



SVC CO-OPERATIVE BANK LTD. (Multi-State Scheduled Bank)
1910-1911

RETAIL BANKING | CORPORATE BANKING | INTERNATIONAL BANKING

RECOVERY DEPARTMENT
SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI: 400 055.
Tel No: 71999975/71999986/928/970/780.

PUBLIC NOTICE FOR SALE

IMMOVABLE PROPERTY for Sale on "As is Where is", "As is what is", and "Whatever there is" basis (Property under physical possession taken over under securitisation and reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

NAME OF THE BORROWER/GUARANTOR	1) M/s. Flex Art Foil Limited (Principal Borrower/Mortgagor), having its address at Ess Dee House, Akurli Road, Kandivali (East), Mumbai - 400101, India and/or Gala Nos. A-20/A-21, Ground Floor, Sagar Sangam Industrial Estate Co-operative Society Ltd., Survey No. 56 & 69, Village Sativali, Vasai (E), Dist. Palghar - 400 208 and/or Plot No. 32, DIC, Phase-1, Industrial Area, Baddi, Tehsil - Nalagarh, Dist. Salan (HP)-173 205 and/or Industrial Plot No.64, Export Oriented Industrial Park - EPIP Phase- I, Jharmajri, Tehsil Nalagarh, Dist - Solan, Baddi (HP) - 173205. 2) Mr. Sudip B. Dutta (Director) having its address at Flat No. 506, Challenger Tower - 2, 5th Floor, Thakur Village, Kandivali (East), Mumbai - 400 067 and/or A-1403/1404, Oberoi Gardens, Thakur Village, Kandivali (East), Mumbai - 400 101 and/or 2402-C, Oberoi Sky Heights, Lokhandwala, Andheri West, Mumbai- 400 053 and/or 2502-A, 25th Floor, Oberoi Sky Heights, Building No.1, Plot No.120, Lokhandwala Complex, Andheri (West), Mumbai- 400 053. 3) Mrs. Aarti Sudip Dutta (Director) having its address at Flat No. 506, Challenger Tower - 2, 5th Floor, Thakur Village, Kandivali (East), Mumbai - 400 067 and/or Flat No. 1403/1404, A Wing, Oberoi Garden, Thakur Village, Kandivali East, Mumbai 400101 and/or 2402-C, Oberoi Sky Heights, Lokhandwala, Andheri West; Mumbai- 400 053 and/or 2502-A, 25th Floor, Oberoi Sky Heights, Building No.1, Plot No.120, Lokhandwala Complex, Andheri (West), Mumbai- 400 053. 4) M/s. Ess Dee Aluminum Limited (Corporate Guarantor) having its address at 1, Sagore Dutta Ghat Road, Kamarhati, Kolkata - 700 058.
O/s. BALANCE	Rs. 21,74,62,484.61 (Rupees Twenty One Crores Seventy Four Lacs Sixty Two Thousand Four Hundred Eighty Four and Paise Sixty One Only) as on 31.12.2016 together with future interest from 01.01.2017 at contractual rate plus legal costs/charges. (Please note that while computing the current liability due credit would be given for the sums received by the Bank through the sale /redemption if any, of the mortgaged property.)
LOCATION AND DETAILS OF THE IMMOVABLE PROPERTY	Industrial Plot No.64 admeasuring 2800.00 Sq. Mtrs. Lease Hold Land together with Factory Building admeasuring about 2200 Sq. Mtrs Export Oriented Industrial Park - EPIP Phase- I, Jharmajri, Tehsil Nalagarh, Dist - Solan, Baddi (HP) - 173 205 allotted to M/s. Flex Art Foil Private Limited which is now M/s. Flex Art Foil Limited

RESERVE PRICE (In Rs)	DATE & TIME OF INSPECTION	EARNST MONEY DEPOSIT	LAST DATE AND TIME FOR SUBMISSION OF TENDER	DATE & TIME of E AUCTION
Rs. 3,34,00,000/- Rupees Three Crores Thirty Four Lakhs only)	06.12.2023 11.00 A.M. to 3.00 P.M.	Rs. 33,40,000/- (Rupees Thirty Three Lakhs Forty Thousand Only)	On or before 11.12.2023 before 4.00 P.M.	14.12.2023 1.00 P.M. to 3.00 P.M.

Encumbrance known to the secured creditor- Dues of Department of State taxes & Excise, Revenue District, BBN Baddi (HP).

Terms and Conditions

1. Sale is strictly subject to the terms & conditions incorporated in this advertisement & in the prescribed Tender Form. Further details of the above mentioned property and Tender Forms can be obtained from the Bank's corporate office; at the above mentioned address.
2. Intending bidders should submit sealed tender for aforesaid property in the prescribed Tender Form only. The sealed cover should be accompanied with Demand Draft / Pay Order for Rs. 2,000/- being Non-refundable Tender fee & the Demand Draft / Pay Order for the Earnest Money Deposit of 10 % of the offer amount for the above property drawn on a Scheduled Bank, favoring "SVC Co-operative Bank Limited", payable at Mumbai should be deposited in the 'Tender Box' kept in the Corporate Office at the above address, before 04.00 P.M. on or before 11.12.2023.
3. The interested bidders who require assistance in creating Login ID & Password, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. E-Procurement Technologies Limited, Regd. B-704-705/-, Wall Street -2, Opp. Orient Club, Nr Gujarat College, Ahmedabad - 380006, Gujarat and Praveenkumar Thevar 9722778828 - 079 68136859/6842/6800, praveen.thevar@auctiontiger.net and for any property related query may contact Authorised Officer of the Bank's corporate office, at the above mentioned address and Phone number on any working day.
4. Only buyers holding valid User ID/Password after going through the Registering Process (One time) and generating User ID & Password on their own and confirmed payment of EMD through Demand Draft in favour of "SVC Co-operative Bank Limited" shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.
5. During the Online Inter-se Bidding Bidder can improve their Bid Amount as per the 'Bid Increase Amount' Rs. 10,000/- or

approval of the Authorized Officer.

5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' Rs. 10,000/- 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 (above the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
6. 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, within next working day after the acceptance of bid by the Authorized Officer and the balance 75% of the sale price (less the applicable TDS) 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 Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
7. The prospective qualified bidders may avail online training on e-Auction from M/s. E-Procurement Technologies Limited prior to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s. E-Procurement Technologies 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.
8. The property is sold on "As is Where is and What ever there is Basis".
9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ registration charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
10. Prospective bidders are advised to make their own enquires & satisfy themselves with regard to documents of title held with the bank, measurement of the property and any dues/taxes payable in respect of the scheduled properties.
11. The arrears of tax/maintenance/ electricity/ water /any other dues payable if any in respect of the schedule properties will have to be borne by the successful bidder.
12. The Bank reserves it's right to accept or reject any or all offers and or cancel the sale at any stage without assigning any reason(s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the properties through private negotiations with any of the tenderers/bidders or other party / parties.
13. The bidders are advised to go-through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. E-Procurement Technologies Limited <https://sarfaesi.auctiontiger.net> before submitting their bids and taking part in the e-Auction.
14. As per Section 194 of Income Tax Act (as amended time to time), if sale price of the property sold is 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.
15. 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 e-Auction will be entertained.
16. **Special Instructions:** Bidding in the last moment should be avoided. Neither the Bank 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.
17. **The Borrowers/Guarantors/Mortgagors are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured/aforementioned Assets would be sold in accordance with this notice.**
18. The Borrower's/Guarantor's/Mortgagor's attention is invited to provisions of Sub-section (8) of Section 13 of the Act in respect of time available to redeem the secured assets.

Ms. Megha S. Majagaonkar
Senior Manager - Authorized Officer
Legal & Recovery

Place : Mumbai
Date : 23/11/2023