



# UNIT TRUST OF INDIA INVESTMENT ADVISORY SERVICES LIMITED

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## E-AUCTION SALE NOTICE

**PUBLIC SALE OF IMMOVABLE PROPERTY MORTGAGED TO UNIT TRUST OF INDIA INVESTMENT ADVISORY SERVICES LIMITED (UTIAS), THE TRUSTEES FOR THE BENEFIT OF DEBENTURE HOLDER/SECURED CREDITOR, LIFE INSURANCE CORPORATION OF INDIA UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

The undersigned as Authorized Officer of Unit Trust of India Investment Advisory Services Limited has taken over symbolic possession of the following property u/s 13(4) of the SARFAESI Act, 2002 on 22.03.2016 in respect of Mehana property and on 07.11.2016 in respect of Kancheepuram property.

Public at large are informed that e-auction (under SARFAESI Act, 2002) of the mortgaged property in the below mentioned case for realisation of the Corporation's dues will be held on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" and as specified hereunder:

| Name & Address of Borrower/Mortgagor  | Names and address of Guarantors   | Outstanding Dues for Recovery of which Property are Being Sold  |
|---|---|---|
| <b>M/s Unitech Limited</b><br>Registered Office,6, Community Centre, Saket, New Delhi 110017. Also at Corporate Office :Unitech Commercial tower II, Sector 45, B Block, Greenwood City, Gurgaon 122001 Haryana | <b>M/s. Broomfield Developers P Ltd.</b><br>Basement 6, Community Centre, Saket, New Delhi 110 017 Mr.Ajay Chandra (Managing Director), <b>M/s Unitech Limited</b> Registered Office 6, Community Centre, Saket, New Delhi 110017 Also at C-14, Mayfair Garden, New Delhi - 110 016 | <b>Rs.266,69,23,132/-</b> (Rupees Two Hundred Sixty Six crores, Sixty Nine Lakhs, Twenty Three Thousand and One Hundred Thirty Two only) as on 09.06.2014+ Interest + costs, charges and incidental expenses<br><b>Demand Notice Date: 19.06.2014</b> |

| Names of Title Deed Holders         | Description of properties  | Date & Time of e-Auction:  | Reserve Price Rs.   | Date and time for submission of request letter of participation/ KYC Documents/ Proof of EMD, etc. |
|-------------------------------------|--|--|---|--|
| <b>Unitech Limited</b>              | All that piece or parcel of non-agricultural freehold land admeasuring 2018.532 Sq.Yds. equivalent to 1687.75 Sq.Mtrs forming part of the Said Land made up of Private Plot No. 5 admeasuring 1790.397 Sq.Yds. equivalent to 1497.00 Sq.Mtrs or thereabouts forming part of Survey No. 855 of Mouje Indrad of Kadi Taluka in the Registration District Mehana and Sub-District of Kadi to hold it freely, absolutely and independently and also together with 1/12 <sup>th</sup> (one twelfth) undivided impartible joint ownership right, share and interest and use in the internal Approach road land abutting on Nal Road on the Southern border of the said land which undivided impartible right, share and interest comes to 288.135 Sq.Yds. equivalent to 190.75 Sq.Mtrs. together with permanent easement of right of way and other rights on the internal approach road land connecting Kalol-Mehana Road through Nal Road on the Southern Border and further together with the rights in common with the other holder of Other Plots in or upon or under the said internal approach road land in Survey no. 855 with equal responsibility for the preservation and maintenance of the said internal approach road land and the said Private Plot No. 5 is bounded as follows i.e to say :-On or towards the East by:Private Plot No. 8 & 9 in Survey No. 855 On or towards the West by:Internal approach road land in Survey No. 855 On or towards the North by:Private Plot No. 4 in Survey No. 855 On or towards the South by:Private Plot No. 6 in Survey No. 855 Together with all buildings and structures thereon | <b>Date:</b><br><b>28th September, 2017</b><br><b>Time:- 11.00 a.m. to 12.00 noon (with unlimited extensions of five minutes each)</b> | <b>Reserve Price Rs. 70.89 lakhs.</b><br><br><b>Earnest Money Deposit (EMD) Rs. 7,10,000/-</b><br><br><b>Bid increment amount Rs.71,000/-</b> | <b>On or before 26<sup>th</sup> September, 2017 4.00 p.m.</b>                                      |
| <b>Broomfield Developers P Ltd.</b> | Vacant Housing site Plot No. A.359 measuring 6 ¾ cents at Survey No. 203/2 of Nallambakkam Village, Chingleput Taluka, Kancheepuram District, situated within the Sub Registration District of Guduvancheri and Registration District of South Chennai.  | <b>Date:</b> 28th September, 2017<br><b>Time:- 11.00 a.m. to 12.00 noon (with unlimited extensions of five minutes each)</b>           | <b>Reserve Price Rs.34.40 lakhs.</b><br><br><b>Earnest Money Deposit (EMD) Rs.3,50,000/-</b><br><br><b>Bid increment amount Rs.35,000/-</b>   | <b>On or before 26<sup>th</sup> September, 2017 4.00 p.m.</b>                                      |

### Terms and Conditions of the E-auction are as under:

1.E-Auction of immovable property (excluding all moveable assets lying in the premises) is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". UTI IAS reserves its right for sale of the property. The auction will be conducted through UTI IAS's approved service provider **contact No. +91-79 41072405/09537046315, Contact person : Mr. Jinesh Jarivala, E-mail : gujarat@auctiontiger.net** at the web portal <https://sarfaesi.auctiontiger.net>. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on the following websites <http://www.utias.com> of UTI IAS and [www.auctiontiger.net](http://www.auctiontiger.net)

2.UTI IAS has taken only the symbolic possession of the property 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 UTI IAS. The property is being sold with all the existing and future encumbrances whether known or unknown to UTI IAS. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No conditional bid will be accepted.

3.This is also a notice to the above named borrower/mortgagor about holding of e-auction sale on the above mentioned date if the dues are not repaid in full before the date of e-auction.

4.The date and time of inspection of properties for intending purchasers is from **18th September, 2017 to 22nd September, 2017**

5.The intending purchasers/bidders are required to deposit **EMD amount** either through NEFT/ RTGS in the **Account No.:022101601000633 of Corporation Bank, Nariman Point branch, Mumbai 400 021, Name of the A/C. : LIC INVM REC A/c, (IFSC Code: CORP0000221)** Account Type : Current Account.

6.Bidders should have a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by Auction Tiger e Procurement Technologies may be conveyed through e-mail).

The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc. (ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) Contact number (Mobile/Landline) of the bidder etc. to the **Authorized Officer of UTI IAS, Unit no.2, Block B, 1<sup>st</sup> floor, JVPD Scheme, Gulmohar Cross Road No.9, Andheri West, Mumbai 400 049** by 26<sup>th</sup> September, 2017, before 4.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail id of Authorized officer.

7.Names and addresses of the Eligible Bidders, will be displayed by UTI IAS, Mumbai to participate in online e-auction on the portal <http://www.utias.com>. [www.auctiontiger.net](http://www.auctiontiger.net) will provide User ID & Password after due verification of PAN of the Eligible Bidders.

8.It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

9.The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidder/s shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount" against each property. In case bid is placed in the last 5 minutes of the 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 as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.

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, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15<sup>th</sup> day of 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 property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

11.The prospective eligible bidders may avail online training on e-Auction from **e-Procurement Technologies Limited** prior to the date of e-Auction. Neither the Authorised Officer nor **e-Procurement Technologies Limited** will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation, 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 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/Corporation 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 from the auction proceedings at any stage without assigning any reason there for.

14.The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

15.The sale shall be subject to rules/ conditions prescribed under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002.**

**Date:** 26-08-2017  
**Place:** Mumbai

**Authorized Officer**  
 UTI IAS