



SBI Global Factors Ltd.

6th Floor, The Metropolitan Building,
Bandra-Kurla Complex, Bandra (E), Mumbai-
400051.

Mumbai Tel: 48890300 / 7738354320/9867531590

VP.DEBT@sbiglobal.in / Debt_id@sbiglobal.in

E-AUCTION NOTICE

(No.54 of 2002)

Whereas, the Authorized Officer of **SBI Global Factors Ltd.** has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of SBI Global Factors Ltd dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the SBIGFL'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.bankeauctions.com>)

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

Name of the Account:-	M/s. Dynamix Urja India Limited (Borrower)
Directors, Mortgagor & Guarantors:	1. Mr. Narayan Prasad Tekriwal (Guarantor & Mortgagor) 2. Ms. Neeta Tekriwal (Guarantor) 3. Mr. Sunil Maskara (Guarantor)
Details of property	Office Premises No. 33, 3rd Floor, Atlanta building, Plot No 209 ' bearing CTS No 1950, Zone 2/30 Fort Division, Block No. 111, Backbay Reclamation Scheme, Mumbai 400021 (Carpet area 660 sq.ft.) along with Open car parking Space No. 60 (70 sq.ft.). (In the name of Mr. Narayan Tekriwal)
Outstanding Amount & Demand Notice Date	Rs. 59,01,60,331.35 (plus interest from 30.09.2016) Demand Notice Dt 28.10.2016
Reserve Price & EMD of the Property	Reserve Price: Rs. 2,44,00,000/- EMD Rs. 24,40,000/- Bid Increase Amount :- Rs.1,00,000/-
Date & Time of E-Auction	On 13.02.2024 between 11.00 am to 12.00 pm

TERMS & CONDITIONS:

The e-Auction is being held on "As is where is", "As is What is" Basis

- 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 SBIGFL. The property is being sold with all the existing and future encumbrances whether known or unknown to the SBIGFL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- 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 **07.02.2024, 11 am to 1 pm**.
- The interested bidders shall submit their EMD (as mentioned above) through" or NEFT/ RTGS in the following **Account No. 30423737723, Bank Name: State Bank Of India, Commercial Branch Fort, Mumbai, Name of the Beneficiary: SBI GLOBAL FACTORS LIMITED, IFSC Code: SBIN0006070**. Please note that the Cheques/ Demand Draft 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; 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/ Certificate of Incorporation etc.; without which the Bid is liable to be rejected.
- 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. C1 INDIA , Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 +91-9594597555, Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact Authorised Officer: **Shri. Ashish Mehta Mobile No. +91- 7738354320 e-mail ID: VP.DEBT@sbiglobal.in during the working hours from Monday to Friday.**
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
- The interested bidder has to submit their Bid Documents [EMD (not below 10% of the Reserve Price) and required documents (mentioned in Point No.4)] on/ before **12.02.2024 UPTO 05.00 PM** by way of hardcopy to the Authorised 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 **12.02.2024 UPTO 05.00 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.
- 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 will 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.
- 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 **pay 25% of the bid amount next day of e-auction adjusting EMD & remaining 75% of the amount to be paid within 15 days from the date of e-auction or** within such extended period as agreed upon/ stated in para 19 below. 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 successful bidder shall have no claim/ right in respect of property/amount.
- The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ SBI Global Factors Ltd., nor M/s. C1 India Pvt. Ltd. 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.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. as applicable.
- 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.
- In the event of cancellation of sale before or after the sale is conducted for any reason or by order of court the bidder shall not have any claim of whatsoever nature including interest against the bank. In the event of delay in confirmation of sale/ issuing sale Certificate/handover possession of the property on account of any reason or restraint orders of court the bidder shall not have any claim of whatsoever nature including interest against the bank. It is reiterated and clarified that the amount paid by the successful bidder shall not bear any interest and thereby no such claim for payment of interest can be made by the bidders under any circumstances.
- The sale certificate will be issued in favour of the purchaser (as per Bid form) only, after payment of entire sale price amount.
- All bids made by from the user ID given to the bidders will be deemed to be have been made by him/her only
- Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/litigation if any pending before any court/ tribunal.
- The sale will attract provision of TDS as applicable under section 194 (1A) of Income Tax Act on culmination of sale, depending on sale price.
- SBIGFL shall hand over the possession of the said property to the successful bidder at the earliest but within a time period not exceeding 120 days from the date of e-auction. SBIGFL will clear all pending statutory dues , society maintenance charges, utility charges or any other outstanding dues that may be pending at the time of handing over of possession of the property to the bidder and till execution of the sale agreement takes place. In case SBIGFL is not able to handover the possession of the property within the time period stipulated above, the successful bidder will have right to claim refund of the entire amount deposited as per the conditions of para-9 above. SBIGFL shall process refund within 10 working days of receipt of their demand for the same.

Special Instructions: Bidding in the last moment should be avoided. Neither **SBIGFL** 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.

This Notice Should also be considered as 15 days notice to the borrower / mortgagor under Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Date: / /
Place: Mumbai

Authorised Officer
SBI GLOBAL FACTORS LTD.