

Re “E-Auction” Sale Notice under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (The Act)

Whereas,

The undersigned as Authorized Officer of Capri Global Capital Limited (hereinafter referred as “Secured Creditor”) having its registered office at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, and Branch Office at 4th Floor, A wing, Indiana Business Centre, Makwana Road, Gamdevi, Marol, Andheri (East), Mumbai – 400059 has taken over Possession of the following property pursuant to the notice issued under section 13(2) and in exercise of power conferred under section 13(4) of the Securitisation and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) in the following loan accounts with a right to sell the same on “**As is where is**”, “**As is what is**” and “**Whatever there is**” basis for realization of dues of the Secured Creditor. The undersigned as Authorized Officer conducted auction but could not auctioned the property as no bidder came forward to participate in on-line “E-Auction” conducted on January 24, 2019 wherein the reserve price fixed as Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) and also on March 07,2019 wherein the reserve price fixed as Rs.1,21,50,000/- (Rupees One Crore Twenty One Lakhs Fifty Thousand Only). Hence revised auction is conducted as below.

| SR. NO. | 1. BORROWER(S) NAME & ADDRESS 2. OUTSTANDING AMOUNT | DESCRIPTION OF THE MORTGAGED PROPERTY | 1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION | 1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE |
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| 1. | <p>1) M/s Heer Enterprises having address at 12/14, Masurekar House, 1st Floor, 1st Bhat Wadi, JSS Road, Opera House, Maharashtra, Mumbai- 400004, 2) Mrs. Meena Jayesh Shah 3) Mr. Jayesh Kishor Shah, residing at Flat No. 103B, Vrindavan Co-Op Hsg. Society Ltd, 1st Floor, Goregaon Mulund Link Road, Opp. Fortis Hospital, Mulund (West), Maharashtra, Mumbai- 400080. LOAN ACCOUNT No. LNCGCMUMTL0000002450,</p> | <p><u>All that piece and parcel of the property consisting of Flat No. 103 - B, Vrindavan CO-OP. HSG. Society Ltd., Admeasuring about 805 Sq. Ft. built-up area equivalent to 74.80 Sq. Mtrs, 1st floor, Opp. Fortis Hospital, Goregaon Mulund Link Road, Situated on plot of land bearing No. C.T.S.</u></p> | <p>1. E-AUCTION DATE: 14th June 2019 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 13th June 2019 till 5.p.m 3. DATE OF</p> | <p>RESERVE PRICE: Rs.1,21,50,000/- (Rupees One Crore Twenty One Lakhs Fifty Thousand Only) EARNEST MONEY DEPOSIT: Rs.12,15,000/- (Rupees Twelve Lakhs Fifteen Thousand Only) INCREMENTAL</p> |

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| <p>LNMMMUM000TL0002199, Rs.1,13,24,650.80/-(Rupees One Crores Thirteen Lakhs Twenty Four Thousand Six Hundred Fifty and Paise Eighty Only) for account no. LNMMMUM000TL0002199 , also Rs. 21,09,519.51/-(Rupees Twenty One Lakhs Nine Thousand Five Hundred Nineteen and Paise Fifty One Only) for account no. LNCGCMUMTL0000002450 due as on 18th December, 2017 aggregating to Rs. 1,34,34,170.31/- (Rupees One Crore Thirty Four Lakh Thirty Four Thousand One Hundred Seventy and Paise Thirty One Only) along with applicable future interest.</p> | <p><u>No. 693 and 688, Survey No. 55 (Part) and 56 (Part)B, at Mulund (West), Maharashtra, Mumbai -400080.</u></p> | <p>INSPECTION: 12nd June 2019 from 11.am to 4.pm</p> | <p>VALUE: Rs.50,000/- (Rupees Fifty Thousand Only)</p> |
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The intending bidders are advised to visit the Branch and the properties put up on Auction, and obtain necessary information regarding charges, encumbrances. The purchaser shall make his own enquiry and ascertain the additional charges, encumbrances and any third party interests and satisfy himself/herself/itself in all aspects thereto. All statutory dues like property taxes, electricity dues and any other dues, if any, attached to the property should be ascertained and paid by the successful bidder(s)/prospective purchaser(s). The bidder(s)/prospective purchaser(s) are requested, in their own interest, to satisfy himself/herself/itself with regard to the above and the other relevant details pertaining to the above mentioned property/Properties, before submitting the bids.

Terms & Conditions of Online Tender/Auction

1. The auction sale shall be "online e-auction" and bidding shall be conducted through the approved service provider M/S eProcurement Technologies Limited, Ahmedabad at the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes.
2. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider **M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 07961200546/519/538/554/568/587/594/598.) or Mr. Vijay Shetty Mob.9619002431. Email: vijay.shetty@auctiontiger.net**, Please note that, Prospective bidders may avail online training on e-auction from them only. Neither the Authorised Officer/Secured Creditor nor M/S e-Procurement Technologies Limited shall be held responsible for any Internet Network problem/Power Failure/ any other technical lapses etc. In order to ward off such contingent situations, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successfully participating in the e-Auction process.

3. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) which is 10% of the reserve price by way of Demand Draft in favor of "**Capri Global Capital Limited**" payable at Mumbai/New Delhi or NEFT/RTGS in the account of "**Capri Global Capital Limited**", **Bank -Axis Bank. Account No-913020013620159. and IFSC Code- UTIB0000233, Branch-New Marine Lines** or deposit the EMD stated above by way of pay order / demand draft payable at Mumbai/New Delhi and favoring "**Capri Global Capital Limited**" drawn on any nationalized or scheduled Bank on or before 13th June 2019 and register their name at **<https://sarfaesi.auctiontiger.net>** and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded {1. Copy of the NEFT/RTGS challan/DD copy/ Pay order; 2.Copy of PAN card and 3.Copy of proof of address (Passport, Driving License, Voters I-Card or Aadhar Card, Ration Card, Electricity Bill, Telephone Bill, Registered Leave License Agreement)} on the website before or by the last date of submission of the EMD (s) as mentioned in the table above.

4. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website **<https://sarfaesi.auctiontiger.net>** for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. Online bidding will take place at web-site of organization as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender document. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website **<https://sarfaesi.auctiontiger.net>** or the same may also be collected from the concerned Branch office of **Capri Global Capital Limited**. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to **Concern Managers: Mr. Vinod Singh Mo. No. 9152001589 At, Capri Global capital Limited, 4th Floor, A wing, Indiana Business Centre, Makwana Road, Gamdevi, Marol, Andheri (East), Mumbai – 400059, on or before 13th June 2019 up-to 5.00 PM. (IST).**

5. To the best of knowledge and information of the Authorised officer, there is no encumbrance on the secured asset/mortgaged property. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

6. The e-Auction/bidding of above property/secured asset shall be conducted exactly on the scheduled Date & Time as mentioned above. The bidder shall improve their offer in multiple of the amount mentioned under the column '**Bid Increment Amount**'. In case the bid is placed in last 5 minutes of closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the reserve price) on closure of e-Auction process shall be declared Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer of the Secured Creditor.

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, at the time of acceptance of Bid i.e. on the same day or not later than next working day upon the acceptance of the bid price by the Authorised Officer and balance of the sale price on or before 15th days of the sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and mortgaged property shall be put to re-auction and defaulting bidder shall have no claim/right in respect of property/amount. The

Authorised Officer/Secured Creditor is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the E-Auction or withdraw the property or any portion thereof from the auction proceedings at any stage without assigning any reasons thereof.

8. The purchaser shall bear the applicable stamp duty/transfer charges/applicable taxes/fee etc. and also all the statutory/non statutory dues, taxes, rates, assessment charges etc. owing to anybody.

9. Please note that Authorised officer of the secured Creditor can cancel the auction of the property specified above at any time on or before the date fixed for sale.

10. The Sale Certificate shall be issued in the name of the purchaser(s)/applicant(s) only and it will not be issued in any other name(s).

11. The Sale/auction shall be subject to rules/conditions prescribed under the provisions of the SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 as amended from time to time.

12. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Vinod Singh Mo. No. 9152001589.

13. This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Place: Mumbai

Authorised Officer
Capri Global Capital Limited