

ONLINE E – AUCTION SALE OF ASSET



PHOENIX ARC PRIVATE LIMITED

REGD. OFFICE: DANI CORPORATE PARK, 5TH FLOOR, 158, C.S.T ROAD, KALINA, SANTACRUZ (E), MUMBAI -400098.

TEL: 022- 6741 2314, **FAX:** 022- 6741 2313

CIN: U67190MH2007PTC168303

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE 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 PHOENIX ON 31.01.2022** PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA CREDIT COMPANY LIMITED (FICCL), WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR **REALIZATION OF COMPANY DUES**.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY:

PROPERTY NO 1:- ALL THAT PIECE AND PARCEL OF COMMERCIAL SHOP BEARING NO. 104 SITUATED AT 1ST FLOOR, HAVING AREA MEASURING 48.03 SQ. MTR./517.62 SQ. FT. HAVING MUNICIPAL NO. 337, WARD NO. 52, PRESENT MUNICIPAL NO. 387/50, WARD NO. 40 SITUATED IN PICHADI DHOYADI, GALIYA NAGAR, LAKSHAR PARGANA AND DISTRICT GWALIOR.

PROPERTY BOUNDED AS:

EAST:- ROAD,

WEST: - SHOP PROPERTY NO. 103

NORTH:- HOUSE OF SHRI AGARWAL JI,

SOUTH:- COMMON PASSAGE

PROPERTY MORE PARTICULARLY DESCRIBED AS: SHOP BEARING NO. 104 ON FIRST FLOOR MUNICIPAL PROPERTY NO. 337 WARD NO. 50 IS SITUATED AT PICHADI DHOYADI NEAR RADHA APARTMENT BEHIND SHREERAM PLACE, DARGIOLI, LASHKAR, GWALIOR.

PROPERTY NO 2:- ALL THAT PIECE AND PARCEL OF COMMERCIAL SHOP BEARING NO. 105 SITUATED AT 1ST FLOOR, HAVING AREA MEASURING 20.93 SQ. MTR./225.29 SQ. FT. HAVING MUNICIPAL NO. 337, WARD NO. 52, PRESENT MUNICIPAL NO. 387/50, WARD NO. 40 SITUATED IN PICHADI DHOYADI, GALIYA NAGAR, LAKSHAR PARGANA AND DISTRICT GWALIOR.

PROPERTY BOUNDED AS:

EAST:- ROAD,

WEST: - COMMON WALL & SHOP NO. 106

NORTH:- COMMON PASSAGE,

SOUTH: - PROPERTY OF RADHA APARTMENT.

PROPERTY MORE PARTICULARLY DESCRIBED AS: SHOP BEARING NO. 105 ON FIRST FLOOR MUNICIPAL PROPERTY NO. 337, WARD NO. 50 IS SITUATED AT PICHADI DHOYADI NEAR RADHA APARTMENT BEHIND SHREERAM PLACE, DARGIOLI LASHKAR GWALIOR.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>1. MR. SANJAY LADWANI S/O GIRDHAR LAL 12 SAKHI VIHAR COLONY, SIKANDAR KAMPOO, LASHKAR GWALIOR (MP)-474001</p> <p>ALSO, AT: M/S SUPER PACKERS MR. SANJAY LADWANI NEAR POLTRY FARM HEMSINGH KI PARED LASHKAR NEAR BHUS KI TAAL, GWALIOR- 474001</p> <p>2. MRS. MANJEET LADWANI</p>	<p>1) E-AUCTION DATE: 16.09.2022 BETWEEN 12:00 PM TO 01:00 PM AND WITH UNLIMITED EXTENSION OF 5 MINUTES.</p> <p>2) LAST DATE FOR SUBMISSION OF EMD WITH KYC IS 15.09.2022 UP TO 7:00 PM (IST.)</p> <p>3) DATE OF INSPECTION: 05.09.2022 BETWEEN 11:00 AM TO 1:00 PM (IST.)</p>	<p>PROPERTY NO 1</p> <p>RESERVE PRICE RS. 21,15,000/- (RUPEES TWENTY-ONE LAKH FIFTEEN THOUSAND ONLY)</p> <p>EMD RS. 2,11,500/- (RUPEES TWO LAKH ELVEN THOUSAND FIVE HUNDRED ONLY)</p>

<p>W/O SANJAY LADWANI 12 SAKHI VIHAR COLONY, SIKANDAR KAMPOO, LASHKAR GWALIOR (MP)-474001</p> <p>LOAN NO.: - 067525600000080</p> <p>TOTAL OUTSTANDING: RS. 1,00,33,049.60 (RUPEES ONE CRORE THIRTY THREE THOUSAND FORTY NINE AND SIXTY PAISES ONLY) AS OF 18-08-2022 WITH FURTHER INTEREST FROM 19-08-2022 ALONG WITH ALL COST, CHARGES & EXPENSE UNTIL PAYMENT IN FULL..</p>	<p>BID INCREMENT – RS. 20, 000/- /- - (RUPEES TWENTY THOUSAND ONLY & IN SUCH MULTIPLES.</p> <p>PROPERTY NO 2</p> <table> <tr> <td>RESERVE</td><td>PRICE</td></tr> <tr> <td>RS.</td><td>9,24,000/-</td></tr> <tr> <td>(RUPEES NINE LAKH TWENTY FOUR THOUSAND</td><td>ONLY)</td></tr> </table> <p>EMD</p> <p>RS. 92,400/- (RUPEES NINETY TWO THOUSAND FOUR HUNDRED ONLY)</p> <p>BID INCREMENT – RS. 20, 000/- /- - (RUPEES TWENTY THOUSAND ONLY & IN SUCH MULTIPLES.</p>	RESERVE	PRICE	RS.	9,24,000/-	(RUPEES NINE LAKH TWENTY FOUR THOUSAND	ONLY)
RESERVE	PRICE						
RS.	9,24,000/-						
(RUPEES NINE LAKH TWENTY FOUR THOUSAND	ONLY)						

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “**PHOENIX TRUST FY18-1 SCHEME D**”, PAYABLE AT GWALIOR OR NEFT/RTGS IN THE CURRENT ACCOUNT: **2213363347**, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: **'KKBK0000631**.

THE BORROWER’S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PRIVATE TREATY. IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RAJENDER DAHIYA (+91 8448264515)**, **MR. SOMESH SUNDRIYAL (+91 9910563402)**, **MR. SUMIT SINHA (+91 9810616493)**, **Mr. AKSHIT SOLANKI (+91 6394015464)**.

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <https://phoenixarc.co.in?p=2335> PROVIDED IN PHOENIX ARC PRIVATE LIMITED’S WEBSITE I.E. WWW.PHOENIXARC.CO.IN AND/OR ON [HTTPS://BANKAUCTIONS.IN](https://BANKAUCTIONS.IN)

PLACE: GWALIOR
DATE:

AUTHORIZED OFFICER
PHOENIX ARC PRIVATE LIMITED
(ACTING AS A TRUSTEE OF PHOENIX TRUST FY18-1 SCHEME D)

Terms & Conditions:

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://bankauctions.in/> M/s **4Closure** is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of Phoenix, www.phoenixarc.co.in and website of the service provider, <https://bankauctions.in/> for bid documents, the details of the secured asset put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4Closure**, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038, **Bidder Support:** Contact No. 040-23736405, Mobile No. 8142000062, Mr. U.Subbarao, Contact No. 8142000061, Email Id:- subbarao@bankauctions.in and Mr. Manoj, Contact No. 8142000066 and Email Id:- info@bankauctions.in.
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" condition.
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://bankauctions.in/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset/s intended to be purchased along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before **15th September 2022**.
9. Bid form without EMD & below 10% of the Reserve Price shall be rejected summarily.
10. After the submission of bid forms, the bidders are not allowed to withdraw the Bid forms/EMD, before completion of e-auction.
11. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding time will initially be for a period of one hour with auto time extension of five minutes each till the sale is concluded.
12. Auction / bidding will be only online bidding through the portal provided by **M/s 4Closure**
13. Demo e-Auction process will be conducted by **M/s 4Closure** for familiarization and allocation of user name/password to eligible prospective bidders for access to the e-Auction at the specified date and time.
14. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer by way of RTGS to the account mentioned hereinabove on or before **16th September 2022** upto 5:00 PM i.e., the day of Auction, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
15. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 7 (seven) working days from the closure e-auction. The EMD shall not carry any interest.
16. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the Fifteen (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
17. For inspection of the property or more information, the prospective bidders May **Mr. Rajender Dahiya (+91 8448264515)**, **Mr. Somesh Sundriyal (+91 9910563402)**, **Mr. Sumit Sinha (+91 9810616493)**, **Mr. Akshit Solanki (+91 6394015464)** at abovementioned address or at anisha.shinde@phoenixarc.co.in (email).
18. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
19. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed in his/her favour as per the applicable law.
20. The Borrower/ Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
21. For detailed terms and conditions of the sale, please refer to the link <https://phoenixarc.co.in?p=2335> provided in Phoenix ARC Private Limited's website i.e. www.phoenixarc.co.in

ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
(In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and :
E-mail ID
5. Bank Account details to which EMD amount to be returned:
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
11. Bid Amount quoted : _____ (Rupees _____
_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website <https://bankauctions.in/> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

.....
(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://bankauctions.in/> during the time of submission of the bid.

ANNEXURE-III
DECLARATION BY BIDDER (S)

To:

**The Authorised Officer,
Phoenix ARC Private Limited
Trustee of Phoenix Trust FY18-1 Scheme D ("Phoenix"),
Mumbai – 400 098**

Date:

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on "AS IS WHERE IS" basis and "AS IS WHAT IS" condition.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 7 (seven) working days of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://bankauctions.in/> during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Private Limited
As the Trustee of Phoenix Trust FY18-1 Scheme D ("Phoenix"),
Mumbai – 400 098

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://bankauctions.in/>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://bankauctions.in/> and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that Phoenix and **M/s. 4Closure**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038, **Bidder Support:** Contact No. 040-23736405, Mobile No. 8142000062, Mr. U.Subbarao, Contact No. 8142000061, Email Id:- subbarao@bankauctions.in and Mr. Manoj, Contact No. 8142000066 and Email Id:- info@bankauctions.in.

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Private Limited , acting in capacity of Trustee for Phoenix Trust FY18-1 Scheme D mentioned in the Sale Notice just after availing training on e-Auction with a copy to subbarao@bankauctions.in

Annexure – V
Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Private Limited
As the Trustee of Phoenix Trust FY18-1 Scheme D,
Mumbai – 400 098

Sub.: Auction Sale of Properties of _____ - Final bid quoted during
e- Auction - **Sale of Properties by** Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words _____) for the purchase of the immovable property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by The Authorised Officer of Phoenix ARC Private Limited, through the website of M/S **4Closure** on _____.

Yours sincerely,

Signature:
Name of Bidder:
Date:

Copy to: M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038, **Bidder Support:** Contact No. 040-23736405, Mobile No. 8142000062, Mr. U.Subbarao, Contact No. 8142000061, Email Id:- subbarao@bankauctions.in and Mr. Manoj, Contact No. 8142000066 and Email Id:- info@bankauctions.in.

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Private Limited mentioned in the Sale Notice & copy to subbarao@bankauctions.in, immediately on completion of the bidding.