



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
Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

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 PROVISO TO RULE 8 (6) 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 BAJAJ FINANCE LTD. (BFL) SECURED CREDITOR ON **26.02.2018**, AND BFL HAS SUBSEQUENTLY ASSIGNED THE DEBT IN FAVOUR OF PHOENIX ARC PRIVATE LIMITED (ACTING AS A TRUSTEE OF PHOENIX TRUST FY18-1 SCHEME E) (PHOENIX) VIDE ASSIGNMENT AGREEMENT DATED **14.05.2018**, WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" FOR REALIZATION OF COMPANY DUES.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY - ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO 1966, SCHEME NO 114-I, RAJIV AVAS VIHAR, INDORE 452001.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1. DATE & TIME OF E-AUCTION 2. LAST DT. OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY
<p>M/S ADITYA PHARMA THROUGH PARTNERS CARRYING ON BUSINESS AT: OLD SALES TAX OFFICE, 6-E, 1ST FLOOR, J.K BUILDING, HAMIDIA ROAD BHOPAL-462008. MR. ADITYA DEV PATHAK, MR. KAILASH NATH PATHAK, MR. RICHA PATHAK & MS. APARNA PATHAK, ALL AT: E-4/112 ARERA COLONY BHOPAL-462016. M/S PATHAK BROTHERS & CO. CARRYING ON BUSINESS AT : SHOP NO. 10, J.K BUILDING, DAWA BAZAR BHOPAL-463008. M/S ULTRAPEN LIFE SCIENCES PVT LTD. CARRYING ON BUSINESS AT: OLD SALES TAX OFFICE, 6-E, 1ST FLOOR, J.K BUILDING HAMIDIA ROAD BHOPAL-462008. LOAN ACCOUNT NO : 430LAP09735388 TOTAL OUTSTANDING AMOUNT : RS. 1,09,41,544/- (RUPEES ONE CRORE NINE LAKH FORTY ONE THOUSAND FIVE HUNDRED AND FORTY FOUR ONLY) OUTSTANDING AS ON 10.11.2016 WITH FURTHER INTEREST AND OTHER CHARGES ACCRUED AS PER THE TERMS AND CONDITIONS OF THE LOAN AGREEMENT UNTIL PAYMENT IN FULL.</p>	<p>1) E-AUCTION DATE: 15TH JANUARY 2019 BETWEEN 12:00 PM TO 01:00 PM AND WITH UNLIMITED EXTENSION OF 5 MINUTES. 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 13TH JANUARY 2019 UP TO 5:00 P.M. (IST.) 3.) DATE OF INSPECTION: 07TH JANUARY 2019 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 1,00,00,000/- (RUPEES ONE CRORE ONLY) EARNEST MONEY DEPOSIT RS. 10,00,000/- (RUPEES TEN LAKH ONLY)</p>

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK PROVIDED IN WEBSITE I.E. [HTTPS://PHOENIXARC.AUCTIONTIGER.NET](https://phoenixarc.auctiontiger.net).

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF RTGS/DD FAVOUR OF "PHOENIX TRUST FY 18-1 SCHEME- E", CURRENT ACCOUNT :6911850444; KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE : KKBK0000631.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT MR. GOBINDA PODOOR (+91 9073697729) OR MS. ANISHA SHINDE (022-67410442) & MR. KULDEEP GUPTA (+91 8586870051).

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTP://PHOENIXARC.CO.IN/SALEAUCTION.PHP?ID=MZ12](http://phoenixarc.co.in/saleauction.php?id=MZ12) PROVIDED IN PHOENIX ARC PRIVATE LIMITED'S WEBSITE I.E. WWW.PHOENIXARC.CO.IN

PLACE : INDORE
DATE : 13.12.2018

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

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://phoenixarc.auctiontiger.net> 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://phoenixarc.auctiontiger.net> during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER (S)

To:
The Authroised Officer,
Phoenix ARC Pvt. Ltd.,
Trustee of Phoenix Trust FY18-1 Scheme E ("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 Authroised 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 fulfill 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 Authroised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised 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 48 hours 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://phoenixarc.auctiontiger.net> during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Pvt. Ltd.,
As the Trustee of Phoenix Trust FY 18-1 Scheme E("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://phoenixarc.auctiontiger.net>

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://phoenixarc.auctiontiger.net> 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. e-Procurement Technologies Limited**, 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: e-Procurement Technologies Limited, B705, Wall Street-II, Opp-Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006. Contact Person: Mr. Tilak Maratha Cell no. 09067799646, Email: tilak@auctiontiger.net, Mr. Vijay Shetty Mob. 9619002431 Email. vijay.shetty@auctiontiger.net & mp@auctiontiger.net

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 FY 18-1 Scheme E mentioned in the Sale Notice just after availing training on e-Auction with a copy to tilak@auctiontiger.net

Annexure – V

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Pvt. Ltd.,
As the Trustee of Phoenix Trust FY18-1 Scheme E,
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 **e-Procurement Technologies Limited** on _____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to: e-Procurement Technologies Limited, B705, Wall Street-II, Opp-Orient Club, Nr. Gujarat College,
Ellis Bridge, Ahmedabad - 380 006. Contact Person: Mr. Tilak Maratha Cell no. 09067799646, Email:
tilak@auctiontiger.net, Mr. Vijay Shetty Mob. 9619002431 Email. vijay.shetty@auctiontiger.net &
mp@auctiontiger.net

**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 tilak@auctiontiger.net, immediately on completion of the bidding.**