

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“**The SARFAESI Act, 2002**”) read with proviso to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties [“Secured Asset(s)"] mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Fullerton India Credit Company Limited (“Secured Creditor”), will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. The immovable asset(s) are being sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” and shall not be sold below the Reserve Price as mentioned.
2. The auction of the immovable asset(s) will be conducted on Web portal through **M/S E-Procurement Technologies Limited (“Service Provider”)** of **Secured Creditor** at the web portal (“<https://fullertonindia.auctiontiger.net>”). The E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are also available on the Web portal of the Service Provider. The tenderer(s) / bidder(s) are advised to go through the website of the Service Provider for detailed terms and conditions of the e-auction sale before submitting their bid for taking part in the said e-auction.
3. To the best of knowledge and information of the Authorised Officer/Secured Creditor, there is no encumbrance on the Secured Asset(s). However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of said Secured Asset(s) and claims/rights/dues/affecting the Secured Asset(s), prior to submission of their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Authorised Officer/Secured Creditor and the Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The Secured Asset(s) are being sold with all the existing and future encumbrances whether known or unknown to the Authorised Officer/Secured Creditor.
4. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues in connection with said Secured Asset(s). It shall be the responsibility of the interested purchaser(s)/bidder(s) to inspect and satisfy themselves about the Secured Asset(s) before submission of the bid. The intending bidder(s) may contact the authorised person(s) for inspection of the Secured Asset(s) by taking prior appointment.
5. The intending purchasers/bidders are required to deposit Earnest Money Deposit amount (EMD) either through NEFT/ RTGS in the Account No. 022805000932, ICICI Bank Account - Fullerton India, IFSC Code: ICIC0000228 or by way of demand draft drawn in favor of “Fullerton India Credit Company Limited”.
6. The intending bidder(s) shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID & password shall be conveyed by the Service Provider through an e-mail. The intending bidder(s) may contact the Service Provider i.e. Mr. Vijay Shetty- 9619002431 at vijay.shetty@auctiontiger.net
7. The intending bidder(s) shall furnish the details of EMD deposited like UTR number and date and also submit a Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport/Adhaar Card etc., (ii) Current Address-Proof for communication, (iii) PAN card, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) etc. to the Authorised Officer/Authorised Person(s) of the Secured Creditor on or before the last date of submission of EMD.

8. The names of the eligible purchaser(s)/bidder(s), will be communicated by the Authorised Officer/ authorised person of Secured Creditor through Service Provider and the Service Provider will provide the User ID & Password after due verification of KYCs of the Eligible purchaser(s)/bidder(s).
9. The E-Auction of the Secured Asset(s) shall be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each Secured Asset. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder, and a communication to that effect will be issued subject to approval by the Authorised Officer/Secured Creditor.
10. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded without any interest. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and immovable asset shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of immovable asset /amount.
11. The qualified purchaser(s)/bidder(s) may avail online training on e-Auction from the Service Provider prior to the date of e-Auction. It is pertinent to mention here that neither the Authorised Officer/ Secured Creditor nor the Service Provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested purchaser(s)/bidder(s) are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
12. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duty/additional stamp duty/transfer charges, fee, all the statutory/non-statutory dues, taxes, rates, assessment charges, fee etc. owing to anybody in connection with the said Secured Asset(s).
13. The Authorised Officer/Secured Creditor is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any Secured Asset or portion thereof from the auction proceedings at any stage without assigning any reason there for. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). The sale shall be subject to the provisions of the SARFAESI Act, 2002 read with Security Interest (Enforcement) Rules 2002 as amended from time to time.
14. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the Secured Asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorised officer. Further, the sale certificate will be issued in the name of the purchaser(s) only and will not be issued in any other name(s).
15. The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/ conditions prescribed under the SARFAESI Act, 2002.

SD-
Authorized Officer
Fullerton India Credit Company Limited

PROPERTIES UNDER AUCTION

Immovable Asset(s) # Ref – 1

Details of Borrower(s) and Guarantors	:	<p>1) M/S. LEEWAY CABS PRIVATE LIMITED UNIT NO 203 A WING, SUPREME BUSINESS PARK HIRANANDANI POWAI MUMBAI – 400076</p> <p>2) Mrs. NAMITA SANJAY SINHA 1101 SOMERSET CHS LTD, OFF A S ROAD OPP DMART POWAI, MUMBAI– 400076</p> <p>3) Mr. SANJAY SINHA 1101 SOMERSET CHS LTD, OFF A S ROAD OPP DMART POWAI, MUMBAI– 400076</p> <p>4) M/S. LEEWAY LOGISTICS PVT LTD UNIT NO 203 A WING, SUPREME BUSINESS PARK HIRANANDANI POWAI MUMBAI – 400076</p> <p>Loan Account Numbers: 166237200000910 & 16620311021061</p>	
Details of the immovable Asset(s)	:	<p>Unit No. 203, 2nd Floor, A-Wing, Supreme, Business Park, Behind Lake Castle, Powai, Mumbai 400 076.</p>	
Details of Demand Notice and Outstanding Amount (Secured Debt)	:	<p><u>Date Of Demand Notice U/S 13(2):</u> October 14, 2016</p> <p><u>Amount Of Demand Notice U/S 13(2):</u></p> <p>Rs. 20,06,81,550/- (Rupees Twenty Crore Six Lakhs Eighty One Thousand Five Hundred Fifty Only) due as on September 30, 2016</p>	
Reserve Price and Earnest Money Deposit (EMD)	:	<p><u>Reserve Price:</u> Rs. 4,80,00,000/- (Rupees Four Crore Eighty Lakh Only)</p> <p><u>Emd Amount:</u> Rs. 48,00,000/- (Rupees Forty Eight Lakh Only)</p>	<p><u>Last Date Of Emd Submission:</u> 23.09.2020</p> <p><u>Details Of Contact Person:</u> Mr. Prashant Ohal – 9987580515 prashant.ohal@fullertonindia.com Mr. Mangesh Patil - Mobile: 8082054151 mangesh.patil1@fullertonindia.com</p>
Details of Public Notice and Auction	:	<p><u>Date Of Auction:</u> 25.09.2020</p> <p><u>Incremental Value:</u> Rs.5,00,000/- (Rupees Five Lakhs only)</p>	<p><u>Time Of Auction:</u> 11:00 AM To 01:00 PM (Unlimited Extension Of 05 Minutes Each)</p> <p><u>Public Notice:</u> 1) Times of India 2) Maharashtra Times Published On September 03' 2020 At Mumbai</p>

Immovable Asset(s) # Ref - 2

Details of Borrower(s) and Guarantors	: 1. VILISH R PATEL 2. KHYATI VILISH PATEL Address at: FLAT NO. 503, "GOVIND PALACE" ATHWALINES, SURAT (GUJRAT)-395007 Also At:- SHOP NO. 119,120 & 121, BELGIUM TOWER, RING ROAD, DELHI GATE, SURAT (GUJRAT)-395002 Loan Account Number: 174326600000020	
Details of the immovable Asset(s)	: All the property bearing Unit/Office No. T-119/B, 120 & 121 on the 1st Floor admeasuring 2156 Sq. Fts., Along with Undivided Share in the Land of " Belgium Tower of Silver Plaza Complex ", Situated at City Survey Nondh No. 4824/A, City Survey ward No.7, admeasuring aggregate 13044 Sq. Meters, Delhi Gate, Ring Road, City of Surat.	
Details of Demand Notice and Outstanding Amount (Secured Debt)	: <u>Date of Demand Notice u/s 13(2):</u> 4 th JUNE 2020 <u>Amount of Demand Notice u/s 13(2):</u> Rs. 90,69,268.00 (Rupees Ninety Lakhs Sixty Nine Thousand Two Hundred Sixty Eight Only) of notice Payable together with further interest and other expenses thereon till the date of realization.	
Reserve Price and Earnest Money Deposit (EMD)	: <u>Reserve Price:</u> Rs 85,00,000/- (Rupees Eighty Five Lakhs Only)	<u>Last date of EMD submission:</u> 13-October-2020
	<u>EMD Amount:</u> Rs.8,50,000 /- (Rupees Eight Lakhs Fifty Thousand Only)	<u>Details of Contact Person:</u> siddharth.singh@fullertonindia.com 7891119990. amol.sambhus@fullertonindia.com 9979889076
Details of Public Notice and Auction	: <u>Date of Auction:</u> 15th October, 2020	<u>Time of Auction:</u> 11 AM to 01 PM (Unlimited extension of 05 minutes each)
	<u>Incremental Value:</u> Rs. 1,00,000/- (Rupees One Lakhs Only)	<u>Public Notice:</u> 1) Sushila Times 2) Janadesh Published on September 5th September , 2020 at Surat.