



Fullerton India Credit Company Ltd

Floor 6, B Wing, Supreme IT Park, Supreme City, Behind Lake Castle, Powai, Mumbai 400 076

E-AUCTION SALE NOTICE

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 & UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 OF 15 DAYS FOR SALE OF SECURED ASSET PROPERTY MORTGAGED WITH FULLERTON INDIA CREDIT COMPANY LIMITED

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 **February 25, 2019 at 12:00 noon to 01:00 pm (with unlimited extensions of 5 minute each)**, for recovery of **Rs. 10,59,02,620/- (Rupees Ten Crores Fifty Nine Lakhs Two Thousand Six Hundred Twenty Only)** against Loan A/c No 166237200000530 & Loan A/c No 166237200000560 due as on 17th August 2016 and further interest and other expenses thereon till the date of realization due to the **Fullerton India Credit Company Limited/Secured Creditor** from the Borrowers as mentioned in the table below.

Date & Time of e-auction: February 25, 2019 at 12:00 Noon to 01:00 pm (with unlimited extensions of 5 minute each).

Date and Time for submission of request letter of participate / KYC Documents/Proof of EMD etc :February 22, 2019 before 05:00 pm.

Sr. No	Borrower Name & Address	Details of mortgaged immovable property	Reserve price EMD	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
			Incremental Value (Rs.)	
	1. M/S. SUNSHINE CATERERS PRIVATE LIMITED Unit No 601 B & 602, 6TH FLOOR VIKAS CENTRE DR C G ROAD ,NEAR BASANT CINEMA,CHEMBUR EAST, MUMBAI – 400074 Also at M/S. SUNSHINE CATERERS PRIVATE LIMITED BUNGLOW NO 1-BASANT VIHARCOMPLEX,NEAR DR C G ROAD, MUMBAI – 400074	Secured Asset 1. Unit 601 B, 6TH FLOOR, VIKAS COMPLEX NEAR BASANT CINEMA, DR C G ROAD, Chembur East, MUMBAI – 400074 Carpet Area : 1720sqft(approx) Car Park : 1 No	Reserve Price Rs. 3,60,00,000/- (Rupees Three Crores Sixty Lakhs Only) EMD : Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) Incremental Value Rs. 2,00,000/- (Rupees Two lakhs Only)	Outstanding Dues:Rs. 10,59,02,620/- (Rupees Ten Crores Fifty Nine Lakhs Two Thousand Six Hundred Twenty Only) against Loan A/c No166237200000530 &Loan A/c No 166237200000560 due as on 17th August 2016 and further interest and other expenses thereon till the date of realization. Legal Charges along-with Publications Rs 2,50,000/- Total Outstanding :Rs106152620/- (Rupees Ten Crores Sixty One Lakhs Fifty Two Thousand Six Hundred Twenty Only)
	2. MR. ARUNKUMAR AGRAWAL 3. MRS. SUNITA AGRAWAL & 4. MR. PALASH AGRAWAL, all residing at -BUNGLOW NO 1-BASANT VIHAR COMPLEX,NEAR DR C G ROAD,MUMBAI – 400074	Secured Asset 2. Unit 602, 6TH FLOOR, VIKAS COMPLEX NEAR BASANT CINEMA, DR C G ROAD, Chembur East, MUMBAI – 400074. Carpet Area : 2377sqft (approx) Car Park : 2 No's	Reserve Price Rs. 4,95,00,000/- (Rupees Four Crores Ninty Five Lakhs Only) EMD : Rs.49,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) Incremental Value Rs. 3,00,000/- (Rupees Three Lakhs Only)	

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>).

- 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 Fullerton India'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/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 Fullerton India. The property is being sold with all the existing and future encumbrances whether known or unknown to Fullerton India. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of 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, ICICI Bank Account - Fullerton India, IFSC Code: ICIC0000228 or by way of demand draft drawn in favor of Fullerton India Credit Company Ltd , 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. Vijay Shetty- 9619002431. Email vijay.shetty@auctiontiger.net,

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 Ltd, Floor 6, B Wing, Supreme IT Park, Supreme City, Behind Lake Castle, Powai, Mumbai 400 076, by **February 22, 2019 before 05:00 pm**. Scanned copies of the original of these documents can also be submitted to e-mail id of the **Authorised Officer – Rajesh Navalkar – 9987500065–rajesh.navalkar@fullertonindia.com /Prashant Ohal – 9987580515 – prashant.ohal@fullertonindia.com**

- 5.** Names of the Eligible Bidders, will be identified by the Authorised Officer of Fullerton India Credit Company Ltd, 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.
- 6.** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- 7.** 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.
- 8.** 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.

9. 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/ Fullerton India** 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.
10. 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.
11. The Authorized Officer is in receipt of total demand of arrears of Rs 68,12,007/- (Rs. 17,86,590/- from Basant Vikas Developers, Chembur Mumbai, regarding Secured Assets' maintenance and Rs.50, 25, 417/- from The Brihanmumbai Mahanagarpalika M/East Ward, Govandi, Mumbai regarding arrears towards Secured Assets' property tax for the period of 10-04-2016 to 31-03-2019). This amount, if payable, shall be adjusted from sale proceeds.
12. The Authorised Officer/Fullerton India 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: February 07, 2018

Place: Mumbai

Authorized Officer
Fullerton India Credit Company Ltd