



Registered Office: Solitaire Corporate Park, Building No. 4, Guru Hargovindji Road,
(Andheri - Ghatkopar link Road), Chakala, Andheri (East) Mumbai - 400 093
Tel No: - (022) 66572700 Website: www.sicomindia.com

PUBLIC AUCTION CUM SALE NOTICE

The undersigned being the Authorized Officer of SICOM LIMITED, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) invites offers from interested parties in respect of the under mentioned property on "As is where is and what is basis" for realization of SICOM's dues by public auction on 25/07/2017 at 3.00 p.m. at SICOM's Registered Office Mumbai.

| Borrower or guarantor's name | Owner's name | Description of property | Reserve Price | Earnest Money Deposit | SICOM's outstanding dues (dues, interest and charges as on 31.03.2017) |
|-------------------------------|-----------------------|---|------------------|-----------------------|--|
| MW Unitexx Ltd (the borrower) | Ms. Ria Noshir Talati | All that piece and parcel of immovable property being Residential Flat admeasuring 616.03 sq. mtrs. (6,631 sq. ft.) carpet area, excluding the fire escape passage, refuga (terrace)/moat / flower beds / service areas admeasuring 615.16 sq. mtrs. (6,621.58 Sq. ft.) forming part of the common areas on the 52nd (South East) level (37th Floor) of the said building together with garage/s admeasuring 74.32 sq. mtrs. (800 sq. ft.) built up and godown admeasuring 18.58 sq. mtrs. (200 sq. ft.) of the building known as "Palais Royale" bearing Plot Nos. 5B and 6, Cadastral Survey Nos. 288 (Part), 289 (Part), 1/1540 (Part), 2/1540 (Part) and 3/1540 (Part) of Lower Parel Division at Ganpatrao Kadam Marg, Worli, Mumbai-400018. | Rs. 46.25 crores | Rs. 4.6 crores | Rs. 97.13 crores |

Terms and conditions of auction

- For participating in the auction, the intending bidders have to deposit Rs. 4.6 crores 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.
- 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.
- 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.
- The offer not accompanied with requisite EMD by way of DD / Pay order shall be treated as invalid and the bidders shall not be allowed to attend the bidding process.
- 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.
- The properties shall not be sold below the reserve price mentioned above.
- The properties is being sold on "As is where is and what is basis".
- 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.
- 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.
- To the best of the knowledge and information of the Authorized Officer, save an except unpaid consideration of Rs. 3.00 crs. to be paid to the builder / developer on getting possession from them, no other encumbrance exists on the properties. The Authorized Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to anybody in respect of the property under the sale.
- The Authorized Officer has absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason thereof.
- The sale is subject to confirmation by SICOM.
- The inspection of the properties can be taken on 07/07/2017 between 11.00 a.m. to 4.00 p.m.
- Last date and time for submission of offers is 25/07/2017 till 2.30 p.m. (SICOM's Registered Office Mumbai).
- Acceptance of highest bid will be subject to the approval of SICOM Limited.
- This is also a notice to the borrower/guarantor(s) of the above said loan account about holding of auction sale as per the provisions of SARFAESI Act and rules thereunder.
- The bids received by the authorized officer shall be opened on 25/07/2017 at 3.00 p.m. (SICOM's Registered Office Mumbai). The bidders would be given opportunity to improve their bids.
- It shall be the responsibility of the Purchaser to pay 1% (One percentage) of the sale consideration towards Income Tax u/s 194 IA of the Income Tax Act and SICOM shall not take responsibility for the same. Such Income Tax shall be paid by the bidders/offerer over 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

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| Rajendra Bhosale Tel: 9833 546 349/ 022-66572724 | Yashwant G Khedkar Tel: 9004800104/ 022-66572851 | Jayant Udar Tel: 9879 400 090/ 022-66572736 | Sanyukta Gole Tel: (022) 6657 2732 Mob No. 9820851075 |
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NOTICE TO BORROWER / GUARANTOR

This is also notice to the borrower / guarantor in the above said account. Please take notice that you have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc. in respect of the advance granted by SICOM mentioned above. Hence SICOM had issued Demand notice to all of you u/s 13 (2) to pay the abovementioned amount within 60 days. You have failed to pay the amount even after expiry of 60 days. Therefore as per the CMM order dated 20th January, 2017 the Authorised Officer took possession on 5th May, 2017 of the secured assets in the abovementioned account.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing 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 aforesaid. You are at liberty to participate in the auction to be held alongwith offer and Earnest Money Deposit (EMD) specified in the Public Auction Notice on the terms and conditions thereof.

Sd/-
Authorized Officer,
SICOM Ltd
Place: Mumbai
Date: 22/06/2017