

Terms and Conditions for Buyers for purchase of properties [Annexure of properties along with copy of advertisements in Times of India (Mumbai) and Hindustan Times (Delhi) dated 11.12.2018 enclosed]

1. SICOM Ltd. proposes to conduct the sale of properties on “**As is where is what is and without recourse**” basis under SARFAESI Act /SFC Act as applicable. The details of properties offered for sale are enclosed as Annexure to this document.
2. The sale of properties is being conducted through Swiss challenge method which will involve two rounds of bidding as under:
 - a) The interested buyer shall initially forward his offer alongwith EMD of 1% of the offer price by way of DD/Pay order drawn on any scheduled commercial bank.
 - b) Based on the highest offer, SICOM Ltd at its sole discretion shall decide the reserve price and the terms and conditions of auction of the property.
 - c) The highest bidder will be informed by SICOM regarding his offer being considered for setting the reserve price for auction.
 - d) The highest bidder will then have to furnish additional EMD of 4% of the offer price upon which SICOM Ltd. will then go ahead with the auction process.
 - e) If for any reason the highest offeror fails to submit the additional 4% EMD within the timeline as specified, SICOM Ltd would reserve the right to approach the second highest offeror/ third highest offeror and so on, in order of preference and negotiate with him to match up to the highest offer. Thereby a negotiated offer amount would be reached. If the offeror is able to submit the additional 4% EMD within two working days from the time of conclusion of negotiation, then the negotiated offer amount would be the reserve price and this offeror would have the right of first refusal.
 - f) Public bids will be invited based on the reserve price so determined.
 - g) The buyer whose offer is the highest and is fixed as the reserve price, shall be entitled to right of first refusal in the subsequent auction.
 - h) All bidders who wish to participate in the auction will have to furnish EMD of 10% of the Reserve Price. Accordingly, the bidder on the basis of whose offer, the reserve price has been fixed will have to furnish EMD of 5% of the reserve price in addition to the 5% already furnished as a part of the process of fixing the Reserve Price. (Thus, the total EMD would be 10% of the reserve price).
 - i) 1% EMD of all other parties whose offers are below reserve price would be returned prior to auction and therefore they will be required to furnish EMD of 10% of the reserve price if they wish to participate in the auction.
 - j) In case the party who had given the highest offer which is set as reserve price, does not participate in the auction, the EMD of 5% (1%+4%) furnished by the party will be forfeited.

k) If in the auction, a bid higher than the reserve price is received, then the buyer with highest offer on the basis of which the reserve price was decided, would be entitled to match/ better the highest bid, in terms of his right of first refusal. However, if he does not exercise this option, his EMD of 10% (1%+4%+ 5%) will be returned provided he has participated in the auction.

3. The time schedule for completion of the sale process is given below, which may be taken note of and adhered to since no further extension will be made in the schedule:-

Sr. No.	Particulars	Last Date
1	Submission of Offer along with 1% EMD up to 3.00 p.m. on	28.12.2018
2	Intimation to buyer regarding consideration of offer for reserve price/ rejection of offer	29.12.2018
3	Payment of additional 4% EMD by successful bidder	03.01.2019
4	Release of auction advertisement along with terms and conditions of auction	Within 24 hours from date of receipt of additional 4% EMD

4. SICOM Ltd reserves the right to cancel the auction process at any point without assigning any reason.

5. SICOM Ltd reserves the right of rejecting/cancelling/not considering any particular offer or offers without assigning any reasons and decision of SICOM Ltd shall be final and binding on all parties.

6. The jurisdiction for any dispute arising under the terms of this engagement shall be the Courts/ Tribunal at Mumbai.

7. For further details/ enquiries kindly contact:

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Shri. Omkar Vedak	Cont: 02266572748/ 9323554697	Email: ovedak@sicomindia.com

Annexure

Properties available for sale/ auction

Sr No	Name of the Borrower	Total Dues - as on 31.10.2018 (Rs. in crs)	Details and Nature of Security
1	UNITECH LTD	52.51	Exclusive first charge on Land admeasuring 4.78 Acres , bearing Khewat No.62, Khata No.92, Mustatil No.7, Killa No.3/2[3-17] comprising of 3 Bigha 17 Biswas and Kila No.4[3-16] comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas situated at Village Tikri, Sector 48, Tehsil & District Gurgaon, Haryana
2	MVL Ltd	90.59	Entire 1st floor of MVL iPark admeasuring 15991.868 sq ft. , built up area Sector 15(ii), near 32nd mile stone, situated in Revenue village Silokhara, Tehsil & Dist. Gurgaon, Haryana
3	HI-POINT INVESTMENT AND FINANCE PRIVATE LIMITED	137.73	Land admeasuring 6.78 Acres located at Arazi Plot no 76 and 3 Khata no. 91 and 102, Village –Sanhkol, Tehsil – Bahadurgarh, District- Jhajjaar, Haryana.
4	KEMROCK AGRITECH PVT. LTD.	46.99	Industrial Non-agricultural Land admeasuring 76,906 Sq.mt. and building admeasuring 1366 sq. mtrs (built up) bearing Revenue Survey Nos. 133, 150, 178/1, 180/1, 186, 249, 250, 252, 253, 254, 255, 256, 257, 258, 261, 262, 263 and 303 alongwith the installed Plant and Machinery located at Vadodara–Halol State Highway SH-87, Village-Asoj, Taluka-Vaghodia, District-Vadodara - 391510 .
5	AJANTA INFRASTRUCTURE LTD.	94.20	Exclusive charge by way of mortgage on: 1) NA land admeasuring 20,000 Sq. mtrs. at Plot No. E-28/1 MIDC Area Chikalhana, Aurangabad 2) NA land admeasuring 17,000 Sq. mtrs. at Plot No. E-36/1 MIDC Area, Chikalhana, Aurangabad
6	KAMLA LANDMARC CONSTRUCTIONS PVT LTD	48.17	Exclusive first charge on 1. BRAHANS BUSINESS PARK: Unit No. 101 admeasuring 3388 sq. ft. on the first floor and Unit No. 704 admeasuring 2975 sq. ft. on the seventh floor in the building known as “Brahans Business Park” situated at Mulgaon, Mahakali Caves Road, Andheri (East) being Plot No. 16(A) of TPLO Scheme of 1457 of 2-5-21964 and 7-8-1968 forming a part of the survey no. 88, Hissa no. 1, C.S. No. 46(Part) along with the entire appurtenance thereto. 2. Basement admeasuring 3472 sq ft and 14th Floor admeasuring 2042 sq ft at Kamla Hub, CTS No 35, S.

			No 287 situated at N.S. Raod, Gulmohor Lane, J.V. P.D. Scheme Juhu, Vile Parle, Mumbai
7	MW UNITEXX LTD	134.12	Exclusive first charge on Residential Flat admeasuring 616.03 sq. mtrs. (6,631 sq. ft.) carpet area, excluding the fire escape passage, refuge (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) together with garage/s admeasuring 74.32 sq. mtrs. (800 sq. ft.) built up and godown admeasuring 18.58 sq. mtrs. (200 sq. ft) totally admeasuring 14252.58 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-400 018
8	KALANI INDUSTRIES PVT LTD	46.30	Exclusive First charge by way of mortgage on 1. Land admeasuring 64 Ares (1.58 Acres) at Gat no. 222 of village Gude Panchgani, Taluka Shirala, District Sangli, Maharashtra 2. Land admeasuring 30 Heactares bearing survey nos. 439/499, 442, 478/500, 443/501, 445 and 480/502 at Village Barabag, Patwari Halka Amar Sagar Tehsil, district Jaisalmer, Rajasthan 3. Hypothecation of moveable assets including plant and machinery of wind power projects (windmills) of the company at Jaisalmer (12 Nos of 230 kW) and Gude Panchgani (1 Nos of 1.65 MW)
9	JUPITER BIOSCIENCE LIMITED	96.88	Exclusive first charge by way of mortgage on 1. Open plot admeasuring 1210 sq. yrds in Survey number 91(ward number 9, Block F), Municipal No.8-2-293/91/HE/27 MCH Ward Number-8, Near Jubilee Hills, Shaikpet village and Mandal, Hyderabad Dist, Andhra Pradesh
10	BUL MSK INFRASTRUCTURE PVT. LTD	43.46	Exclusive first charge by way of mortgage on Plot of land admeasuring 32,375 sqmts at Plot no PL-3/1 at the Addl Latur Industrial Area, District Latur, Maharashtra, owned by a group company viz. Swaraj Infrastructure Pvt . Ltd.
	Total	790.95	