

SICOM LIMITED
 Registered Office: Solitaire Corporate Park, Building No. 4, Gurgaon (Haryana) Road, (Andheri - Chakrapark Road), Chakola, Andheri (East) Mumbai - 400 093 • Tel No: (022) 66572700 • Website: www.sicomindia.com

PUBLIC AUCTION CUM SALE NOTICE & NOTICE TO THE BORROWER/GUARANTOR

The undersigned being the authorized officer of SICOM Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has taken over possession of the office premises, invites offers from interested parties in respect of the under mentioned office premises property of Core Education and Technologies Ltd. put up for auction on "AS IS WHERE IS WHAT IS BASIS". The said property is secured in favour of SICOM Ltd holding exclusive charge on the said property.

The property mentioned below is put up for sale to recover the following dues of SICOM Ltd.:

Borrower's/guarantors name	Owner's name	Reserve Price	Earliest Society Dues	SICOM as on 31 st May 2017	Outstanding dues of
Core Education and Technologies Ltd	San-Neel Industries Ltd	Rs. 2.14 crs.	Rs. 15 lacs	Rs. 21 lacs approx.*	**Rs. 68.18

* Society maintenance & other charges outstanding upto 31st May 2017 are Rs. 21 lacs approx with further interest thereon and payable by the purchaser.

** Along with further interest thereon

DESCRIPTION OF THE PROPERTY

All that piece of the property bearing office premises bearing No. B-101 measuring 398.12 sq.ft. carpet area (597 sq.ft. built up) and office No.B-102 measuring 339 sq.ft. carpet area (509 sq.ft. built up area) respectively on the 1st floor in B wing and Office No.A-103 measuring 276 sq.ft. carpet area (414 sq.ft. built up) and office no.A-104 measuring 340.37 sq.ft. carpet area (511 sq.ft. built up area) on the 1st floor in A wing of the building at Ferni Backcourt, Plot No.9, Shah Industrial Estate, off Veera Desai Road, Ambhvi (Veera Desai Police Station), opp. Supreme Industries Ltd, Andheri (W), Mumbai 400 053.

Offers are invited in sealed envelopes along with Earnest Money Deposit payable by Demand Drafts/Pay orders as indicated in terms & conditions.

Terms and conditions of auction

1. For participating in the auction, the intending bidders have to deposit Rs. 15 lacs as Earnest Money Deposit (EMD) by Demand Draft/Pay order drawn on Nationalized Bank/Scheduled Commercial Bank favoring SICOM LIMITED payable at Mumbai, which is refundable if the bid is not successful/accepted by SICOM.

2. The payment of 25% of the offer amount (less amount paid as EMD) to be paid immediately on confirmation of sale by SICOM, by a Demand Draft/Pay Order.

3. The balance 75% of the purchase price shall be paid on or before 15 days (fifteen days) from the date of acceptance and confirmation of offer by SICOM.

4. The offer not accompanied with requisite EMD by way of DD / Pay order shall be treated as invalid and the bidder shall not be allowed to attend the bidding process.

5. The EMD of first highest bidder and second highest bidder shall be retained for further process and the EMD of subsequent highest bidders shall be returned after the auction.

6. The properties shall not be sold below the reserve price mentioned above.

7. The properties are being sold on "As is where is and what is basis".

8. The auction sale is subject to the General Terms and Conditions of sale, a copy whereof can be obtained by bidders from the office of SICOM Limited, Mumbai. Even if the bidder does not obtain a copy of the same, it would be presumed that the bidder obtained, perused, examined and accepted the same.

9. The successful bidder would bear the charges/fees payable for conveyance such as stamp duty, registration fee, advocate charges, society charges and all other costs and expenses etc., as applicable as per law.

10. To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the properties. The Authorized Officer will not be held responsible for any change, lien, encumbrance, property tax or any other dues to anybody in respect of the property under the sale.

11. The Authorized Officer has absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefor.

12. The sale is subject to confirmation by SICOM.

13. The inspection of the properties can be taken on 23rd June 2017 between 11.00 a.m. to 4.00 p.m. Last date and time for submission of offers is 27th July 2017 till 2.30 p.m. (SICOM's Registered Office Mumbai)

15. Acceptance of highest bid will be subject to the approval of SICOM Limited.

16. This is also a notice to the borrower/guarantors of the above said loan account about holding of auction sale as per the provisions of SARFAESI Act and rules thereunder.

17. The bids received by the authorized officer shall be opened on 7th July 2017 at 3.00 p.m. (SICOM's Registered Office Mumbai). The bidders would be given opportunity to improve their bids.

18. It shall be the responsibility of the Purchaser to pay 1% (One percentage) of the sale consideration towards Income Tax u/s 194 I A of the Income Tax Act and SICOM shall not take responsibility for the same. Such Income Tax shall be paid by the bidder/offeror and above the price offered by him/it to SICOM and SICOM shall get the offered/bid price without it being subjected to any type/sort of deduction therefrom.

For further details and terms & conditions of sale please contact

Rajendra S Bhosale
 Jayant A Udar
 Tel: (022) 66572724, Mob: 9833546349
 Yashwant Khekhar
 Tel: (022) 66572736, Mob: 8879400090

(Notice to Borrower/Guarantors)

This is also notice to the borrowers/guarantors in the above said account. Please take notice that you have committed default in payment of the outstanding dues and interest with monthly costs and charges etc. in respect of the advance granted by SICOM mentioned above. Hence SICOM had issued Demand Notice to all of your u/s 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after expiry of 60 days. Therefore under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers under Section 13(4) of the said Act, took possession on 3rd June 2015 of the secured assets in the above mentioned account.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale falling which the property will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses relating to Demand Notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and balance of the sale proceeds will be appropriated towards your liabilities as mentioned. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-
 Rajendra Bhosale
 Authorized Officer, SICOM Ltd.
 Place: Mumbai
 Date: 07/06/2017