

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 22.11.2019 UPTO 5 PM**

Sale of immovable property/ies mortgaged to Capital First Limited (Now Known as "IDFC FIRST Bank Ltd") ("Bank") under **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)**

Whereas, the Authorized Officer of Capital First Limited now Known as IDFC FIRST BANK LTD has taken possession of the following property/ies pursuant to the notice issued under **Section 13(2) a/w Section 13(4)** of the of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the Security Interest (Enforcement) Rules 2002 ("Rules") in the following loan account with right to sell the same on "**AS IS WHERE IS BASIS**" and **AS IS WHAT IS BASIS**" & "**WHATEVER THERE IS**" for realization of Capital First Limited's (Now IDFC FIRST BANK LTD) dues plus interest under rule 8 and rule 9 of the Rules as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under **Section 13(12)** of the said Act read with Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.auctions.magicbricks.com>)

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Branch & Account	Name of the owner of the property	Details of property	Outstanding Amount & Demand Notice Date	Reserve Price (Rs.)	Date/ Time of e-Auction
				EMD	
				Bid Increase Amount	
Capital First Limited now IDFC FIRST BANK LTD Branch :-Mumbai Account no :- 344802, 1274991,3206460 2335124, 338793	HAREN JAISUKHLAL SHAH & ALPA SHAH	BUNGLOW NO - 8, DREAM LAND JAI SHASHTRI NAGAR,NR BMC SCHOOL, MULUND (W) - 400082	Demand Notice Date:- 16.09.2016 Outstanding Amount :- 4,39,16,328.04/-	23500000/-	25th November 2019 11.00 am to 01.00 noon
				10% of the Reserved Price is 2350000/-	
				Bid Increment Amount 50,000/- (Fifty Thousand only)	

TERMS & CONDITIONS:

The e-Auction is being held on "**AS IS WHERE IS**" and "**AS IS WHAT IS BASIS**" & **WHATEVER THERE IS. As such the sale is without any kind of warranties and indemnities.**

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale the movable assets, if any, present at the immovable property
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property(ies) put on auction will be permitted to interested bidders at sites **on 13th November 2019 11 pm to 5pm.**
- The interested bidders shall submit their EMD through Demand Draft of Rs 2350000/- in favouring of "IDFC FIRST BANK LTD" Payable at "Mumbai". The Demand Draft should be sent to the Authorized Officer and the same should be received by the undersigned on or before **22nd November 2019 by 5 PM.** Please note that the Cheques shall not be accepted as EMD amount.
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **M/s. Magicbricks Realty Services Private Limited, Help Line No. +91-9212346000 e-mail ID: auction@magicbricks.com** and for any property related query may contact Authorised Officer: **Ms. Sarmin Kabir; Mobile No. +91-9748588298 e-mail ID: sarmin.kabir@idfcfirstbank.com during the working hours from Monday to Saturday.**
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favouring of "IDFC FIRST BANK LTD" shall be eligible for participating in the e-Auction process.

8. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before **22nd November 2019 UPTO 5 PM** by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, <https://www.bankeauctions.com>) on/ before **22nd November 2019 UPTO 5 PM**, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
9. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
10. 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 Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
11. The prospective qualified bidders may avail online training on e-Auction from M/s. **Magicbricks Realty Services Private Limited**. prior to the date of e-Auction. Neither the Authorised Officer/ Company nor **Magicbricks Realty Services Private Limited** . shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
12. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. The Authorised Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
14. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of Magicbricks Realty **Services Private Limited**, <https://www.magicbricks.com/> / <https://www.auction.magicbricks.com> before submitting their bids and taking part in the e-Auction.
15. As per Section 194 of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
16. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the eAuction will be entertained.
17. **Special Instructions:** Bidding in the last moment should be avoided. Neither the Company nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 07.11.2019

Place: Mumbai

Authorised Officer

IDFC FIRST BANK LTD