



Regd. 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

Notice is hereby given to the public in general, Borrower and the Mortgagor in particular by SICOM Ltd. (SICOM) that the under mentioned property mortgaged to SICOM Limited on which SICOM is having exclusive first charge of which possession, under the provisions of Section 29 (1) of The State Financial Corporation Act, 1951 [SFC Act] was taken, will be sold by public auction on **January 17, 2018 at 2 p.m.** at SICOM'S registered office on **"AS IS WHERE IS WHAT IS AND WITHOUT RECOURSE BASIS"** for recovery of SICOM'S dues. SICOM invites offers from interested parties in respect of the below mentioned property.

Borrower's/guarantor's name	Mortgagor's name	Description of property	Reserve Price	Earnest Money Deposit	SICOM's outstanding's/ dues, interest and expenses as on 31.12.2017
Kamla Landmarc Properties Pvt Ltd.	Kamla Landmarc Properties Pvt Ltd.	All that piece of land or ground bearing Plot No. 17/A, Mahal Industrial Estate, bearing C.T.S. No. 46/5 of Village Mulgaon admeasuring 2097.72 sq. yards equivalent to 1753. 95 sq. metres. or thereabouts situate at Mahakali Caves Road, Mumbai -400093, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and together with buildings and structures standing thereon or to be constructed thereon except Unit No 401 & 502.	Rs. 24 Crores	Rs. 2.5 Crores	Rs. 89,86,11,566/-

Terms and conditions of auction:

- For participating in the auction, the intending bidders shall have to deposit **Rs. 2.5 crores as Earnest Money Deposit (EMD)** by Demand Draft(DD)/Pay Order drawn on a 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 the 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 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 bidders should make their own independent enquiries and get satisfied regarding ownership, title of the property, encumbrances, measurements, charges, penalties or statutory dues and any other dues etc. with respect to the property put on auction and also all claims/rights/dues affecting the property, prior to submitting their bids. SICOM do not take any responsibility to provide information on the same. All outstanding statutory dues/penalties/other dues are to be paid by the successful bidder only. SICOM nor its officers will be held responsible for any charge, lien, encumbrance, property tax or any other dues to anybody in respect of the property under the sale. SICOM shall neither be responsible for any errors/omissions/discrepancy/shortfall etc. in the Assats nor for procuring any permissions/license/ approvals etc. or for the dues whatsoever of any statutory/regulatory/ local authority established by law.
- The auction sale is subject to the general terms and conditions of sale, a copy whereof can be obtained by the bidders from the registered office of SICOM Limited. Even if the bidder does not obtain a copy of the same, it would be presumed that the bidder has obtained, perused, examined and accepted the same.
- The property is in physical possession of SICOM except Unit 402(part) which is under symbolic possession. To the best of the knowledge and information of SICOM, no other encumbrance exists on the property.
- SICOM 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 I A of the Income Tax Act and SICOM shall not take responsibility for the same. Such payment of Income Tax shall be borne and paid by the successful bidder over and above the price offered by him/her/it 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/mortgagor/guarantor(s) of the above said loan account about holding of auction cum sale.
- Acceptance of highest bid will be subject to the approval of SICOM.
- The sale is subject to confirmation by SICOM.
- The inspection of the property can be taken only **with prior appointment**.
- Last date and time for submission of offers is **January 17, 2018 till 1.00 p.m.** at SICOM'S Registered Office, Mumbai)
- The bids received by SICOM shall be opened on **January 17, 2018 at 2.00 p.m.** (SICOM'S Registered Office, Mumbai). The bidders would be given an opportunity to improve their bids.

For further details and terms & conditions of sale please contact

Mr. Shatrugna Kalavar	Ms. Vishakha Tambe
Tel: (022) 6657 2853 Mobile No. 9869900073	Tel: (022) 6657 2842 Mobile No. 9819092400

Place : Mumbai
Date : January 06, 2018

Sd/-
SICOM Ltd.