

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002 READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Mortgagor that the below described immovable properties mortgaged/charged to YES Bank Limited (**"the Secured Creditor"**), the symbolic possession whereof has been taken by the Authorised Officer of the Secured Creditor on January 08 & 10, 2020 pursuant to the Demand Notice issued to the Borrower(s) and Mortgagor u/s 13(2) of SARFAESI Act, 2002 dated November 06, 2019, will be sold by way of e-auction on **"As Is Where Is", "As Is What is", "Whatever There is" and "No Recourse"** basis on **July 08, 2020** (between 2 p.m. to 3 p.m.) for recovery of **Rs.556,52,30,349.63 (Rupees Five Hundred Fifty Six Crore Fifty Two Lakh Thirty Thousand Three Hundred & Forty Nine and Paise Sixty Three Only)** as on November 06, 2019 together with further interest, costs, charges and expenses thereon with effect from November 07, 2019 due to the Secured Creditor from **Essel Infraprojects Ltd. ("Borrower" or "Mortgagor 1")** and **Rama Associates Ltd. ("Mortgagor 2")**. The details regarding the description of the properties, Reserve Price (below which the properties will not be sold) and the Earnest Money Deposit (EMD) are more particularly stated in the table below:

Name of Borrower/ Mortgagor	Description of Property	Reserve Price (In Rupees)	EMD (10% of Reserve Price)																																																		
Essel Infraprojects Ltd. ( <b>"Borrower" or "Mortgagor 1"</b> )	<p><b><u>Property Owned by Essel Infraprojects Ltd.:</u></b>            All that parcel of property being Commercial Premises bearing the numbers and containing an area by admeasurement as more particularly stated in the table herein below along with the specified number of Car Parking spaces as more particularly stated in the table herein below located in the building known as "Kohinoor City Mall" being, lying and situate at on all that piece and parcel of land bearing Old Survey Nos.637(part), 637/1, 637/2, 637/15 to 637/25, 637/47, 637/48, 637/49P, 637/50 to 637/52, 637/53P, 637/57, 637/58P &amp; 637/78P and New City Survey No.637/B/2 and 637/B/1C of Village Kurla II, Taluka Kurla, District Mumbai Suburban and within the Registration District &amp; Sub-District Mumbai City and Mumbai Suburban together with all the rights, title and interest of the Borrower in the said premises:</p> <table border="1" data-bbox="359 1525 1086 2074"> <thead> <tr> <th>SI. No.</th> <th>Unit No.</th> <th>Floor</th> <th>Area (Carpet Area in sq. feet)</th> <th>Car Parking spaces associated with the unit</th> </tr> </thead> <tbody> <tr><td>1</td><td>513</td><td>5<sup>th</sup></td><td>1911.69</td><td>5</td></tr> <tr><td>2</td><td>514</td><td>5<sup>th</sup></td><td>2377.34</td><td>5</td></tr> <tr><td>3</td><td>515</td><td>5<sup>th</sup></td><td>2845.68</td><td>6</td></tr> <tr><td>4</td><td>516</td><td>5<sup>th</sup></td><td>2445.26</td><td>6</td></tr> <tr><td>5</td><td>613</td><td>6<sup>th</sup></td><td>1911.69</td><td>5</td></tr> <tr><td>6</td><td>614</td><td>6<sup>th</sup></td><td>2377.34</td><td>5</td></tr> <tr><td>7</td><td>615</td><td>6<sup>th</sup></td><td>2845.68</td><td>6</td></tr> <tr><td>8</td><td>616</td><td>6<sup>th</sup></td><td>2445.26</td><td>6</td></tr> <tr> <td colspan="3"><b>Total Area and No. of Car Parking Spaces</b></td> <td><b>19159.94</b></td> <td><b>44</b></td> </tr> </tbody> </table>	SI. No.	Unit No.	Floor	Area (Carpet Area in sq. feet)	Car Parking spaces associated with the unit	1	513	5 <sup>th</sup>	1911.69	5	2	514	5 <sup>th</sup>	2377.34	5	3	515	5 <sup>th</sup>	2845.68	6	4	516	5 <sup>th</sup>	2445.26	6	5	613	6 <sup>th</sup>	1911.69	5	6	614	6 <sup>th</sup>	2377.34	5	7	615	6 <sup>th</sup>	2845.68	6	8	616	6 <sup>th</sup>	2445.26	6	<b>Total Area and No. of Car Parking Spaces</b>			<b>19159.94</b>	<b>44</b>	INR 26,80,00,000/ -(Rupees Twenty Six Crore Eighty Lakh Only)	INR 2,68,00,000 /- (Rupees Two Crore Sixty Eight Lakh Only)
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<p>Essel Infraprojects Ltd. ("Borrower")</p> <p>Rama Associates Ltd. ("Mortgagor 2")</p>	<p><b><u>Property owned by Rama Associates Limited</u></b></p> <p>Property being all that pieces and parcel of bearing Industrial Plot No.10, admeasuring 4845.5 square yards, situated at Lawrence Road Industrial Area, New Delhi, bounded by following:</p> <p>North Side : Plot No.9 (Striplex Party Hall)</p> <p>East Side : Plot No.24 &amp; 25 Dal Mill</p> <p>South Side : Plot No.11 (Bawa Masala Company)</p> <p>West Side : Service Road to Mahatma Gandhi Road (60' Road)</p> <p>Together with the buildings and structures/erections constructed/to be constructed, thereon and all the plant and machinery and other fixtures and fittings erected/installed or to be erected/installed thereon and every part thereof attached to the earth or permanently fastened to anything attached to the earth.</p>	<p>INR</p> <p>71,10,00,000/- (Rupees Seventy One Crore Ten Lakh Only)</p>	<p>INR</p> <p>7,11,00,000 /- (Rupees Seven Crore Eleven Lakh Only)</p>
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For detailed terms and conditions of the sale, please log on to the website <https://sarfaesi.auctiontiger.net> / [www.yesbank.in](http://www.yesbank.in)

**TERMS AND CONDITIONS OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:**

- **Inspection of the properties:** Interested parties may inspect the property on working days between 22<sup>nd</sup> June 2020 to 27<sup>th</sup> June 2020 (both inclusive) between 10:30 am to 5:30 pm with prior intimation to the Authorised Officer.
- Last Date & Time of submitting EMD: **July 07, 2020 upto 5.00 p.m.**
- The Auction Sale will be an Online E-Auction/Bidding through YBL's approved Service Provider **M/s E- Procurement Technologies Limited** Help Line Nos. 079-61200587/538/554/568/587/594/598, Help Line E-mail id: [support@auctiontiger.net](mailto:support@auctiontiger.net) through the web portal <https://sarfaesi.auctiontiger.net>;
- The Auction Sale will be held on July 08, 2020 (Wednesday) between 2 p.m. to 3 p.m. with auto-extensions for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
- The bid price to be submitted shall be above the Reserve Price fixed by the Authorised Officer ("AO") and the bidders shall further improve their offer in multiples of **Rs.25,00,000/- (Rupees Twenty Five Lakh only)**.
- The properties will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, failing which, the Bank shall forfeit amounts already paid/deposited by the purchaser.
- Bidders are advised to visit the said website / [www.yesbank.in](http://www.yesbank.in) for Bid Forms and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
- Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format / incomplete bids are liable to be rejected.
- All Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned

copies of the said documents shall be submitted to the e-mail id stated above. Earnest Money Deposit (EMD) as mentioned in the accompanying Sale Notice shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of the following account before submitting the bids online:-

<b>Particulars</b>	<b>Details</b>
Name of Bank & Branch	YES Bank Ltd., Worli Branch
Name of Beneficiary	YES BANK LIMITED- WBCAD MUM REPAYMENT
Account No.	00189900000963
IFSC Code	YESB0000001

- The intending bidder should submit a proof of deposit of EMD to the Bank in such format as may be acceptable to the Bank;
- The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
- Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online / in-person training on participating in the e-auction. However, neither the Authorised Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
- The EMD of the unsuccessful bidder will be returned within 3 working days from the date of closure of the E-Auction proceedings
- The sale is subject to confirmation by the Bank. If the Borrowers/Guarantor pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
- To the best of knowledge and information of the AO, no other encumbrances exist on the aforesaid property, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
- The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
- On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS etc. shall be borne by the purchaser.
- The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

For any further information on the auction including inspection of the properties, the intended tenderers may contact Mr. Deepak Gupta on +91 8800744766 / Mr. Vikrant Mahale on +91 9820337017 between 10.30 am to 5.30 pm on all working days.

Place: Mumbai, Delhi  
Date: May 30, 2020

Sd/-  
Authorized Officer  
**YES BANK Limited**