



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 (hereinafter referred to as "SICOM"), under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI)** invites offers/bids from interested parties in respect of the below mentioned mortgaged property on **"As is where is what is and without recourse basis"** for realization of SICOM's dues by public auction on **September 14, 2017 at 2.00 p.m.** at SICOM's Registered Office at Mumbai.

Borrower's/guarantor's name	Owner's name/Mortgagor's Name	Description of Property	Reserve Price	Earnest Money Deposit	SICOM's outstanding's/s dues, interest and expenses as on 31.07.2017
MVL Ltd.	MVL Credit Holdings & Leasing Ltd.	Entire First Floor, MVL IPark (Sector 15(ii), near 32nd mile Stone, Gurugram, Haryana (earlier Khasra Nos. 11/3/1/1, 8/1/1/1, 8/1/2, 13/1), together with undivided right, title and interest in the land at village Sikohara Gurugram having area of 1486.095 sq mtrs	Rs. 13.90 crores	Rs. 1.40 crores	Rs70,79,90,798/-

Terms and conditions of auction

- For participating in the auction, the intending bidders shall have to deposit **Rs. 1.40 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 offer which is 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.
- Bid multiples to be in the amount of Rs. 1 lakh.
- The property shall not be sold below the reserve price mentioned above.
- The property is being sold on **"As is where is what is and without recourse basis"**.
- The auction sale is subject to the general terms and conditions of sale, a copy whereof can be obtained by bidders from the registered office of SICOM Limited or Regional Office at Delhi. 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.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the properties. The bidder shall make himself/herself satisfied in all aspects, including but not limited to any charge, lien, taxes or any other dues. The bidder is further advised to carry out his/her own due-diligence with regards to the said property. 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 successful bidder would bear the charges/fees payable for Conveyance/Sale Certificate such as stamp duty, registration fee, advocate charges and all other costs, charges and expenses etc., as applicable as per law. It shall be the responsibility of the Purchaser to pay 1% 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 successful bidder over and above the price offered by him to SICOM and SICOM shall get the full bid price as consideration without it being subjected to any type/sort of deduction therefrom.
- 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.
- Acceptance of highest bid will be subject to the approval of SICOM Limited.
- The sale is subject to confirmation by SICOM.
- The inspection of the properties can be taken only with prior appointment as of **August 22-August 25, 2017**.
- Last date and time for submission of offers is **September 14, 2017 till 1.00 p.m.** at SICOM's Registered Office, Mumbai)
- The bids received by the authorized officer shall be opened on **September 14, 2017 at 2.00 p.m.** (SICOM's Registered Office, Mumbai). The bidders would be given opportunity to improve their bids.

For further details and terms & conditions of sale please contact

- 1) Mr. Sanjay Kumar Tel: (011) 2373 6738 Mobile No. 9868020160
2) Mr. Shatrugna Kalavar Tel: (022) 6657 2853 Mobile No. 9869900073

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 u/s 13(4) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorised Officer took physical possession on February 28, 2017 of the secured assets in the abovementioned account and also as per the Order of District Magistrate, Gurugram.

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.

Place: Delhi
Date: August 12, 2017

Sd/
Authorized Officer,
SICOM Ltd



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Borrower's/guarantor's name	Mortgagor's name	Description of Property	Reserve Price	Earnest Money Deposit	SICOM's outstanding's/s dues, interest and expenses as on 31.07.2017
Unitech Ltd.	Unitech Ltd.	Land bearing Khewat No. 62, Khata No. 92, Mustati No. 7, Killa No. 3/2 [3-17] comprising of 3 Bigha 17 Biswas and Killa No. 4 [3-16] comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas i.e. 4.78 Acres situated in the revenue estate of Village Tikri, Tehsil & District Gurugram, Haryana	Rs. 29 crores	Rs. 3 crores	Rs. 44,42,40,242/-

Terms and conditions of auction

- For participating in the auction, the intending bidders shall have to deposit **Rs. 3 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 offer which is 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.
- Bid multiples to be in the amount of Rs. 5 lakh.
- The property shall not be sold below the reserve price mentioned above.
- The property is being sold on **"As is where is what is and without recourse basis"**.
- The auction sale is subject to the general terms and conditions of sale, a copy whereof can be obtained by bidders from the registered office of SICOM Limited or Regional Office at Delhi. 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.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the properties. The bidder shall make himself/herself satisfied in all aspects, including but not limited to any charge, lien, taxes or any other dues. The bidder is further advised to carry out his/her own due-diligence with regards to the said property. 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 successful bidder would bear the charges/fees payable for Conveyance/Sale Certificate such as stamp duty, registration fee, advocate charges and all other costs, charges and expenses etc., as applicable as per law. It shall be the responsibility of the Purchaser to pay 1% 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 successful bidder over and above the price offered by him to SICOM and SICOM shall get the full bid price as consideration without it being subjected to any type/sort of deduction therefrom.
- 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.
- Acceptance of highest bid will be subject to the approval of SICOM Limited.
- The sale is subject to confirmation by SICOM.
- The inspection of the properties can be taken only with prior appointment as of **August 22-August 25, 2017**.
- Last date and time for submission of offers is **September 19, 2017 till 1.00 p.m.** at SICOM's Registered Office, Mumbai)
- The bids received by the authorized officer shall be opened on **September 19, 2017 at 2.00 p.m.** (SICOM's Registered Office, Mumbai). The bidders would be given opportunity to improve their bids.

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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.

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