

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western

Express Highway, Vile Parle (E), Mumbai - 400 057, Tel: 022-68492450, Fax: 022-67412313

CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=5099

#### **ONLINE E- AUCTION SALE OF ASSET**

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of Phoenix Trust FY 14-13 (Phoenix) (pursuant to assignment of debt by Saraswat Co-operative Bank Limited in favour of Phoenix vide Assignment Agreement dated 28.03.2014) will be sold on: AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", 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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>

Name of the Borrower	Vin Oxide Industries						
Name of the Personal Guarantors/Corporate Guarantors/Mortgagors	Mr. Nitin Madhukar Lad     Mrs. Sharada Madhukar Lad     Mr. Madhukar Ratanlal Lad						
Amount due	Rs.4,18,64,400/- (Rupees Four Crores Eighteen Lakhs Sixty-Four Thousand Four Hundred Only) as on 30.06.2012 with future interest at contractual rate together with incidental expenses, costs, charges etc as per the Demand Notice dated 24.07.2013 issued under section 13(2) of the SARFAESI Act, 2002						
Possession taken under SARFAESI Act, 2002 for Item I, Item II and Item III	of Phoenix on 21.05.20	Physical Possession of the secured asset (Item I, Item II and Item III) taken by the Authorised Officer of Phoenix on 21.05.2024.					
Date of Inspection for Item I and Item II	Item No. I – Kothrud – 06.07.2024 (Saturday) between 11.00 a.m. to 1.00 p.m.  Item No. II & III – Warje – 06.07.2024 (Saturday) between 2.00 p.m. to 4.00 p.m.						
Date of submission of Bid (E- Auction) for Item I, Item II and Item III	24.07.2024 (Wednesday) before 4.30 p.m.						
Earnest Money Deposit for Item I, Item II and Item III	EMD Amount to be deposited by way of RTGS favouring "PHOENIX TRUST FY14-13" Scheme A, Current Account: 6111411728; CRN No. 74416123; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631  Earnest Money Deposit (EMD) Amount details:						
·	Item I Kothrud Flat No.18 Rs. 11,47,000/- (Rupee Eleven Lakhs Forty-Seven Thousand Only)						
	Item II	Warje Office No.209	Rs.5,74,000/- (Rupees Five Lakhs Seventy-Four Thousand Only)				
	Item III	Warje Office No.210	Rs. 6,55,000/- (Rupees Six Lakhs Fifty-Five Thousand Only)				
Reserve Price for Item I, Item II and Item III							

	Item I	Kothrud Flat No.18 Rs.1,14,70, One Crore Seventy Th						
	Item II	Warje Office No.209	Rs.57,40,000/- (Rupees Fifty-Seven Lakhs Forty Thousand Only)					
	Item III	Warje Office No.210	Rs.65,50,000/- (Rupees Sixty-Five Lakhs Fifty Thousand Only)					
			16					
Bid Increment for Item I, Item	For Item I: Rs. 1,00,000/- (Ru							
	For Item II: Rs. 1,00,000/- (R	upees One Lakh Only) & in s	uch multiples					
	For Item III: Rs. 1,00,000/- (R	For Item III: Rs. 1,00,000/- (Rupees One Lakh Only) & in such multiples						
Date of E- Auction for Item I, Item II and Item III	25.07.2024 (Thursday) betwe	en 11.00 a.m. to 12.00 noon						
Mode of E- Auction for Item I,	Online – e auction							
Item II and Item III								
Description of the Secured Assets being auctioned	Item I – Flat No.18 (Kothrud): Flat No. 18 admeasuring 858 Sq Ft or 79.71 Sq. Mtrs plus attached terrace admeasuring 185 Sq ft or 17.18 Sq Mtrs, (Built up area) on the fifth floor of the building of Murlidhar Co-operative Housing Society Limited Ltd constructed on all that piece and parcel of land bearing Plot No.63 out of Sr. No.121+122 at village Kothrud, Taluka, Haveli, Dist-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub-registrar at Haveli.							
	Item II – Office No. 209 (Warje): All that piece and parcel of office No. 209 admeasuring 46.45 Sq. Mtrs (carpet area) on the 2 <sup>nd</sup> floor of the building named R Cube constructed on all that Piece and parcel of land bearing S. No 116/5/1 at village Warje, Tal, Haveli, Dist-Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar at Haveli.							
	Item III – Office No. 210 (Warje): All that piece and parcel of office No.210 admeasuring 53.05 Sq. mts. (carpet area) on the 2 <sup>nd</sup> floor of the building named R Cube constructed on all that Piece and parcel of land bearing S. No 116/5/1 at village Warje, Tal, Haveli, Dist-Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar at Haveli.							

## Terms and Conditions of E- Auction:

 The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through eauction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>. M/s C1 India Private Limited is the service provider to arrange platform for e-auction.

The E-auction is conducted as per the further <u>Terms and Conditions of the Bid document</u> and as per the procedure set out therein. Bidders may go through the website of Phoenix also at <a href="https://phoenixarc.co.in?p=5099">https://phoenixarc.co.in?p=5099</a> and website of the service provider, <a href="https://phoenixarc.co.in?p=5099">www.bankeauctions.com</a> for bid documents, the details of the secured assets put up for e-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 Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> / <a href="mailto:ma

The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured assets put up for e-auction/obtaining bid form.

6. The e-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition.

7. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> and get user ID and password free of cost to participate in the e-auction on the date and time 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 along with copies of the mentioned documents on or 24.07.2024 (Wednesday) before 4.30 p.m. Intending purchasers/bidders are required to submit separate EMDs for each of the Items detailed herein above.

FOR INDIVIDUALS	<u>DOCUMENTS</u>			
(one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.			
containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.			
FOR COMPANY / PARTNERSHIP FIRM	<u>DOCUMENTS</u>			
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed			
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)			
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim			

- 9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above for the respective Item, on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited.
- 10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest.
- 11. The balance amount of purchase consideration for the respective Item shall be payable by the successful purchaser/bidder on or before the fifteenth day, from the date of confirmation of sale of the said secured assets by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited.
- 12. For inspection of secured asset/property or more information, the prospective bidders may contact Amit Masekar /Ajit Kewin, at the abovementioned address or at <a href="mailto:amit.masekar@phoenixarc.co.in">amit.masekar@phoenixarc.co.in</a> / ajit.kewin@phoenixarc.co.in (email) or on 09769497286 / 09619866780 (Mob).
- 13. At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.
- 14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, that is required to be paid in order to get the secured assets (Item I, Item II, and/or Item III)/property conveyed/delivered in his/her/its favour as per the applicable law for the respective Item.
- 15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only.
- 16. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Council/grampanchayat/corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour.
- 17. It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset (Items) encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid.
- 18. The particulars specified in the e-auction sale notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.
- 19. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

20. In the event, the e-auction as scheduled for the secured assets (Item I, Item II, and/or Item III) hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

21. The borrower/guarantors/owners/mortgagors, 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 above-mentioned auction sale.

Place

: Pune

Date: 20.06.2024

Sd/-

Authorised Officer

Phoenix ARC Private Limited, Phoenix Trust FY 14-13 Scheme A

NIDO HOME FINANCE LIMITED

nown as Edekweiss Housing Finance Limiked) Office Shutated At Tower 3, 5th Floor, Vining 19, Kohinoor City Mail , Kohinoor City, , Kurls (West), Mumbail – 400 070, Regional Office at: Office No. 407-410, 4th Floor, Ka , Ganeshkhird Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

registered offices distance Al Towar 3, 5th Pieces Wing 19; followed City Main, Knishood Lilly, Radiod Bitts Resp.

100 Resp. Kingle Pieces, Manual 4-1, 2011, Respect offices and instruments and 1016

100 Resp. Kingle Pieces All Resp. 100 Resp. 1

Place: PUNE Date: 20 06.2024 FOR Nido Home Finance Limited, (formerly known as Edetwelss Ho

5/4FG India Home Finance Company Ltd.

FORMERS FOR IT Corporate IN 10 CONTROL TO THE STATE OF TH GENERAL TO ACT TO COMPANY DE 101. SETS OF THE CORON. THE COMPANY DESCRIBED TO THE COMPANY DE 101. SETS OF THE COMP

Name of the Europe (M. ). Galate (Se Europe (M. ).	Description of the Properties	Connect Money Deposit (No.2)		Galas of EMO Submission
(i) Sapra Swapan Katter	For the Piper & Piper of of Property Searing Storp No. 52 On Storing From Aren Adler, 143 Sig. Ph. Braid He With Ansa Cort Adm. About 165 Sig. 1, Shacker in Brilliang Marketa Companyor, Companyoral Christopher Spaces 254 At Reads Park To these From 4-1011 & Baundeld at 1 (East, 1987) 1996 - What 149 Chrystopher 149 Corty Gooden Control (1987)	2.72,000-	30.07.2024 gd 11:00 x ro (s) (t) (d) p ro	29.07.2024

door Pare Matter Moter.

# RAJARSHI SHAHU SAHAKARI BANK LTD; PUNE Prashaskya Bhayan . 43044, Shukrawar Peth, Bajirno Road Pune 411 002 URULI KANCHAN BRANCH, PUNE 41220Z, TELE. No.: 020-20927172 | 26027173

FORM "Z" (See sub-rule [11(d-1)] of rule 107) Possession Notice For Immovable Property Application No. 1415/Section 101/2019-20

Approximation 19 (a) Hersograd Being the Recovery officer of Rajarshi Shahu Sahakari Bank Ltd., Pone under the Moteroastina Conditionary Roberts Rules, 1961 Instead a Dentard notice dated 21/03/2024 calling upon the science fuedure.

httmscattle Competative Schelles Rules, 1961 issued a Dentand notice dated 31:00/2024 calling upon the automatication.

Borrowers Air Choin Yagesh Vijay, Residing at Kohinar Villa, Behina Svargandrar Link Kandhan, Tal Harvell, Des Borrowers Air Choin Yagesh Vijay, Residing at Kohinar Villa, Behina Svargandrar Link Kandhan, Tal Harvell, Berrowers Mr. Ohle Vagash Vijay, Residing at Katimar Villa Seriard Svargandrar Mink Kandhan, Tal Harvell, Des Prince 41;202. Guarantior Mr. Raun Nikhili Rajendra Residing at Loukert Vast, Tistek word Tal Harvell, Des Prince 41;202. Guarantior Mr. Raun Nikhili Rajendra Residing at Loukert Vast, Tistek word Tal Harvell, Des Prince 41;202. Guarantior Mr. Raun Nikhili Rajendra Residing at Loukert Vast, Tistek word Tal Harvell, Des Prince 41;202. Guarantior Mr. Raun Nikhili Rajendra Residing at Loukert Vast, Tistek word Tal Harvell, Des Prince 41;202. Guarantior Mr. Lest Publish 222. Guarantior - Mr. Shitvariar Deepisk Gangaran, Residing al-Araminoda Berind Polisis Stinon, Tal Lest Publish 222. Guarantior - Mr. Shitvariar Deepisk Gangaran, Residing al-Araminoda Berind Polisis Stinon, Tal Lest Publish 222. Guarantior - Mr. Shitvariar Deepisk Gangaran, Residing al-Araminoda Berind Polisis Stinon, Tal Lest Publish 222. Guarantior - Mr. Shitvariar Deepisk Gangaran, Residing alpha Araminoda Derind Polisis Stinon, Tal Lest Publish 222. Guarantior - Mr. Shitvariar Deepisk Gangaran, Residing and Interest of Berind Polisis Stinon, Tal Lest Publish 222. Guarantior - Mr. Shitvariar Deepisk Gangaran, Residing and Interest Publish (in Words Res. Three Lath Explicit Fall Shit Berind Publish Called Publish Andrews An

inconstructions on the Control of Parks of the Immovable Property
A third release and passed of Parks 20 an one administrating 4.65 Sq. Pt. 16, 45 Sq. Mars, on the Fourth Floor in the
Parkshows on a Sectionary Villar Labor government for Carl Parkshop control of on anno administration of the Carl Parkshop control of the Carl Parkshop

Place : Pune Dato : 20/06/2024

Recovery Officer, (Uls 156 of MCS Act 1960 & Rule 107 of MCS Rules 1961) Attached to: Rajarshi Shahu Sahakari Bank Ltd., Punc.



Housing Finance Branch-"Yashomangai" 1183-A 1st Picor, F.C. Road, Shivajinagar, Pene -5 Ph; 020-225536002/ 2557-3454/3453/3460, E-mail :bom1129@mahabank.co.in; prmgr1129@mahabank.co.in

## POSSESSION NOTICE [Appendix IV under the Act - rule - 8(1)]

Whereas the undersigned being the Authorized Officer of the Bank of Maharushira under the Securingation and Recent struction of Financial Assets, and Enforcement of Security Interest Act 2002, 154 of 2002 and in overcise of powers confained under Section 13 (12) receive the Roll 3 of Security Interest Perindenament, Plakes, 2009, Section Demand Notices on the dates as mentional below celling upon our following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the sections.

## Protium Finance Limited

office at : Altion Knowledge Park (NKP) 8-2, Severith From Pshadi V Oth True Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbin, Maharashira -490063

## POSSESSION NOTICE (FOR IMMOVABLE PROPERTY As per Appendix IV road with rule RI1) of the Security Interest Enforcement Rules 200

POSSESSION NOTICE (FQR MMCVAGE PROPERTY

(As plan Appable it tool with of 16 () of the Seading Intensit Lebitorum R table 2009.

WHEREAS, The undersigned being the Authorized Officer of the Protein Planet.

Unified (FRSTWHILE Growth Source Head) under the Seading Research

Limited (FRSTWHILE Growth Source Head) under the Seading Research

Intensity of the Protein Research

Intensity of the Protein Research

Intensity of the Protein Research

Intensity of the Research

Intensi

Date : 17th June, 2024 Pince: Pone

#### PUBLIC NOTICE

PUBLIC NOTICE

NOTICE is kereby given to the public that, we are investigating the cosmission ugility of Mosers. Pharantle Promoters and Bulleton, a parameter in registered indeed the procession given and Bulleton, a parameter in registered indeed the procession given for effect at 90% Degramment of the procession given before effect at 90% Degramment of the procession given before effect at 90% Degramment of the procession given before effect at 90% Degramment of the bulleton of the bulle

## THE SCHEDELE HEREINAROYE REFERRED TO (Description of the said Princeto)

THE SCHEMELE HEREINARDY EREFRIGIBLE TO delect representation of the small Purpose and parcel of land bearing Gia No. 120c. admission of the small Purpose and parcel of land bearing Gia No. 120c. admission of 250 square mores or thereadours from and out of the desit area of SA Area or thereadours pressured as the SA 200 square mores or thereadours. Issue Lifting and beautiful violation of Puopit Chinedword Romete Linear Designation and substitution of Puopit Chinedword Romete To Research Constitution of Resea

Dated this day of 26" June, 2024

1)/

Dhaval Vassanil & Associates, Advocates and Solicitors

# TRUCAP FINANCE LIMITED

(Formerly known as Dhanvarsha Flavest Ltd)
Registered Office: 3rd Flour, A Wing, D. J. House, Citi Nagardas Road,
Anather (East), Manator, - 400069, Meharashira,
GST We: 27AAACO9887D1ZC
Corporate Identity Number: L24221MH1994PL6334457

PUBLIC NOTICE

PUBLIC NOTICE

THIS is to inform the Puribic that Auction of phologies Gold Grownerds will be combisced by "rodain Plinance Limited (Formerly Norwing Shadharsans Flinance). List on 24th June 2021 for Verlandword at 11:00 A.M.

Strench address: "Tudap Frances Limited (Formerly Norwin as Dhaywarsha Plinans). List, A-11, 2nd fliour. Karakharsa 2012, above Sariaswall Bank, Kashinda Household society, Ahndi (roan, Verlandwall Plina - 431 DIS The Gold Chromens to be auchtered belong to Loan Accounts of our various Dastomes who have failed to pay their dues. Our notices of auchten have been duily

ssurable those bensevers.

Issued to those terro-cents. The Gold Characters to the European Characters and Characters to the European Characters and Char

GISTERED OFFICE - Porinsula Businass Park, Town A 5 th Rock Sengoli Bayal Mag, Loser Parel, Monbail-400013
MINIOT ADDRESS-3 RD Floor, Colds Platina Busings, F.C. Rook, Near Polace Parade Ground, Shinajingan Pune - 411005

PUBLIC NOTICE - INTIMATION CUM SALE NOTICE Intimation to Remove Movable Assets from Secured Property

Intimation to Remove Movable Assets from Secured Property

Notice is hereby given to the public that Authorized Officer of IOSB Bank Ltd. in exercise of powers conferred under SARFAESI Act, has already sold the below mentioned immovable Property/Secured Asset in public auction for recovery of uses of borrowers "IMMS. SONAM IOBAL GILL. 2) MR.IGBAL SOUDAGAR GILL, for loan oblained from DGB Bank Ltd. idea of DBHL PSROMATIZ NOW CGB Bank Ltd. is in process of handing-overposession of secured property to auction-purchaser, at the time of taking possession of sale groups, some movable items were found by Authorised Officer in the said premise, a rocke dated 19" June 2024 has been and to borrowerby RPAD at all alreviables addresses and also through electronic modes i.e. mail, WhatsApp, intimating them to callact/temove inventory, movables, belongings and documents lying in secured take possession of inventory, movables, belongings and documents lying in secured take possession of inventory, movables, belongings and documents in the prosecution of the properties on the force 26" June 2024. Therefore, through this notice, we hereby givefinal initiation toborrowerby-Co-borrower to place the mort greated properties of the movement of the properties of the properti

Account Number	Name of Borrower/Co-borrower and address / Property details				
	1. MRS. SONAM IQBAL GILL, 2. MR.IQBAL SOUDAGAR GILL - All residing al: - FLAT NO. C 402, SIDDHIVINAYAK SANKALP PHASE 2, UNDRI, PUNE 411060.Also al: - WARD NO.7, GANESH NAGAR, NEAR RATHOO FLOR MILL, PERWADA, PUNE CITY, PUNE-411006.				
11000119	"ALL THAT PIECE AND PARCEL OF FLAT NO. 905, ADMEASURING S, DA SOR, MTRS. (CARPET PLACING WITH A TRACHED TERRACE ADMEASURING 91, 90 SOR, MTRS. (CARPET ) TOTALLY ADMEASING 5.41, SOR, MTRS. ON THE INITH FLOOR, IN THE BUILDING NO. "H'IN THE PROJECT (NOWNAS"38, HISSA NO. 1, (OLD SR. NO.37) SITUATED AT UNDRITTAL WARHAVELI, DISTRICT-PUNE (THE SECURED ASSETS)"				

PLACE : Pune DATE : 20-06-2024



Phoenix ARC Private Limited

ard Floor, Wallace Towers Leading Known as that Bludding 1.39/14/0/8/1. Crossing of Sahar
and Western Express Highway, Ville Parle East Numbail, Maharasthra - 400057,
161. 022-56932450, Task 022-573-12313 (N), USY 19084150077071 (5809)
imalic Indephrenisms color Westeria; Www.japaniast.co.lor. https://lobbenisms.co.

ONLINE E- AUCTION SALE OF ASSET

ONLINE F. AUCTION SALE OF ASSET

In sercits of the provers under the Securital interest Necestration of Resourch Lases and Enforcement of Security Interest Act, 2002 in an other rise for as SARRASEI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as Rule S) and pursuent to the consistent of the securide sales of the browner mentioned hornearing resident with the Authorist officier under the ansi SARRASEI Act and RULES for recovery of the securide disks, the Authorist officier undered resident with the Authorist officier with the assistance of the security o

bsile https://www.bankeauctions.com					
ame of Borrower	Vin Oxide Industries				
ame of the Personal uarantors/Corporate uarantors/Mortgagors	1, Mr. Nitin Madhukar Lad 2. Mrs. Sharada Madhukar Lad 3. Mr. Madhukar Ratanlal Lad				

Amount due Possession taken unde SARFAESI Act. 2002 for

b. mr. macruskar Ratanial Lad
RS.4.18.64.400- (Rupese Four Crores Elightein Lakins Sixty-Four Thousand Four Hundred Only) as on 3.00.6.201 yith fluter interest at contractual rate together with incidental expenses, cross, charges et as per the Demand Notice dised 24.07.2013 issued under section 13(2) of the SARFAESI Act. 2002 Phylicial Possession of the securid asset (flem 1, item II) and Item III) (akin by the Authorised Officer of Phoenix on 21.05.2024. m I. Item II and Item III ltam No. I. – Kothrud – 06.07.2024 (Saturday) between 11.00 a.m. to 1.00 p.m. Itam No. II & III – Warje – 06.07.2024 (Saturday) between 2.00 p.m. to 4.00 p.m. 24.07.2024 (Wednesday) before 4.30 p.m.

Earnest Money Depos for Item I, Item II and Item III

EMD Amount to be deposited by way of RTGS favouring "PHOERIX TRUST FY14-13" Scheme A, Current Account: 6111411728; CRN No. 7416123; Kotak Mahindra Bank Limited, Branch: Kalina, Mambal, FSC Code: KRIKO0006311
Ennest Money Deposit (EMD) Amount details:
[Item I] Kothrud Flat No.18 [Rs.1147.000-(Rupees Eleven Lakhs Forty-Seven Thousand Only)]
[Item I] Warje Office No.29(Rs.5.374,000-(Rupees Five Lakhs Seventy-Four Thousand Only)]

Hem II Warje Office No.209 Rs.5,74,000/. (Rupees Five Lakhs Seventy-Four Thousand C Item III Warje Office No.210 Rs. 6,55,000/. (Rupees Six Lakhs Fifty-Five Thousand Only)

| Ilem III | Warje Office No.210 | Rs. 6.55,000- (Rupees Six Laths Fifty-Five Thousan Illem I | Kothrud Flat No.18 | Rs.1,14,70,000- (Rupees One Grore Fourten Laths Seventy Thousand Only) | Ilem III | Warje Office No.209 | Rs.57,40,000- (Rupees Fifty-Seven Laths Forty Thousand Only) | Ilem III | Warje Office No.210 | Rs.65,50,000- (Rupees Sirty-Five Laths Fifty Thousand Only) | For Item II: Rs. 1,00,000- (Rupees One Lath Only) & in such multiplee For Item II: Rs. 1,00,000- (Rupees One Lath Only) & in such multiplee For Item III: Rs. 1,00,000- (Rupees One Lath Only) & in such multiples 25,07,2024 (Thursday) between 11,00 a.m. to 12,00 noon Reserve Price for Item Item II and Item III

Bid Increment for Itel Date of E- Auction for

Online - e auction Mode of E- Auction for Item I, Item II and Item III

Description of the Secured Assets being auctioned

Item 1 – Flat No. 18 (Kothvud):
Filin No. 18 admissioning 858 Sp Filin 77.371 Sq. Mirs plus standard terrace admissioning 185 Sq. filin 77.371 Sq. Mirs plus standard terrace admissioning 858 Sq. filin 77.371 Sq. Mirs plus standard Cooperative Housing Society Limited LLS constructed of all fluid piece and parted of land bearing Plot No.53 out of Sr. No.121 11.22 at village follows, Talkata, Herek, No. Plume within the limited of Pune Multing Charlograption and within the limited Cooperative Society Research 18 reveals. Pune within the limits of trues transparence of the property o

All has piece and parcel of office No. 299 admissioning 4x,9 SM, Mar (catigue sear), with a comment of Cache constituted on all has five and parcel of alm bedsing SA in 160 fail whisigue 14/per, Tal. Hered, Lond Parcel and the Same and the

ruk problems, system crash down, Down fallura elic. delast. Nelp, pocavica and offine training on eauction, prospective bidders may contact Mr. Bhavik Pandys of Mis C 1 India Privat ted. Contact Number 31-124-41002002021/2022/2023/2024, 91-88668229370/293981124/25/26, email di: support@eank-aauctions.com harashtr@Effordisch.

resenragio illudia.com. illending purchasersbidders may go through the websile of Pricanix, as mentioned above, for verifying the details of the secured e-auction/belanity fold form.

As the similarity policities because a may be considered and the mentioned bentin above, when the secured assets mentioned above will be sold on "AS IS WIREFE IS. AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition.

15 WIREFE IS. AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition.

17. All the intending purchases/bidders are required to register this remain in the port almentored above as <a href="https://www.bankasuctions.com">https://www.bankasuctions.com</a> and get user ID and password free of cost to participate in the e-action on the date and time aforesas.

8. For participating in the e-action, intending purchases/bidders will be the bounder for entering the format of the control of the c

DOCUMENTS FOR INDIVIDUALS PROOF OF IDENTITY (one copy of any one of the following)

PROOF OF ADDRESS
One copy of any one of the following containing addresses (if address not mentioned in

DOCUMENTS

PANI Card / Passport / Diving Lucenus - Anabara Card / Veder's Identity Card / Job Card Issued by RREGA obly signed by an officer of State Covernment / Letter Issued by the National Population Regulation Certainstein Comment (Letter Issued by the National Population Regulation Certainstein Certain Certainstein Certain

NIDO HOME FINANCE LIMITED

ny known as Edelweiss Housing Finance Limited) ared Office Situaled At Tower 3, 5th Floor, Vilng 'B', Kohinoor City Mall , Kohino oad, Kurla (West), Mumbai - 400 070, Regional Office at: Office No. 407-410, 4th

NEXISTATION KOORD, BRANDUITOR, SHIVAJI REGAR, PURIO, MARAFRASHIZA 411016

POSSESSION NOTICE UNDER RULE B(1) OF THE SARFAESI ACT, 2002

Idersigned being the Authorized Officer of Nido Home Finance Limited (lormatly known as Edelwei POSSESSION NOTICE UNDER RULE BIJLOF THE SAFERSI ACT, 2002

Western the Discharge the light and surface the second state of the

Piace: PUNE Saf- Authorized Uniter Date: 20.06,2024 FOR Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)

## Protium Finance Limited

office at : Nirton Knowledge Park (NKF) 8-2, Severath Floor, Pahadi Village Offi, The Western Express Highway, Came Industrial estate, Occasion (FL Munitus, Mahamathira, 40/063

Oth The Western Express, Hajfraya, Cannis Industrial estate, Georgian of El. Mutties, Abharonather - 400663.

POSSESSION NOTICE (CPIR MINOVAGE PROPERTY)

AND PROPERTY OF THE PROPERTY OF THE

DESCRIPTION OF THE IMMOVABLE PROPERTY: DESCRIPTION OF THE IMMOVABLE PROPRYS NO. 132A-1324, 3 and obmovable processing development of malesternial coulding in Propriety 78. No. 152A-1324, 3 and obmovable on Development of Which in east antivacurum () 676-668. John vivil 100 construction measure in processing common processing of the proce

Date : 17th June, 2024 Place: Pune

### SMFG India Home Finance Company Ltd.

SAFEG (Framery Futerior to take themes Finance Co. Ltd.)

(Formory Futerior to take themes Finance Co. Ltd.)

(Formory Futerior to take themes Finance Co. Ltd.)

(Formory Futerior to take themes Finance Co. Ltd.)

Formory Futerior to take Finance Co. Ltd.)

Formory Futerior

s Nome of the Bissewerley to I Guarantee(s) AM	December of the Frenchises	Reserve Pilite (in P) Camed Money Depark (in P)		Blane of ENDO Submitision
1. Sapna Swapoli Kattur 2. Sunsa Kishar Kattur 4. Burtesily hair And	Art that PA,00 & Parcel of Property Beauting Shap (No. 52 days) Ground From Arcel Adim, 1-90 for Fix. Hold the Will Fixe of with Adam, About 65 for Fix. Shared in Robbing Undersor Armanisma, Construction Lock 15 for 253 & 254 for Bassle Pick, Tell Job. 1 for All 1011 - Bounded as - Feast 194, Tell Job. 1 for All 1011 - Bounded as - Feast 194, Tell Job. 1 for All 1012 - Bounded as - Feast 194, Tell Job. 1 for Al	2,32,000	30.07,2024 al 11:00 u.m in 31:00 p.m	29.07.2824

Authorizes Offices, SESFG India Home Finance Company Ltd

## RAJARSHI SHAHU SAHAKARI BANK LTD; PUNE Prashashiya Shavan : 1304/1, Shukrawar Peth, Bajirao Road Purie 411 002 URULI KANCHAN BRANCH, PUNE-412202, TELE. No. : 020-26927172 / 26927173

FORM "Z" (See sub-rule (11(d-1)) of rule 107) Possession Notice For Immovable Property Application No. 1415/Section 101/2019-20

Application No. 1415/Section 101/2019-20
Whitehas the ranketshared being the Recovery officer of Rajarshi Sharku Sahakari Bank Ltd., Pune under the Latershare Compensate Scriebes Rules, 1981 issued a Demand natice disted 3.103/2024 calling upon the absorptional Application of the Compensate Street Section 1982 (Section 1982). Borrower Air Chole Yogesh Vijay Residen at Kaninor Vista Rehma Section 1982 (Section 1982).

besteht eines State Stat eutor Mr. Gholo Yogesh Vijay, Residing at Keninor Villa, Behind Swargandhar, Uruli Kanchen, Tat, Haveli Dist Mr. Gholo Yogesh Vijay, Residing at Keninor Villa, Behind Swargandhar, Uruli Kanchen, Tat, Haveli Dist

Description of The Immovable Property
As that piece, and parcel of Hat No. 20 an reas admissioning 485 Sq. Ft. Le. 45 Sq. Mrs. on the Fourth Floer in the thirding known as "Act incer William lenguisting blue act Parking constructed on aleas admissioning 00H. 14 Rout of total need 01 H 62 R having revenue assessment 02 Rs. 65 Palse out of Gal No. 952 situated at revenue village that standard 15 Hurvell. Dist. Pare

Recovery Officer. US\$ 156 of MCS Act 1900 & Role 167 of MCS Rules 1967) Place : Pune Date : 29/06/2024 Attached to: Rajarshi Shahu Sahakari Bank Ltd., Pune



Housing Finance Branch-"Yashomangal" 1183-A tst Floor, F.C. Road, Shivajinagar, Pune -5 Ph: 020-025530002/2557-3454/0450/3460, E-nail: ibom1129@mahabank.co.in; bringr1129@mahabank.co.in

## POSSESSION NOTICE [Appendix IV under the Act - rule-8(1)]

POSSESSION NOTICE (Appendix Vintor the Add - Tude off)

Wherein the undereigned being the Authorizea Officer of the Bank of Maharashira under the 
Securitiestics and Reconstruction of Financial Assists and Enforcement of Security Interest Act 2002 
(SA of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of Security Interest 
(extracting the Italian, 2002, section Demand Notices on the close as meditand below ceiling upon the 
following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the

#### PUBLIC NOTICE

FUDELIC NOTICE.

NOTICE is basely circus as his public that, we are investigating the consisting (dilut of Meyers, Pharantle Printerless and Builders, population of Meyers, Pharantle Printerless and Builders, Ad. (192) under registration no.AIPA, S0018 having its load office and 90. Tarrago, Apartments, Girardish, Bilkeari, Phara 1/1193 (Pharand 90. respect of the land on more particularly described in the Schedule Inspirator), without plant of the land on more particularly described in the Schedule Inspirator.

Taringué Aquitmeire, Girravitat, Blueari, Pane 4 (1938 C'Pharamor), in especie de lind da more princular de activité de mes Nethe de la regulate virtues (\*Property\*).

All person's chilics, bodes corporate individual, finida unda ided finada inclaim for a fixam banz and in financial isomation, tous, firm, hodied liadable, potatorishe, association of persons and to all classes of authenticates having any direct or individual descriptions, directly and interest and or benefit in respect or in against the said Property, or am port partiero discrete, analysis of the activities and property or am port partiero discrete, including an any transfered descriptions, discrete, and port partiero discrete, final activities and port partiero discrete, final activities and advants to be constituted on the Property, by any of orders classes, trainers, adjunction, exclude post partiero discrete, final activities and advants to be constituted in the Property, by any of orders classes, trainers, adjunction, exclude partiero descriptions, and activities and activities.

INTERCRETERINATORY REFERENCED

### THE SCHEDULE HEREINAROYE REFERRED TO

Absorption of the confirmation of the Confirma

ounded as under.

Circum rewards she fact.

Circum rewards the Smalt.

Circum reads the Smalt.

Circum rewards the Smalt.

Circum rewards the Smalt.

Circum rewards the Smalt.

By Gat No. (190 page).

Dated this day of 260 June, 2024

1)/

## thu TRUCAP FINANCE LIMITED

(Formerly Anown as Divanvarsha Flovest Ltd)
Registered Office: 3cd Floor, A Wing, D. J. House, Old Magaziles Roas,
Another (East), Marebia - 400089, Maharashira,
SST Wis: 27AAACO9887012C
Corporate Identity Number: L24231MiH1994PLC334457 PUBLIC NOTICE

# This is to inform the Public that Auction of printiges Gold Gronners will be curefuced by TruGo. Finance Limited (Fernerity Answer as Debryaseho Street Lidit on 44th, June 2014 a Medium Walted 11 Jun 6 A. Branch address: FruGap France Limited (Formerly Incom as Disavvista) Frincis

on A-11 2nd floor, Kanakdiowa Bido, above Saraswat Back, Kasturba Boosing

(19), A-11, 2011 (1905; Karakopara oraq, queve satasival deus, nasouva satasival Society Alendi (nod. Vishonitewadi Pune, -411015 The Gold Chromotelis to be aucliosed belong to Loan Aprounts of our various Customars who have failed to pay their dues. Our notices of auclion bave been duly

EGISTERED OFFICE: Positoula Business Park, Town A, 6 th Flox. Sensoul Burel Man, Loser Part, Mumbel-400013
ORIECT AUDRESS: 3 RD Place, Celo Falana Budding, F.C., Road, Near Palce Parade Ground, Shirojingar Pune - 411005.

## PUBLIC NOTICE - INTIMATION CUM SALE NOTICE Intimation to Remove Movable Assets from Secured Property

Intimation to Remove Movable Assets from Secured Property
Molice is hereby given to the public that Authorized Officer of DCB Bank Ltd, in exercise of powers conferred under SARFAESIAct, has already sold the below mentioned immovable Property/Secured Asset in public auction for recovery of dues of borrowers
"IMMS. SONAM IDBAL GILL, 2) MR.IQBAL SOUDAGAR GILL, for loan obtained from DCB Bank Ltd/wiceccount nos
BANH\_PSR0H49172. Now DCB Bank Ltd, is in process of handing-over possession of secured property to auction-purchaser,
At the time of taking possession of said property, some movable items were found by Authorised Officer in the said prents
office dated 19 "June 2024 has been and to borrowerlow-Donomoverby PRDA at all available addresses and also through electronic
modes is, mall, WhatsApp, intimating them to collect/remove inventory, movables, belongings and documents lying in secured
properties on or before 28" "June 2024. Therefore, through this notice, we hereby givefinal intimation toborrowerlow-Donomoverby
for the properties of the properties of the move that the properties of the moving of the moving of the properties of the properties

Name of Borrower/Co-borrower and address / Property details Account Number

1. MRS. SONAM IQBAL GILL, 2. MR.IQBAL SOUDAGAR GILL - All residing at: - FLAT NO. C 402 SIDDHIVINAYAK SANKALP PHASE 2, UNDRI, PUNE-411060.Also at: - WARD NO.7, GANESH NAGAR NEARRATHOD FLOR MILL, YERWADA, PUNE CITY, PUNE-411006. DRHI PSR00419127 "ALL THAT PIECE AND PARCEL OF FLAT NO, 905, ADMEASURING \$4,04 SOR, MTRS. (CARPETIALONG WITH ATTACHED TERRACE ADMEASURING \$1.0 SOR, MTRS. (CARPET) TOTALLY ADMEASURING \$1.0 SOR, MTRS. ON THE NINTH FLOOR, IN THE BUILDING NO, "H" IN THE PROJECT KNOWN AS '38, HRISSA NO.1, (OLD SR. NO.37) SITUATED AT UNDRITALUKAHAVELI, DISTRICT-PUNE (THE SECURED ASSETS)" Property Details

PLACE : Pune DATE : 20-06-2024

S Phoenix ARC

## Phoenix ARC Private Limited

#### ONLINE F- AUCTION SALE OF ASSET

cise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred of the Security Interest (Enforcement) Rules, 2002 (in short referred of the Security Rules) and the Security Rules (Interest of the Security Rules) and Security Rules (Interest of the Se

In short referred to as SARFAESI Act) and Security inverses is non-versional referred to as SARFAESI Act) and Security inverse resident for the security of the secured desix, the Authorised Officer in the first part of the security of the

Vin Oxide Industries Mr. Nitin Madhukar Lad
 Mrs. Sharada Madhukar Lad
 Mr. Madhukar Ratanial Lad Name of the Personal Guarantors/Corporate Guarantors/Mortgagors мг. маспикат казапа) Lac
 Rs.4,18,64,400/- (Rupees Four Crores Eighteen Lakhs Sixty-Four Thousand Four Hundred Only Rs.4,18,4,400F (ruppes F our Croise significant cash is days on Tribudations on 30,66,2015 on What I was a single significant for the State of the S Amount due Possession taken under SARFAESI Act, 2002 for Item I, Item II and Item

Rem No. I – Kothrud – 06.07.2024 (Saturday) between 11.00 a.m. to 1.00 p.m. Rem No. II & III – Warje – 06.07.2024 (Saturday) between 2.00 p.m. to 4.00 p.m. 24.07.2024 (Wednesday) before 4.30 p.m. Date of inspection for item I and Item II Date of submission of Bid (E- Auction) for Item I, Item II and Item II

EMD Amount to be deposited by way of RTGS favouring "PHOENIX TRUST FY14-13" Scheiner
A, Current Account: 6111411728; CRN No. 74416122; Kotak Mahindra Bank Limited, Branch:
Kalina, Mumbai, IFSC Gode: KKBK0000631
Earnest Money Deposit (EMD) Amount details:
Item I Kothrud Flat No.1 | Rs. 1147,000: Rupees Eleven Lakins Forty-Seven Thousand Only)
Item III Warje Office No.291 Rs. 74,000: Rupees Five Lakins Seventy-Four Thousand Only)
Item III Warje Office No.210 | Rs. 6,55,000: Rupees Six Lakins Fifty-Five Thousand Only)
Item II Kothrud Flat No.18 | Rs. 1,14,70,000: Rupees One Crore
Fourteen Lakins Seventy Thousand Only)
Item II Warje Office No.298 Rs. 51,40,000: Rupees Five Lakins Seventy Thousand Only) Earnest Money Deposit for Item I, Item II and

Reserve Price for Item Item II and Item III Item II Warje Office No.209

Lakhs Forty Thousand Only)
Rs.65,50,000/- (Rupees Sixty-Five Lakhs Item III Warie Office No.210 Fifty Thousand Only) Fifty Thousand Only)
For Item: Rs. 1,00,0004 (Rupees One Lakh Only) & in such multiples
For Item: It: Rs. 1,00,0004 (Rupees One Lakh Only) & in such multiples
For Item: It: Rs. 1,00,0004 (Rupees One Lakh Only) & in such multiples
25.07.2024 (Thursday) between 11.00 a.m. to 12.00 noon Bid increment for item Item II and Item III Date of E- Auction for

Hem! — Fist No.18 (Kidhrud):
Fist No.18 (Kidhrud):
Fist No.18 admessuring 855 Sp. for 79.71 Sp. Mits plus statched terrace admessuring 165 Sp. for 17 18 Sp. Mits plus of the property of the

up of an examinating processors many gar immogra on wreaman or interesting and the secured assets put.

6. The exauction will be conducted on the data and time mentioned herein above, when the secured assets mentioned above will be sold on "AS SWHERE IS, ASI WMREVER IN ENGAGE AND WITHOUT RECORRSE BASIS' condition.

7. All the intending purchasen beloadeds are required to impaired and the manufacture of the secured assets mentioned above an attention of the data and time aftersaid.

8. For participating the exauction, inclined purchasenshotders will have to sumfit the details of payment of infurnable Exmest Money Deposit of 10% of the reserve prize of the secured asset along with copies of the manufacted documents on or before 24.07.2024 (Widnesday) before ALP PM. Inclined garantees Money Deposit of the Band detailed for the manufacted of the manufacted of the behand detailed and the processor of the behand detailed for the secured asset along with copies of the manufacted of the time detailed either above.

FOR INDIVIDUALS

DOCUMENTS

PROOF OF DEDITY

(one copy of any one of the following)

Register Certification or permission from regulator for mentionerial full resistant by the National Population
Register Certification or permission from regulator for mentionerial full relief issued by the National Population DOCUMENTS

ANI Card I Pasport / Diving Livers & Rabhar Card I Viber's Idenity Card I Job Card issued by MRECA day signed by an officer of State Government I Letter Issued by the National Population Regulation of International Population Regulation (I International Population Regulation Regulation

PROOF OF ADDRESS
One copy of any one of the following contain ing address not mentioned in identify according



Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar

Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057

Tel: 022-68492450, Fax: 022-67412313

CIN: U67190MH2007PTC168303; Email: <u>info@phoenixarc.co.in</u> Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=5099

## **ONLINE E- AUCTION SALE OF ASSETS**

#### **TENDER DOCUMENT FOR E AUCTION**

Whereas Phoenix ARC Private Limited ("Phoenix") acting through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through e-Auction the secured asset mentioned in ANNEXURE - I for realization of the secured debts due to Phoenix amounting to Rs.4,18,64,400/- (Rupees Four Crores Eighteen Lakhs Sixty-Four Thousand Four Hundred Only) as on 30.06.2012 with further interest at contractual rate along with other charges, expense till thereof as per the Demand Notice dated 24.07.2013 issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., Vin Oxide Industries and the Guarantors under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Phoenix ARC Private Limited Phoenix Trust FY 14-13 Scheme A 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (East), Mumbai - 400 057  M/s. C1 India Pvt. Ltd., ("Service Provider")		
Auction held with the aid by	Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>		
Auction Schedule	Date of Auction:- As per Sale Notice (Mentioned in Annexure – I)  Timings:- As per Sale Notice (Mentioned in Annexure – I)  Auction Website :- <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>		
Annexure	1) Soft Copy of Auction Notice published in newspapers (Annexure – I) 2) Terms & conditions of e-Auction 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 6) Price Confirmation Letter by H1 Bidder (Annexure – V) 7) Declaration from Bidder / Buyer (Annexure – VI) 8) Undertaking (Annexure – VII)		
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.		

#### **E-Auction bid Terms and Conditions**

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidders and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations.



Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar

Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057

Tel: 022-68492450, Fax: 022-67412313

CIN: U67190MH2007PTC168303; Email: <a href="mailto:info@phoenixarc.co.in">info@phoenixarc.co.in</a> Website: <a href="mailto:www.phoenixarc.co.in">www.phoenixarc.co.in</a>; <a href="mailto:https://phoenixarc.co.in">https://phoenixarc.co.in</a>?p=5099

## **ONLINE E- AUCTION SALE OF ASSETS**

- 2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
- 3. Material for Bid: Sale of secured asset by Phoenix under SARFAESI Act, 2002.

4.. Type of Auction: E-Auction.

5. Bidding Currency & Unit of Measurement: Bidding will be conducted in Indian Rupees (INR) Only.

6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidders on their bidding screen.

7. **Bid Price:** The bidder has to quote the total price for each of the item.

8. For other terms and conditions, please see the e-auction notice published by Phoenix

#### Procedure of e-Auctioning

i. e-Form Submission

All interested bidders need to fill online form available on e-Auction domain with necessary details.

- ii. Online e-Auction:
  - Phoenix will declare its **Opening Price** (**OP**), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
  - The "Bid Increase Amount" has been fixed in respect of the secured assets which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".
  - Online Auction shall be open for 1 hour. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be Unlimited and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
- 9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure V after the completion of e Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
- The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.
- 11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
  - a. Leading Bid in the Auction (H1 Highest Rate)

b. Bid placed by bidder

- c. Opening Price & Minimum Increment Value.
- d. The bid rank of bidder in the auction.
- 12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- 14. Phoenix / Service Provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
- The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
- 16. **Successful bidder**: At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.



Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar

Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057

Tel: 022-68492450, Fax: 022-67412313

CIN: U67190MH2007PTC168303; Email: <u>info@phoenixarc.co.in</u> Website: <u>www.phoenixarc.co.in</u>; https://phoenixarc.co.in?p=5099

## ONLINE E- AUCTION SALE OF ASSETS

#### Terms & Conditions for Sale of Secured Assets:-

The E-Auction is being held on AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".

To the best knowledge and information to the Authorised officer, the known encumbrance exists on the secured asset are property tax and other dues. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

ii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, 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.

iv) The inspection of secured asset put on auction will be permitted to interested bidders at sites on the day and time mentioned in the public notice annexed as ANNEXURE-I.

v) The EMD shall be payable through RTGS in the Current Account: 6111411728; Kotak Mahindra Bank Limited, Kalina Branch: Name of the A/C.: Phoenix Trust FY 14-13 Scheme A, IFSC Code: KKBK0000631.

\*Please note that the Cheques / Demand Draft shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and register their name at "<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on Helpline No. 0124-4302020/21/22/23/24, +91-9594597555/07291981124 and e-mail ID: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>. After deposit of EMD as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I) (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)

- 1. Copy of the RTGS challan;
- 2. Copy of PAN card;
- 3. Board Resolution
- 4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.

5. Copy of proof of address, without which the bid is liable to be rejected.

- vi) The E-Auction will take place through web portal "<u>https://www.bankeauctions.com</u>" on the time specified in the E- Auction notice published in the newspaper and as per <u>ANNEXURE-I</u> attached herewith.
- vii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS. <u>The secured assets shall not be sold below the reserve price.</u>

viii) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for the item in the multiple of amount mentioned against the secured assets under column "Bid Increment Amount" in ANNEXURE-I.

The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.

xi) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>) online within 72 hours of the completion of the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

xii) The Authorised Officer of Phoenix is not bound to accept the highest offer and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS to the account mentioned in public notice annexed as ANNEXURE – I, on the date of e-auction mentioned in the e-auction sale notice or not later than the next working day before the closure of banking hours as mentioned in the e-auction sale notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before 15th day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised



Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar

Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057

Tel: 022-68492450, Fax: 022-67412313

CIN: U67190MH2007PTC168303; Email: <u>info@phoenixarc.co.in</u> Website: <u>www.phoenixarc.co.in</u>; <u>https://phoenixarc.co.in?p=5099</u>

## **ONLINE E- AUCTION SALE OF ASSETS**

Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xiv) 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/delivered in his/her/its favour as per the applicable law.

The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

#### Other Terms & Conditions for Sale of Secured Asset

- The bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-Authorised Officer Phoenix ARC Private Limited Phoenix Trust FY 14-13 Scheme A

# N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- Annexure II: All the Prospective Bidder(s) will have to
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- Annexure -III: All the Prospective Bidder(s) will have to -
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- Annexure IV: Just after receiving Training on e-Auction, Bidder(s) will have to -
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>
- Annexure V: Just after the completion of e-Bidding Process, the H1 Bidder will have to -
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

#### **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. 5.	Phone/Cell Number and E-mail ID 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 Item No.	:
9.	Whether EMD remitted	: Yes/No.
10.	EMD remittance details*	: Date of remittance : Name of Bank : Branch : A/c. No
12.	Bid Amount quoted (not EMD amount)	: IFSC Code No
and t availa shall	the auction notice published in the dailyable in the website <a href="https://www.bankea">https://www.bankea</a>	tood all the above terms and conditions of auction sale newspaper and the tender document which are also nuctions.com and https://phoenixarc.co.in?p=5099 and nprove my/our bid by one bid incremental value notified ssful-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 on the website https://www.bankeauctions.com 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 FY 14-13 Scheme A ("Phoenix"),

Mumbai - 400 057.

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 <u>"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"</u>.
- 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 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 Authorised 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	

Date:

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com 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 FY 14-13 Scheme A ("Phoenix")
Mumbai – 400 057.

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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>

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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> & <a href="https://phoenixarc.co.in?p=5099">https://phoenixarc.co.in?p=5099</a> 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 bank and **M/S. C1 India Private 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:

<u>Copy to</u>: M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301,1<sup>st</sup> Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302000/21/22/23/24

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 14-13 Scheme A mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

#### Annexure - V

## Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Pvt. Ltd.,
As the Trustee of Phoenix Trust FY 14-13 Scheme A,
Mumbai – 400 057.

Date:

Mumbai – 400 057.

Sub.: E-auction sale vide Sale Notice dated 20.06.2024 - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Private Limited (Trustee of Phoenix Trust FY 14-13 Scheme A)

Dear Sir,

We confirm that we have quoted the highest bid of Rs. \_\_\_\_\_\_/- (In Words \_\_\_\_\_\_\_)

for the purchase of the Secured Asset/ property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by The Authorised Officer of M/s. Phoenix ARC Private Limited, through the website of M/S C1 India Pvt. Ltd. on \_\_\_\_\_\_.

Yours sincerely,

Signature:

Name of Bidder:

<u>Copy to</u>: M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301,1<sup>st</sup> Floor, Udyog Vihar Phase-2, Gurgaon(Haryana)-122015, Help Line No: 0124-4302000/21/22/23/24

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 support@bankeauctions.com, immediately on completion of the bidding.

## Annexure VI

## **Declaration from Bidder / Buyer\***

Date:
To, Phoenix ARC Private Limited Trustee of Phoenix Trust-FY14-13
Dear Sir/Madam,
Subject: Payment under e-auction sale notice dated 20.06.2024 for the secured asset for the e-auction held on
Ref: Deposit of Rs made by me on/_/_ being highest bidder / buyer for auction of held on vide cash/cheque/DD/RTGS/NEFT no
<ul> <li>I have participated in the bidding process of</li></ul>
entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html)  The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.htm)

Signature: Name of the Bidder / Buyer / Depositor:

# Annexure VII Undertaking

(TO BE EXECUTED ON RS. 500 STAMP PAPER AND NOTARISED)

AFFIDAVIT REGARDING SECTION 29A OF THE IN	ISOLVEN	CY AND	BANKRUPTC	CODE,	<u> 2016</u>	
I,, aged ("Applicant") do hereby solemnly affirm and	d irrevoc	ably and	d unconditio	nally sta	te, in i	relation to
proposed purchase of immovable property bei (Trustee of Phoenix Trust-FY14-13) ("Phoenix Trust-FY14-13)						
("Borrower"), as follows:	III. ) III	the lo	an account	O	<b>3</b> /1,010	

1. I hereby unconditionally state, submit and confirm that I/we are not disqualified from purchasing the immovable property owned by the Mortgagor by the Applicant, being mortgaged in favour of

Phoenix in the loan account of Borrower, pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise.

- 2. I hereby state, submit and declare that none of: (a) the Applicant, being the Proposed Investor; (b) any other person acting jointly or in concert with the Applicant:
  - a) is an undischarged insolvent;
  - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("RBI") issued under the Banking Regulation Act, 1949 (the "BR Act");
  - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
  - d) has been convicted for any offence punishable with imprisonment:
    - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC;
    - (ii) for 7 (seven) years or more under any law for the time being in force.
  - e) is disqualified to act as a director under the Companies Act, 2013;
  - f) is prohibited by the Securities and Exchange Board of India ("SEBI") from trading in securities or accessing the securities markets;
  - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;
  - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
  - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
  - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in **Schedule A** hereto.
  - 3. I, hereby state and confirm that the Applicant and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.
  - 4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Applicant or any of its Affiliates qualify to be Related Parties of the Borrower at any time.

- 5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Schedule A hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
- 6. I submit to the Phoenix, that the Applicant unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.
- 7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Applicant ineligible.
- 8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this Affidavit for the purposes of determining eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Applicant.
- 9. I, unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this Affidavit, to the satisfaction of Phoenix.
- 10. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Applicant.
- 11. This Affidavit shall be governed in accordance with the laws of India and the courts of Mumbai shall have an exclusive jurisdiction over any dispute arising under this Affidavit.
- 12. I submit that, the contents of the Affidavit, as provided above are correct, true, valid and genuine.
- 13. I submit that, no information/details, have been concealed while signing the Affidavit and there are no further facts to be disclosed to determine eligibility of the Applicant, in terms of Section 29A of the IBC.

Solemnly, affirmed at on day of	·
Before me,	
Notary	

Deponent

## VERIFICATION

I, the Deponent h	nereinabove, do h	ereby verify and a	affirm that the cont	ents of parag	raph 1 to	of
this Affidavit are concealed therefr		ct to my knowled	lge and belief and	no material	facts have	been
Verified at	on this	day of	, 2024.			
					Deponent	

## Schedule A

## LIST OF THE CONNECTED PERSONS