

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES**  
**LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS Monday, 15<sup>th</sup> April 2019 UPTO 3:00.PM**

Sale of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 Whereas, the Authorized Officer of Shriram City Union Finance (Hereinafter referred as “SCUF”) had taken possession of the following property/ies pursuant to the notice issued under **Sec 13(2)** of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan account with right to sell the same on **“AS IS WHERE IS BASIS and AS IS WHAT IS BASIS”** for realization of SCUF’s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under **Section 13(4)** of the said Act proposes to realize the SCUF’s dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

**DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES**

Name of the Account	Details of property	Demand Notice Date/ Outstanding Amount	Reserve Price	EMD	Bid Increase Amount	Date/ Time of e-Auction	Inspection of Property
M/s. Space Realcon India PVT LTD  (Director Arun Dagaria)	<b>1. Flat No. 503</b> , block No H-1 (Harmony-1), Belmonte park group housing at village kelod hala Dist, Indore (Madhya Pradesh) 452001.	<b>Demand Notice dated 30 December 2017 Rs. 1,87,64,638/- (Rupees One Crore Eighty Seven Lakhs Sixty Four Thousand Six Hundred Thirty Eight Only) as per Decretal Amount Awarded on 17-03-2017 with further interest until payment in full</b>	<u>For Property No. 1</u> Rs. 27,28,000/- (Rupees Twenty Seven Lakhs Twenty Eight Thousand Only)	<u>For Property 1 EMD Rs.</u> 2,72,800/- (Rupees Two Lakh Seventy Two Thousand Eight Hundred Only)	<b>Rs. 50,000 (Rupees Fifty Thousand only)</b>	<b>Tuesday, 16-04-19 from 11.00AM to 2.00 PM</b>	<b>Wednesday, 10-04-19 and Thursday, 11-04-19 from 11.00 AM to 2.00 PM</b>
	<b>2. Flat No. 504</b> , block No H-1 (Harmony-1), Belmonte park group housing at village kelod hala Dist, Indore (Madhya Pradesh) 452001.		<u>For Property No. 2</u> Rs. 27,28,000/- (Rupees Twenty Seven Lakhs Twenty Eight Thousand Only)	<u>For Property 2 EMD</u> Rs. 2,72,800/- (Rupees Two Lakh Seventy Two Thousand Eight Hundred Only)			
	<b>3. Flat No. 302</b> , block No T-3 (Treasure-3), Belmonte park group housing at village kelod hala Dist, Indore (Madhya Pradesh) 452001.		<u>For Property No. 3</u> Rs. 24,14,250/- (Rupees Twenty Four Lakhs Fourteen Thousand Two Hundred Fifty only)	<u>For Property 3 EMD</u> Rs. 2,41,425/- (Rupees Two Lakh Forty One Thousand Four Hundred Twenty Five Only)			
	<b>4. Flat No. 303</b> , block No T-3 (Treasure-3), Belmonte park group housing at village kelod hala Dist,		<u>For Property No. 4</u> Rs. 23,92,500/- (Rupees Twenty Three Lakhs Ninety Two Thousand Five Hundred only)	<u>For Property 4 EMD</u> Rs. 2,39,250/- (Rupees Two Lakh Thirty Nine Thousand Two Hundred Fifty only)			

	Indore (Madhya Pradesh) 452001. <b>5. Flat No. 403</b> , block No T-3 (Treasure-3), Belmonte park group housing at village kelod hala Dist, Indore (Madhya Pradesh) 452001. <b>6. Flat No. 502</b> , block No T-3 (Treasure-3), Belmonte park group housing at village kelod hala Dist, Indore (Madhya Pradesh) 452001.		<u>For Property No. 5</u> Rs. 23,92,500/- (Rupees Twenty Three Lakhs Ninety Two Thousand Five Hundred only) <u>For Property No. 6</u> Rs. 23,92,500/- (Rupees Twenty Three Lakhs Ninety Two Thousand Five Hundred only)	<u>For Property 5 EMD</u> Rs. 2,39,250/- (Rupees Two Lakh Thirty Nine Thousand Two Hundred Fifty only) <u>For Property 6 EMD</u> Rs. 2,39,250/- (Rupees Two Lakh Thirty Nine Thousand Two Hundred Fifty only)			
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**TERMS & CONDITIONS:**

- The e-Auction is being held on “**AS IS WHERE IS BASIS**” and “**AS IS WHAT IS BASIS**”.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property other than registered mortgaged created in favor of SCUF. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SCUF. The property is being sold with all the existing and future encumbrances whether known or unknown to the SCUF. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites on **Wednesday, 10-04-19 and Thursday, 11-04-19 from 11.00 AM to 2.00 PM.**

The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> through Login ID & Password (the user ID & Password can be obtained free of cost by registering name with. The EMD 10% OF RESERVE PRICE shall be payable through NEFT/ RTGS in the following **STANDARD CHARTERED BANK, Current Account No.: 42705248689, Name of the A/C: SHRIRAM CITY UNION FINANCE LIMITED For Loan Account: CDBDRTF1603250001, IFSC Code: SCBL0036078**, Please note that the Cheques/ Demand Draft shall not be accepted as EMD amount.

- After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv) Copy of proof of address; without which the bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III (Mentioned in the Tender Notice) AFTER DULY FILLED UP & SIGNING which are available on Web Portal: <https://www.bankeauctions.com>.**
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Gulf Petro Chem Building, Building No. – 301, 1st Floor, Udyog Vihar Phase – 2, Gurgaon, Help Line No. +91- 124-4302020/21/22, +91-7291981124 /1125/1126,**

**Shriram City Union Finance Ltd.**  
Wockhardt Towers, Level- 3, East Wing, C-2, G Block,  
Bandra-Kurla Complex, Bandra (E),  
Mumbai- 400 051  
Contact No. 022 42410400  
Email – [vishal.mehta@shriramcity.com](mailto:vishal.mehta@shriramcity.com)

# E-AUCTION SALE NOTICE

**Hareesh Gowda 9594597555, Jay Singh 7738866326. Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact **Mr. Jignesh Kansara, (Authorized Officer), Mobile No. 9376092005, Mr. Vishal Mehta 9920864804.** During office hours during the working days.

6. Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
7. The interested bidders who have submitted their EMD not below the 10% of Reserve Price through online made before **3:00 PM on Monday, 15<sup>th</sup> April 2019**, shall be eligible for participating the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against above mentioned property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against above mentioned property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (**Unlimited Extension**). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 48 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
9. The prospective qualified bidders may avail online training on e-Auction from **M/s. C1 India Pvt. Ltd.** prior to the date of e-Auction. Neither the Authorized Officer/ SCUF nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
10. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
11. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
12. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction

## STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

**Date: 14-03-19**

**Authorized Officer**

**Place: Indore**

**Shriram City Union Finance Ltd**