

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIAGARH  
(ORIGINAL JURISDICTION)**

C.A. No. 110 of 2024 IN C.P. No. 248 of 2000 (O&M)

**E-AUCTION SALE NOTICE**

Pursuant to order dated **13.12.2024** passed by the Hon'ble High Court of Punjab and Haryana in CA. No.110 of 2024 in C.A. No. 68 of 2024 C.P. No. 248 of 2000 (O&M), sealed offers are invited from the prospective buyers for purchase of the property (i.e. **Land & Building**) of **M/s Herman Milk Foods Limited (In Liqn.)** situated at Village Retgarh @ Fatehgarh, Samana-Patran Road, Tehsil Samana, Distt. Patiala (Punjab) by e-Auction on "as is where is and whatever there is basis". The details of property, date of inspection and Reserve Price & EMD for participating in e-Auction are as under:-

Lot No.	Description of property / assets	Date of Inspection	Reserved Price in Rs. (A)	EMD (in Rs.) (10% of A) (B)
I	Land at Site-1 (87 Kanal 10 Marla or 10.938 Acres or 52937.5 Sq Yds.(Gair Mumkin)) and Factory Building & other constructions	6 <sup>th</sup> & 7 <sup>th</sup> January, 2025	13,48,04,688	1,34,80,469
II	Land at Site-2 (which is 1 km ahead from site-1) 9 Kanal 5 Marla or 1.156 Acres or 5596.25 Sq.Yds. (Agriculture Land))		1,22,82,500	12,28,250
III	Composite Lot (Comprising of Lot No. I & II)		14,70,87,188	1,47,08,719

2. Intending buyers may take inspection of above mentioned assets at the respective place on the above mentioned date **between 11.00 A.M. to 4.00 P.M.**

3. The e-Auction will be conducted through the website <https://olauction.enivida.com> on **30.01.2025** (between 10.30 am to 5.00 PM) with auto time extension of 10 minutes in exigent situation.

4. The bidders should submit their online offers through the website <https://olauction.enivida.com>.

5. The intending buyers should collect the detail information and terms & conditions through the website of Ministry at [www.mca.gov.in](http://www.mca.gov.in) or <https://olauction.enivida.com> and may also take help from the contacts given below (**between 10.00 AM to 4.00 PM**).

- i. Navneet Mishra 9355030630
- ii. Amrendra Kumar 8448288980
- iii. Anshuman Thakur 9355030616

6. The EMD amount (interest free) should be deposited through the modes available on the portal. The last date of request and participation in e-Auction and online submission of EMD is **29.01.2025**.

7. The e-Auction Sale Notice will also be available on website of Hon'ble High Court of Punjab and Haryana Chandigarh i.e. [highcourtchd.gov.in](http://highcourtchd.gov.in).

8. The intending buyer for **Composite Lot** must have to quote separate offer for each lot.

9. The offer/tender/sale is subject to the confirmation by the Hon'ble High Court of Punjab and Haryana at Chandigarh.

PLACE: CHANDIGARH  
DATED: 24/12/2024

o/c

(ANUPAM VASHISTA)  
OFFICIAL LIQUIDATOR  
Attached to Punjab and Haryana  
High Court, Corporate Bhawan, 2<sup>nd</sup> Floor,  
Plot No. 4 B, Sector 27 B, Madhya Marg, Chandigarh  
Phone: 0172-2659875  
E-mail ID: [ol.chandigarh@mca.gov.in](mailto:ol.chandigarh@mca.gov.in)

**TERMS & CONDITIONS OF SALE ON 'AS IS WHERE IS AND WHATEVER THERE IS BASIS' IN THE MATTER OF M/S HERMAN MILK FOOD LIMITED (IN LIQUIDATION) SITUATED AT VILLAGE RETGARH @ FATEHGARH, SAMANA-PATRAN ROAD, TEHSIL SAMANA, DISTT. PATIALA (PUNJAB).**

C.A. No. 110 of 2024 in CA No. 68 of 2024 in CP No. 248 of 2000(O&M)

1	<b>Preliminary:</b> The Hon'ble High Court of Punjab and Haryana at Chandigarh has permitted the Official Liquidator to sell the Scheduled properties by inviting competitive bids through e-Auction to be conducted by selling agent namely M/s Railtel Corporation of India limited {A Miniratna Central Government(PSU)} under Ministry of Railway, GOI, on website: <a href="https://olauction.enivida.com">https://olauction.enivida.com</a>
2	<b>Definitions and Abbreviations:</b> Unless the context otherwise requires under the "Terms and Conditions of the e-auction Sale" the following words wherever appear means:
2.1	"Scheduled Property" means property described in the Sale Notice/ Schedule-1.
2.2	"Bidder(s)/ "Purchaser(s)" means any person being an Individual or Proprietor or Partnership firm or LLP or company and who is paying the Earnest Money Deposit ("EMD") and getting registered with e-Nivida. Bidder(s)/Purchaser(s) while being used interchangeably, shall be deemed to mean and include his/her/ their/its legal heirs, legal representatives, successors in interest and permitted assignee, as the case may be.
2.3	"EMD" means "Earnest Money Deposit" and /or "Pre-Bid EMD" to be paid as described in the e-Auction catalogue to qualify for participation in e-auction.
2.4	"High Court" means the "Hon'ble High Court at Chandigarh".
2.5	"RCIL-e-Nivida" means "Railtel Corporation of India Limited" and further means "Service Provider/ Selling Agent".
2.6	"Sale Notice" means the Auction Sale Notice published in the Newspapers and uploaded in the website of <a href="http://www.mca.gov.in">www.mca.gov.in</a> , & High Court of Punjab and Haryana at <a href="http://highcourtchd.gov.in">highcourtchd.gov.in</a> , which shall also include other information i.e., "Terms and Conditions of Sale" governing the e-auction sale, Know Your Customers (KYC) documents, required particulars for Online Registration of Bidders, and all other information and document hosted on webpage: <a href="https://olauction.enivida.com">https://olauction.enivida.com</a> for guidance of the Bidders.
2.7	"Seller" means the Official Liquidator attached to the Hon'ble High Court of Punjab and Haryana at Chandigarh
2.8	"The person(s)" means and includes legal person" interested in submitting quotations/ offers.
3	<b>Inspection of Property</b> Prospective Bidders may carry out inspection of the scheduled properties on the scheduled dates and time only as given in the sale notice.
4	<b>Buyer beware</b>

4.1	Property is being sold on "as is where is & whatever there is basis". Bidders are advised to ascertain on their own all information about the nature of right and title, survey/ Municipal Corporation/ Industrial Plot Nos. and respective maps, extent/ area of land, boundaries, statutory sanctions or approval and all other dues 'statutory/ other' with respect to immovable property prior to submission of bid in the e-Auction. No dispute in this regard will be entertained by the Seller/ Selling Agent after submission of bids. The Bidder will not raise any dispute regarding the terms and conditions of the e-auction or about the particulars of the scheduled property or contest the same once he has been declared as the successful Bidder.
4.2	Any "Bid" made shall be deemed to have been submitted after complete satisfaction of the title, status, condition, quantity and quality etc., of the scheduled properties. Conditional offers/bids shall not be accepted. Amendment to the offers/bids shall not be permitted after the closure of e-auction. The rule of caveat emptor is applicable.
<b>5</b>	<b>Earnest Money Deposit (EMD)/Pre-Bid EMD</b>
5.1	The Earnest Money Deposit (EMD)/ Pre-Bid EMD needs to be paid by the participating bidders through <u>e-Payment Gateway</u> , and no other payment mode will be entertained. Only the registered customers who will submit the online EMD within the aforesaid period will be able to participate against the above mentioned lot/s in this e-auction. The EMD of the successful bidders will be transferred to the Official Liquidator <u>electronically through payment Gateway</u> . The entire PRE BID EMD of the successful bidders will be forfeited automatically, if the highest bidder fails to pay the required Post-Bid Payment for the lot awarded to them. <b>The PRE BID EMD of the unsuccessful parties will be refunded. No interest is payable on the Pre-Bid EMD/EMD.</b>
5.2	Bidder/s who do not submit the online pre-bid EMD would not be eligible to participate in e-Auction.
<b>6</b>	<b>Submission of Offers</b>
6.1	The person(s) interested in submitting quotations/offers shall submit the offers online through e-auction website: <a href="https://olauction.enivida.com">https://olauction.enivida.com</a> The offer/ bid submitted in other mode shall not be entertained.
6.2	Bidders are required to complete the registration formalities with e-Nivida before payment of the interest free EMD/pre-bid amount on or before three days prior to schedule date and time as prescribed in Schedule 2.
6.3	The prospective bidders should comply with KYC norms. All financial transaction towards e-auction sale of scheduled property must be made only through the bank account.
<b>7</b>	<b>e-Auction</b>
7.1	e-Auction Result/Status: Status of bids must be personally seen by the Bidders online through the "Completed Auction" immediately after closing of e-Auction. Highest Bid is subject to approval of Hon'ble High Court at Chandigarh and there by securing the status of highest bidder confers no right so as to demand the automatic confirmation of sale in favour of highest bidder.
7.2	Email Address of Bidders must always be kept valid, failing which Bidders will be liable for non-compliance of payment or any other instruction required to be issued by e-Nivida to them via email.

7.3	The Sale will be governed by the Material List i.e. guidelines for online registration of intending bidders and all other information/ documents hosted on web page for guidance of intending bidders and pertaining to the e-auction sale & "Terms & Conditions" (hereafter referred as TC for brevity) displayed on the "Published Auctions". The Material List & TC displayed under "Published Auctions-View Auctions Document" on e-Nivida e-Auction Website are tentative and subject to change at Seller's /e-Nivida sole discretion before the start of e-Auction. Bidders should therefore download the Material List and TC displayed only under "View Auctions Document" for their record purpose, if required. Participation in the e- Auction will be deemed to imply that the Bidders have made themselves thoroughly aware of and accepted the TC, and Material List. Seller /e-Nivida shall have the right to issue addendum to the TC or Material List to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original TC. In this regard, the prospective bidders are advised to keep a close watch on the e-Nivida website to take notice of such addendum/s, if any.
7.4	During Live Auction, only brief Lot details will be shown under "Live Auctions" Tab where Bidders are required to bid under "My Bid ". The detailed "Lot Description" can be seen by the Bidders by clicking on the "View Auctions" and it shall be the responsibility of the Bidders to see the " Lot Description" before bidding and no representation /complaint from the Bidders in this regard will be entertained by e-Nivida/ Seller.
7.5	It will be the Bidder's responsibility to personally see the result of e-Auction by seeing the "Completed Auction" from the Web site, which will be displayed after login.
7.6	The Bidders shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/ representation will be entertained by SELLER/ e-Nivida in this regard. Bidders must be careful to check the Bid Amount/No. of '0'/No. of Digits, etc., and if required, rectify their bid before submitting the Bid into the live e-Auction floor by clicking the 'Submit Bid' Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for the Lot, this will be displayed by way of a WARNING MESSAGE on the Bidder's screen. There is no provision for putting Bids in decimals.
8	<b>Acceptance of the highest (H-1) bid</b>
8.1	Acceptance of the highest (H-1)bid is subject to approval/ confirmation by the Hon'ble High Court and securing the status of highest Bidder, confers no right, so as to demand the automatic confirmation of sale in his/her favour.
8.2	The Official Liquidator shall submit a report along with the e-auction result before the Hon'ble High Court at Chandigarh soon after conclusion of e-auction for approval of sale in favour of highest Bidder. The Hon'ble Court may approve the highest bid considering the adequacy of price in light of the valuation report, and other relevant facts as may be deemed fit and proper by the Court. The sale shall stand confirmed only after payment of the entire bid amount as approved by the Court and Taxes as may be applicable over and above the bid amount. Upon approval of highest bid, the highest Bidder will be informed about the same by e-Nivida via <u>online system</u> .

8.3	Once the bid is accepted by the Hon'ble High Court, e-Nivida will transfer the amount of EMD to the account of the Official Liquidator, Chandigarh by way of demand draft/pay order drawn in favour of "Official Liquidator, Chandigarh" payable at Chandigarh forthwith on request of officer from Official Liquidator to transfer/refund of EMD's.
8.4	25% of the bid amount to be deposited with the Official Liquidator, Chandigarh by the successful bidder within <b>7 days</b> from the date of acceptance of H-1 bid by Official Liquidator, failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.
8.5	The entire due balance payment will have to be paid by the successful Bidder to the Official Liquidator, Chandigarh within <b>60 days</b> of confirmation of H-1 bid by the Hon'ble High Court, The buyer shall adjust the pre- bid EMD/EMD with this payment.
8.6	The highest Bidder will not be entitled to assign their right to buy the scheduled property to any third party or nominate any third party, once they are declared to be the successful Bidder. In other words, the Sale will be made only to the successful Bidder and not to any third party.
<b>9</b>	<b>Forfeiture of EMD, etc.</b>
9.1	The Seller reserves the right to forfeit any amount/money lying with e-Nivida/Seller from the successful Bidder who defaults in making the due payments against the e-Auction even though such amount/money may be lying with Seller/e-Nivida and payable to the said party against any other contract/transaction.
9.2	The successful Bidder shall pay full and final bid amount along with Taxes as may be applicable, within the time prescribed in <b>Schedule No. 2</b> , failing which the EMD amount remitted, will stand forfeited and will be credited to the Account of the Official Liquidator, Chandigarh by e-Nivida-Railtel.
<b>10</b>	<b>Delivery of Possession &amp; Confirmation of Sale</b>
10.1	The possession of the properties shall be handed over to the successful purchaser/Bidder vide " <b>Possession Memo</b> " upon payment of full and final sale consideration
10.2	The scheduled property shall remain in every respect at the entire risk of the BUYER from the date of issue of "Possession Memo" by the SELLER.
10.3	Delivery of the scheduled properties as covered in this e-auction will be made on " <b>as is where is &amp; whatever there is basis</b> ".
10.4	The sale deed will be executed/done in favour of the purchaser after the sale is confirmed by the Hon'ble High Court in favour of the successful auction purchaser
<b>11</b>	<b>Submission of draft Sale Deed for approval (wherever applicable)</b>
11.1	The purchaser/s of immovable properties shall submit a draft of Sale Deed to the Official Liquidator for execution with authentic boundary, survey No. / Corporation No., Survey map and all other relevant information for proper identification of the sold property within a maximum period of <b>4 months</b> from the date of handing over of the possession of the property to the purchaser.
11.2	It shall be the absolute responsibility of the respective purchaser to furnish the authentic boundary, survey No./ Corporation No., Survey map and all other relevant information for proper identification of the sold property. The sale deed(s) shall be executed at the risk and cost of the purchasers. The cost of stamp duty, registration/transfer and all types of other dues and charges levied by any authority relating to transfer of property shall be borne by the purchaser.
<b>12</b>	<b>Taxes, etc.</b>

12.1	Successful Bidder/purchaser shall pay all taxes as may be applicable, over and above the approved bid amount.
13	<b>General</b>
13.1	The sale will be subject to further modification/ alteration of terms and conditions of sale as the Hon'ble High Court may deem fit and proper.
13.2	The Hon'ble High Court may withdraw the sale and decline to accept any offer including the highest offer without assigning any reason thereof.
13.3	No Court other than the Hon'ble High Court at Chandigarh will have the jurisdiction to deal with any matter arising out of the sale proceedings.
13.4	The instant Sale Notice shall stand as public notice and notice to secured creditor/s, petitioner/s, contributories and any other stakeholder in the company. Any kind of objection with respect to subject matter of sale must be brought to the notice of the Hon'ble Court before confirmation of sale. No objection of any kind shall be entertained thereafter.
13.5	The information in respect of the scheduled property have been stated to the best of the knowledge from the available records. The Seller/e-Nivida, however, shall not be responsible for any error, mis-statement or omission in the said particulars. The Bidders are therefore, requested to verify the same, in their own individual interests before submitting the Bids.

**SCHEDULE No.-2**

**Events of e-Auction:-**

<b>Sr. No</b>	<b>Events</b>	<b>Dates and descriptions</b>
1	Last date and time for Bidder's EMD Submission.	On or before <b>29.01.2025</b> at 4.00PM
2	Inspection of the scheduled properties	<b>6<sup>th</sup> &amp; 7<sup>th</sup> January, 2025</b> between 11.00 A.M. to 4.00 P.M.
3	Pre-Bid EMD / EMD	As specified in schedule 1.
4	Payment Schedule	25% of the bid amount after to be deposited with the Official Liquidator, Chandigarh by the successful bidder within <u>7</u> days from the date of acceptance of H-1 bid failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.
5	Opening Bid/Start price	Reserve Price given in Sale Notice/Schedule-1.
6	Mode of Payment for EMD and all other payments.	NEFT/RTGS/E-Payment gateway to M/s RailTel Corporation India Ltd. Account.
7	Mode of payments of balance sale proceeds to Official Liquidator, Chandigarh for security deposit & Bid amount.	Demand draft/pay order drawn in favour of "Official Liquidator, Chandigarh" payable at Chandigarh.
8	Last date and time for online payment of EMD	As mentioned above.
9	Scheduled Date & time of opening and closing of e-Auction for each Lot	<b>Opening at 30.01.2025 at 10.30 AM</b> <b>Closing at 30.01.2025 At 5.00 PM</b>
10	Minimum Bid Increment	1% of the Reserve Price.
11	Intimation to securing the position of the H-1 Bidder (highest bidder)	Immediately after completion of e- Auction on website in the User login.
12	Online Auction Processing Fee	Successful / H-1 bidder has to pay Rs.30,000/- per Item/auction + Applicable GST, through the e-Payment Gateway/DDs
13	Full and final Payment of Bid amount by successful Bidder	60 days from the date of confirmation of H-1 Bid by Hon'ble High Court, Chandigarh
14	Refund of EMD of unsuccessful Bidders	All other EMD will be refunded except for H-1
15	Delivery of possession of the property.	Upon payment of full and final sale consideration.
16	Execution of sale deed/deed of assignment	Upon payment of full and final sale consideration and confirmation of sale by the Hon'ble High Court
17	Contact person in the office of Official Liquidator for inspection of scheduled property (ies)	Official Liquidator, Chandigarh  Phone No. 0172-2659875
18	Contact Person in the office of eNivida for any query regarding online registration or for bidding etc.,	i. Navneet Mishra- 09355030630 ii. Amrendra Kumar-0844828898 iii. Anshuman Thakur-- 09355030616

SCHEDULE No.-3

Seller's Details:

<b>Seller's Name</b>	OFFICIAL LIQUIDATOR ATTACHED TO THE HON'BLE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH
<b>Location</b>	Corporate Bhawan, Plot No. 4 B, 2 <sup>nd</sup> Floor
<b>Street</b>	Sector 27-B, Madhya Marg
<b>City</b>	Chandigarh-160019
<b>Country</b>	INDIA
<b>Telephone</b>	0172-2659875
<b>Email</b>	<a href="mailto:ol.chandigarh@mca.gov.in">ol.chandigarh@mca.gov.in</a>
<b>Web page</b>	<a href="http://www.mca.gov.in">www.mca.gov.in</a> <a href="http://highcourtchd.gov.in">highcourtchd.gov.in</a>

\*\*\*\*\*THE END\*\*\*\*\*



ANUPAM VASHISTA)  
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2<sup>nd</sup> Floor, Plot No. 4-B, Sector -27-B  
Madhya Marg, Chandigarh-160019  
Phone No. 0172-2659875  
E-mail- [ol.chandigarh@mca.gov.in](mailto:ol.chandigarh@mca.gov.in)

Place:- Chandigarh

Dated :- 24/12/2024