

SICOM LIMITED

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 **February 06, 2018 at 2.00 p.m.** at SICOM's Registered Office at Mumbai.

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 30.11.2017
Kamla Landmarc Properties Pvt Ltd. Kamla Landmarc Construction Pvt Ltd. Kamla Real Estate Hub Pvt Ltd.	Kamla Param Construction Pvt Ltd	Entire 14th Floor admeasuring 2160 sq. feet carpet area in the Building known as Kamla Hub, Near Costa Coffee Restaurant (Café Aroma), JVPD Scheme, Vile Parle West, Mumbai - 400049, constructed on a land bearing Plot No 53, Survey No 287(part) and CTS No. 35(part) of Revenue Village: Vile Parle (West), Mumbai.	Rs. 2.70 crores	Rs. 30 lakhs	Rs. 190,86,42,562/-

Terms and conditions of auction:

- For participating in the auction, the intending bidders shall have to deposit **Rs.30 lakhs 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**". It may be noted that the property is not as per building plan approved by Municipal Corporation of Greater Mumbai (MCGM) and the matter is pending in Bombay HC in respect of the same. There is also a suit filed by Techno Build Properties Pvt Ltd pending in Bombay HC. Further SARFAESI Application filed by Pentagram Films Pvt Ltd is pending in DRT, Mumbai
- 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. All outstanding statutory dues/penalties/other dues are to be paid by the successful bidder only. 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. To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the properties.
- 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. 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 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**.
- Last date and time for submission of offers is **February 06, 2018 till 1.00 p.m.** at SICOM's Registered Office, Mumbai)
- The bids received by the authorized officer shall be opened on **February 06, 2018 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. Shatrugna Kalavar Tel: (022) 6657 2853 Mobile No. 9869900073
2) Ms. Vishakha Tambe Tel: (022) 6657 2842 Mobile No. 9819092400

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 7th July 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 along with offer and Earnest Money Deposit (EMD) specified in the Public Auction Notice on the terms and conditions thereof.

Place : Mumbai
Dated : January 03, 2018

Sd/-
Authorised Officer,
SICOM Ltd.