New Delhi or quoting UTR number of any NEFT/RTGS remittance.</li><li>• Copy of PAN Card of Bidder (Original need to be shown in the case of Successful bidder)</li><li>• Voter ID/Driving License/Passport of the Representative of the Bidder with Authorization letter.</li></ul> In case of absence of above, bid shall be outrightly rejected.
Opening of bids	:	30.07.2021 at 12.30 PM at IREDA Branch Office at Hyderabad
Deposit of EMD	:	The Successful bidder shall be declared to be the purchaser of property provided that the amount bid by him is not less than the reserve price. Successful/highest bidder shall have to deposit 25% of the bid amount by way of Demand Draft favoring Indian Renewable Energy Development Agency Limited (IREDA) payable at New Delhi or through RTGS mode (Balance 15% only) after declaring as successful highest bidder, after adjusting the earnest money, failing which the earnest money shall be forfeited.
Deposit of balance of sale proceeds	:	The purchaser shall deposit the balance 75% of the sale proceeds to the Authorized Officer, IREDA, Core 4A, East Court, 1 <sup>st</sup> Floor, India Habitat Centre, Lodi Road, New Delhi-110003 on or before 15 <sup>th</sup> day from the date of sale of the property, exclusive of such day, or if the 15 <sup>th</sup> day be Sunday or any other holiday, on the first day after the 15 <sup>th</sup> day., failing which Earnest money and all deposits paid towards sale will be forfeited and IREDA shall have the right to go for fresh sale, without assigning any reason whatsoever.
Forfeiture of EMD and other amounts, deposited	:	In the event of (1) revocation of a bid after the conclusion of an auction, but prior to acceptance of the highest bid by IREDA, or (2) in the event of revocation of a bid after notice of acceptance, or (3) in the event of any default by the Purchaser in the performance of the contract of sale including deposit of balance payment within the time stipulated, Earnest Money and all deposits paid towards sale will be forfeited and IREDA shall have the right to go for fresh sale, without assigning any reason.
Exclusive jurisdiction of Courts/tribunals in New Delhi	:	In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of IREDA shall be final. In such an eventuality, the IREDA shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by IREDA. The exclusive jurisdiction for any disputes shall be courts/ Tribunals in New Delhi only In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty

Postponement of Auction		The Authorized officer may postpone/cancel the Auction Sale proceedings without assigning any reason whatsoever. In case the Auction Sale scheduled is postponed to later before date of sale, it will be displayed on the website of IREDA.						
Caution to Bidders		(i) Properties is being sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”. There is no knowledge of any kind of encumbrance over the property to the Authorized Officer. If after the sale, any encumbrance comes into the knowledge of the Authorized Officer or the Successful Bidder, the same has to be paid / borne by the successful purchaser. No claim of the successful purchaser shall be entertained afterward. (ii) Bidders are requested to verify the Revenue Records and satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bid. (iii) Bidders are requested to go through all the terms and conditions of sale given herein and also in the corresponding public sale notice in the newspapers before submitting the bid and participating in the public auction. (iv) Statutory dues/liabilities etc., due to the Government/Local Body, if any shall be borne by the purchaser(s). (v) Bidders are bound by the principle of caveat emptor (Buyer Beware)						
Bid Submission Format		Bid for participating in Auction Sale in the project of M/s. Rayapati Power Generation Private Limited -Project No.1732 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Sl.No</th> <th style="width: 40%;">Bid Amount (both in digit and words)</th> <th style="width: 45%;">EMD details (both in digit and words)</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p style="text-align: right;">Signature of bidder /Representative of bidder</p>	Sl.No	Bid Amount (both in digit and words)	EMD details (both in digit and words)			
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Below mentioned assets shall not be sold below the reserve price and Bid without Earnest money along with copy of PAN Card/Voter ID/Driving License/Passport will summarily be rejected.

In the event of any dispute arising as to the amount of bid, or as to the bidder, the assets at once be again put up to auction. In case of default of payment within the prescribed period, the property shall be resold, after issue of fresh Sale Notice, the defaulting purchaser forfeits all claims to the property or to any part of the sum for which it may be subsequently sold. All expenses relating to the Stamp Duty, Registration etc. are to be borne by the purchaser.

Sl. No	Description of properties	Date of Possession	Date of Auction. Time and Place (opening of Bids)	Reserve Price	Earnest Money
1.	<p>M/s. Rayapati Power Generation Private Limited -Project No.1732</p> <p><b>(Description of Movable and Immovable Properties)</b></p> <p style="text-align: center;"><b>Schedule A</b></p> <p>The whole of the movables properties of Borrower wherever situate, including and pertaining to 7.5 MW Biomass Power Project, Project No. 1732, at Thakurtola Village, Rajnandgaon Taluk &amp; District In the state of Chhattisgarh and elsewhere including its movables plant and machinery spares, tools, implements and accessories and other movables, both present and future (save and except book debts) whether Installed and or not and whether now lying loose or In cases or which now lying or stored In or about or shall hereafter from time to time during the continuance of security of these presents be brought Into or upon or be stored or be all or about or the Borrower's factories, premises and godowns or wherever the same may be or be held by and party to the order disposition of the Borrower or In the course of transit or on high seas or on order, or delivery howsoever, and wheresoever in the possession of the borrower and either by way of substitution or addition.</p> <p style="text-align: center;"><b>Schedule B</b></p> <p>Properties mortgaged by M/s. Rayapati Power Generation Private Limited</p> <p>1. All those places and parcels of Land admeasuring 1.65 Acres ( 0.665 hectares) in Khasra No. 376 situated at Thakurtole Village, Rajnandgaon Tehsil and district in the state of Chhattisgarh bounded as under;</p> <p style="padding-left: 40px;">On the North by :Land of Shri Ramesh Kumar On the South by :Government Nala On the East :Land of Smt. Renuka Gupta On the West by :Government Nala</p> <p style="text-align: center;">and</p> <p>2. Land admeasuring 3.04 Acres (1.230 Hectare) in Khasra No. 377/1 bounded as under:</p>	08.08.2018	30.07.2021 at 12.30 PM at IREDA Branch office at Hyderabad ad # 5-9-21, Ground Floor, Jeevan Prakash (LIC Building ) Opposite Secretariat, Saifabad, Hyderabad ad-500063, Telangan a	Rs. 366.88 Lac	Rs.36.69 Lac by way of Demand Draft to participate in the bid (being 10% of the reserve price)

	<p>On the North by :Land of Shri Fattu &amp; Junkarl Bal  On the South by :Land of Smt. Renuka Gupta  On the East :Land of Smt. Priti Gupta  On the West by :Land of Shri Ramesh Kumar</p> <p style="text-align: center;">and</p> <p>3. Land admeasuring 3.04 Acres (1.231 Hectare) in Khasra No. 377/2 bounded as under-</p> <p>On the North by :Land of Smt. Sonal Gupta  On the South by :Government Nala  On the East :Government Nala  On the West by :Land of Dr. Sharad Gupta</p> <p style="text-align: center;">and</p> <p>4. Land admeasuring 3.40 Acres (1.376 Hectare) in Khasra No. 383/1 bounded as under-</p> <p>On the North by :Land of Shri Vinay Gupta  On the South by :Government Nala  On the East :Land of Smt. Avadhram  On the West by :Land of Smt. Renuka Gupta</p> <p style="text-align: center;">And</p> <p>5. Land admeasuring 0.90 Acres (0.364 Hectare) in Khasra No. 384 bounded as under-</p> <p>On the North by :Land of Shri Rishidas  On the South by :Land of Smt. Priti Gupta  On the East :Land of Shri Ajay Ali and Sonal Gupta  On the West by :Government Nala</p> <p style="text-align: center;">and</p> <p>6. Land admeasuring 0.25 ½ Acres (0.103 Hectare) in Khasra No. 385/2 bounded as under-</p> <p>On the North by : Land of Shri Ajay Ali  On the South by : Land of Smt. Sukham Bai  On the East :Government Land  On the West by :Land of Renuka Gupta</p> <p style="text-align: center;">and</p> <p>7. Land admeasuring 0.25 ½ Acres (0.103 Hectare) in Khasra No. 385/3 bounded as under-</p> <p>On the North by : Land of Shri Ajay Ali  On the South by : Land of Smt. Sukham Bai  On the East :Land of Smt. Sonal Gupta  On the West by :Land of Smt. Priti Gupta</p>				
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The original Owner/mortgagor whose property is being sold shall take note of it and make efforts from their end in realizing fair market price of the property. IREDA will be free to dispose-off the property at the best viable price.

Inspection of the aforesaid property can be done on 15.07.2021. For further details, if any, please contact the Authorized Officer, IREDA, Core-4A, East Court, 1<sup>st</sup> Floor, India Habitat Centre, Lodhi Road, New Delhi -110003 and at IREDA Branch office at Hyderabad at # 5-9-21, Ground Floor, Jeevan Prakash (LIC Building) Opposite Secretariat, Saifabad, Hyderabad-500063, Telangana.

#### Terms and Conditions

1. Bidders are required to comply with KYC norms and provide self-attested KYC documents at the time of depositing EMD (earnest money deposit) amount. The genuinity of the KYC documents is the sole responsibility of the bidder.
2. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
3. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
4. The property is sold in "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" in all respects. The intending bidders should make enquiry as regards any claim, charges/encumbrances on the properties, of any authority, besides IREDA's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
5. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid/confirmation of sale.
6. The Authorized officer/IREDA will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the property under sale.
7. Prospective bidders are advised to peruse the copies of title deed and also carry out their own inquiries to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property.

8. The Authorized officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc. and without assigning any reason.

**Sd/-**  
**A. Chandra Shekhar**  
**Authorized Officer, IREDA**  
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