

**Sale Notice through E-Auction 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 no.3,4<sup>th</sup> Floor, Sapphire Business Centre, Satyawadi Society, Above Sbi Bank Wadaj Branch, Usmanpura, Ahmedabad - 380013 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 Securitization 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.

Borrower/Co Borrower(S) Name & Address And outstanding Amount	Description of The Mortgaged Property	Reserve Prices	Earnest Money Deposit	Incremental Value	
<b>(1)</b> Matrubhoomi Dairy Pvt Ltd <b>(2)</b> Matrubhoomi Realtech Development Ltd <b>(3 )</b> Matrubhoomi Inn Ltd <b>(4)</b> Mr. Pardeep Garg <b>(5)</b> Mr. Sanjay Biswas <b>(6)</b> Mr. Milind Jhadav <b>(7)</b> Mrs. Shubhra Pardeep Garg <b>(8)</b> Mr. Vinod Bhai Vajirbhai Patel  <b>LOAN ACCOUNT No.</b> LNCGCVAPTLO000003 553  <b>Rs. 2,14,01,492.33/-</b> (Rupees Two Crore Fourteen Lakhs One Thousand Four Hundred Ninety-Two and Thirty -three paisa Only) as on 23.02.2018 along with applicable future interest.	<b>Flat No. 105</b> Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1500000	150000	10,000	
	<b>Flat No. 203</b> Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1525000		10,000	
	<b>Flat No. 301</b> Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1525000	152500	10,000	
	<b>Flat No. 302</b> Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1525000	152500	10,000	
	<b>Flat No. 303</b> Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1525000	152500	10,000	
	<b>Flat No. 304</b> Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1525000	152500	10,000	

Flat No. 305 Adm. 1250 Sq. Fts, At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1500000	150000	10,000
Flat No. 307Adm. 1250 Sq. Fts,At "Leela Arcade building constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	1500000	150000	10,000
Shop No 15 Admeasuring 600 Sq ft Super build up are situated on the ground floor of the building known as Leela Arcade constructed on the N.A. land bearing Survey No 116/1/1/1 admeasuring 790 Sq. Mtrs and N.A land bearing Survey No 116/2 admeasuring 940 Sq. Mtrs, at Village Amli of Dadar Nagar Haveli at Silvasa 396230	2475000	247500	10,000

**Date & Time Of E-Auction:**E-AUCTION DATE: 16.03.2019 (Between 3:00 P.M. to 4:00 P.M.)

**Last Date of Submission Of EMD:**LAST DATE OF SUBMISSION OF EMD WITH KYC: 15.03.2019

**Date & Time of The Property Inspection:**DATE OF INSPECTION: 05.03.2019(Between 12.30 P.M. to 2:30 P.M.)

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. 079-61200546/519/538/554/568/587/594/598.),Mo: 6351896832or Mr. Tilak Maratha. Email: [Tilak@auctiontiger.net](mailto:Tilak@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 15/03/2019 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. Prabhat Barolia Mo. No. 9799395860 At, Capri Global capital Limited, Office No. 3, 4<sup>th</sup> Floor, Sapphire Business Central, Satya wadi Society, Usman Pura, Ahmedabad -380013, on or before 15/03/2019 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. Prabhat Barolia Mo. No. 9799395860.**
13. This publication is also 30 (Thirty) 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: Ahmedabad**

Date -

**Authorised Officer**  
Capri Global Capital Limited