

PUBLIC NOTICE FOR ONLINE E- AUCTION

(In terms of the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)

Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the below mentioned property mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of Phoenix Trust FY14-9 (Phoenix) (pursuant to assignment of debts by L&T Infrastructure Finance Company Limited in favour of Phoenix vide Assignment Agreement dated 29.06.2014) will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IS" condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankeauctions.com>

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|---|---|-----------|-------------------|------|--------------|---|
| Name of the Borrower | M/s. Hanjer Green Power Private Limited 702, 07th Floor, Akruti Solaris, N. S. Phadke Road, Andheri (East), Mumbai 400069 | | | | | |
| Name of the Corporate Guarantor | M/s. Hanjer Biotech Energies Pvt. Ltd | | | | | |
| Amount due as on the date of SARFAESI Notice i.e., 20.07.2015 | Rs.28,02,64,668/- (Rupees Twenty Eight Crores Two Lacs Sixty Four Thousand Six Hundred Sixty Eight Only) as on 15.07.2015 along with future interest at the contractual rate on the aforesaid amount with effect from 16.07.2015 together with incidental expenses, cost and charges etc | | | | | |
| Physical Possession taken under SARFAESI Act, 2002 | 30.11.2015 | | | | | |
| Date of Inspection | 09.03.2018 (Ninth March Two Thousand Eighteen) Friday between 12:00 noon to 3:00 pm | | | | | |
| Earnest Money Deposit | Rs. 1,07,05,837 (Rupees One Crore Seven Lakhs Five Thousand Eight Hundred Thirty-Seven Only) The Earnest Money has to be deposited by way of RTGS Favouring "PHOENIX TRUST FY14-9", Current Account: 5311379029, Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code : KKBK0000631 | | | | | |
| Date of submission of Bid (E- Auction) | 19.03.2018 (Nineteen March Two Thousand and Eighteen) Monday before 4.30 pm | | | | | |
| Reserve Price | Rs.10,70,58,375/- (Rupees Ten Crores Seventy Lakhs Fifty Eight Thousand Three Hundred Seventy Five Only) | | | | | |
| Bid Increment | Rs. 50,000/- & in such multiples. | | | | | |
| Date of E-Auction | 20.03.2018 (Twentieth March Two Thousand and Eighteen) Tuesday between 10:00 am to 11.00 am | | | | | |
| Mode of Auction | Online E-Auction | | | | | |
| Description of the Secured Asset being auctioned. | All that piece or parcel of non-agricultural land together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth / together with all undivided proportionate share of interest in the common areas and amenities, parking space, all furniture and fixtures and electrical installations and all other fixtures constructed or installed thereon bearing Survey Nos. & Block Nos. as mentioned in the table below situated lying and being at Village Ghala, Taluka Kamrej in the Registration District Surat and Sub-District of Kamrej; | | | | | |
| AREA | | | | | | |
| Survey No. | Block No. | Khata No. | Hectare | Area | Square Meter | Bounded by |
| 597/1 | 577 | 877 | 4 | 18 | 58 | East by: Block No. 576 |
| | 607 | | 1 | 30 | 81 | West by: Block No. 601, 605 & 612 |
| | 608 | | 1 | 8 | 21 | North by: Block No. 578 & 606 |
| | 610 | | 1 | 45 | 8 | South by: Block No. 575 & 612 |
| | 611 | | 2 | 15 | 14 | |
| 659 | 609 | 334 | 1 | 3 | 46 | East by: Block No. 577 West by: Block No. 608 North by: Block No.577 South by: Block No. 610 |
| 847/5 | 819 | 865 | 0 | 80 | 86 | East by: Block No. 818 & 820 West by: Block No. 827 North by: Block No. 820 South by: Khadi |
| Total | | | 10 | 199 | 314 | |
| | | | 12.0214 Hector | | | |
| | | | 29.70 Acre | | | |
| | | | 1,20,214 Sq. Mtr. | | | |
| Note : Block Nos. 607, 608, 610 & 611 stands merged / amalgamated in Block No.577. | | | | | | |

Terms & Conditions:

- 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 India Private Limited is the service provider to arrange platform for e-auction.
- 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, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
- 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.
- For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Ganesh Patil of M/s C1 India Private Limited, Contact Number: 91-120-4888888, +91-124-4302000, 9821690968 email id: support@bankeauctions.com**
- 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.
- 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.
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <http://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- 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 intended to be purchased along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before **19.03.2017**.
- Bid form without EMD i.e., without 10% of the Reserve Price shall be rejected summarily.
- After the submission of bid form, the bidders are not allowed to withdraw the Bid form/EMD, before completion of e-auction.
- 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.
- Auction / bidding will be only online bidding through the portal provided by C1 India.
- Demo e-Auction process will be conducted by C1 India for familiarization and allocation of user name/password to eligible prospective bidders for access to the e-Auction at the specified date and time.
- The successful purchaser/ bidder shall deposit the 25% (inclusive of 10% of EMD already deposited by the successful purchaser/ bidder) of his/ its offer by way of RTGS to the account mentioned hereinabove on or before 16.30 hours on **20.03.2018** i.e. Tuesday, 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.
- The EMD of all other bidders who fail in the e-auction will get the refund of their EMD from Phoenix within 48 hours of the closure e-auction. The EMD shall not carry any interest.
- The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset. In case of default, all amounts deposited till then shall be liable to be forfeited.
- For inspection of the property or more information, the prospective bidders may contact Mr. Mahesh P.Malunjar/ Mr. Ajit Kewin, at abovementioned address or at mahesh.m@phoenixarc.co.in/ ajit.kewin@phoenixarc.co.in (email) or on 9920381684/ 09619866780 (Mob).
- The particulars specified in the auction notice published in the newspapers have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pones the auction without assigning any reason thereof and without any prior notice.
- In the event, the borrower repays the entire outstanding due and payable including cost & expenses before the date of e-auction, then the auction shall stand cancelled without any intimation or recourse to the prospective bidders.
- 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.
- The Borrower/ Guarantor, 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.

Authorised Officer
Phoenix ARC Private Limited
Phoenix Trust FY14-9
Place: Kamrej
Date: 01.03.2018