

Fullerton India Credit Company Limited,

1 B, 4th Floor, Pusa Road, Old Rajender Nagar, Delhi - 110060

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR SALE

PUBLIC NOTICE FOR SALE OF SECURED ASSET BY E-AUCTION UNDER RULE 8(5) & (6) AND 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 READ WITH SECTION 13 (4) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as “**SARFAESI Act**”) and Rule 8 and 9 of Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as “**Rules**”) for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Fullerton India Credit Company Limited (hereinafter referred to as “**FICCL**”) has decided to conduct the sale secured asset (immoveable property), the possession of which had been taken by the Authorised Officer of the Secured Creditor under S. 13 (4) of SARFAESI Act, described herein below on “**AS IS WHERE IS BASIS**” and “**AS IS WHAT IT IS BASIS**” and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold by E- Auction:

a) **Description of the immoveable property to be sold:**

All that which is Part and parcel offreehold builtupproperty and land situated at Khasra No. 510/ 1 (2-4), Khasra No. 511/1 (5-5) and Khasra No. 511/2/1, Village Rajokari, New Delhi – 110038. (10050 Sq. Yards approx. as per the sale deeds). (Title/Sale deeds of all the three properties stands deposited to create equitable mortgage).

The builtup portion of the property is having total constructed area of approximately 14650 square feet.

The property is ready to use.

The immoveable property is located at Village Rajokari, New Delhi – 110038 and is situated at a good approach road for all kind of vehicles.

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the said immovable property through the provisions of SARFAESI Act and the Rules thereto.

- b) **Secured Debt for recovery of which the aforesaid property is being sold:**
- c) Total Rs. 24,41,07,779/- (Rupees Twenty Four Crore Forty One Lakh Seven Thousand Seven Hundred Seventy Nine Only) inclusive of Rs.24,35,59,779/- Demand Amount till 30.04.17 & Rs.5,48,000/- Legal expenditure/cost) and further interest and other costs/expenses thereon till the date of realization.

- d) **Reserve Price (Earlier reserve price stands revised since earlier Public/e-Auction has failed), below which the property will not be sold:**

Rs.22,00,00,000/- (Rupees Twenty Two Crore only)

- e) Incremental Value – Rs. 5,00,000/- (Five Lac only)

- f) **Date & Time of e-auction:**

20.10.18 at 11:00 am to 01:00 pm (with extensions of 5 minute each time).

Date and Time for submission of request letter of participation / KYC Documents/Proof of EMD etc :

On or before dated 18.10.18 before 05:00 pm.

- g) **Deposit of earnest money:**
Rs.2,20,00,000/- (Rupees Two Crore Twenty Lakh only). (Details and procedure for depositing the earnest money has been mentioned below).

- h) **Description of the loan account number and borrowers which appears to be material for a purchaser to know:**

Loan Account Number 166503110086880

Borrowers:

1. Mr. Ashok Mahindru, ;

2. Mr. Ashutosh Mahindru,

3. Mrs. SadhnaMahindru,

All above having address at : P-10/8, Akashneem Marg, DLF Phase 2, Gurgaon, Haryana – 122002.

4.M/s Advance Surfactats

5.M/s Eman Holdings Pvt. Ltd.,

6.M/s Sakar Portfolio Pvt. Ltd.,

7.M/s Ace Detergent Pvt. Ltd.

8.M/s Delhi Detergent Pvt. Ltd.

9.Shri Krishna Tankers Pvt.

All above having their corporate/registered address at;511/2/1, Rajokari, New Delhi.

Detailed Terms and Conditions of the E-auction are as under:

- 1.** E-Auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS BASIS**” and will be conducted “On Line”. The auction will be conducted through the FICCL’s approved service provider **M/S e-Procurement technologies limited, Ahmedabad** at the web portal <https://fullertonindia.auctiontiger.net>. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites <https://fullertonindia.auctiontiger.net>.
- 2.** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the FICCL. The property is being sold with all the existing and future encumbrances whether known or unknown to the FICCL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- 3.** The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS in the Account No.022805000932, E AUCTION ACCOUNT FICCLT, IFSC Code: ICIC0000228 or by way of demand draft drawn in favour of Fullerton India Credit Company Limited, drawn on any **Nationalized or Scheduled Bank**.
- 4.** Bidders 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 by **M/S e-Procurement technologies limited Ahmedabad** may be conveyed through e-mail. Contact – Mr. Kushal Kothary-079-68135416/17/18, Nitish Jha –7982880393. Email [id-support@auctiontiger.net](mailto:support@auctiontiger.net), delhi@auctiontiger.net.
- 5.** The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Fullerton India Credit Company Limited, 1 B, 4th Floor, Pusa Road, Old Rajender Nagar, Delhi – 110060 by **18.10.2018 before 5:00 PM**. Scanned copies of the original of these documents can also be

submitted to e-mail id bhupender.tanwar@fullertonindia.com of Authorized officer. Authorized Officer is contactable on 8826205836 for any query and inspection of property.

- 6.** Names of the Eligible Bidders, will be identified by the FICCL to participate in online e-auction on the portal (<https://fullertonindia.auctiontiger.net>). **M/S e-Procurement Technologies Limited Ahmadabad** will provide User ID & Password after due verification of PAN of the Eligible Bidders.
- 7.** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor who are contactable at 8826205836 or 9717739880.
- 8.** The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property 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 property. 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 through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
- 9.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. 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 property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- 10.** The prospective qualified bidders may avail online training on e-Auction from **M/S e-Procurement technologies limited** prior to the date of e-Auction. Neither the Authorised Officer/ FICCL nor **M/S e-Procurement Technologies limited** 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 bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.

11. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

12. The Authorised Officer/FICCL 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 property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

13. 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).

14. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Authorized Officer

Place: Delhi

Date: October 3, 2018