

Fullerton India Credit Company Limited,

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

E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT
OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) 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 described immovable property mortgaged/charged to the Secured Creditor, the physical 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 **09.01.19 at 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)**, for recovery of **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, due to the Fullerton India Credit Company Limited/Secured Creditor from the Borrowers namely Mr. Ashok Mahindru, Mr. Ashutosh Mahindru, Mrs. Sadhna Mahindru, All having address at: P-10/8, Akashneem Marg, DLF Phase 2, Gurgaon, Haryana – 122002 & M/s Advance Surfactats, M/s Eman Holdings Pvt. Ltd., M/s Sakar Portfolio Pvt. Ltd., M/s Ace Detergent Pvt. Ltd., M/s Delhi Detergent Pvt. Ltd., M/s Shri Krishna Tankers Pvt. All having their corporate/registered address at;511/2/1, Rajokari, New Delhi.**The reserve price will be **Rs. 19,80,00,000/- (Rs. Ninteen Crore Eighty Lakh Only)** and the earnest money deposit will be **Rs 2,00,00,000/- (Rs. Two Crore Only) Incremental Value Rs.5,00,000/- (Rupees Five Lakh only)**

DETAILS OF MORTGAGED IMMOVABLE PROPERTY

All that which is Part and parcel of freehold built-up property 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 built-up portion of the property is having total constructed area of approximately 14,650 square feet.

The property is ready to use.

The immovable 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.

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

09.01.19 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 07.01.19 before 05:00 pm.

Detailed terms and conditions of the sale, are as below and the details are also provided in our/Secured Creditor's website at the following link/website address <https://fullertonindia.auctiontiger.net>.

Terms and Conditions of the E-auction:

- 1.** E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "Online". 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 Authorized 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, 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, office at: 1 B, 4th Floor, Pusa Road, Old Rajender Nagar, Delhi – 110060 by **07.01.2019 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: December 19, 2018