EDELWEISS ASSET RECONSTRUCTION CO. LTD.

Edelweiss
Ideas create, values protect

CIN - U67100MH2007PLC174759

Registered Office : Edelweiss House Off CST Road Kalina, Mumbai 400098

+91 22 4088 6090 / 6620 3149

Appendix II-A & IV-A [See proviso to Rule 6(2) & 8(6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES

Public Notice for e-auction sale of immovable and movable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower in particular that the immovable and movable properties described herein below **("Secured Assets")** and mortgaged in favour of the consortium of banks and financial institutions viz. Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as a trustee of EARC Trusts SC 30 and 42) **("EARC")**, Saraswat Bank, Karur Vysya Bank, Punjab National Bank **("PNB")**, United Bank of India (now PNB), Jammu and Kashmir Bank, Life Insurance Corporation of India, UCO Bank, Dena Bank (now Asset Reconstruction Company of India **("ARCIL")** and Karnataka Bank (now Phoenix Asset Reconstruction Company **("Phoenix ARC")** (all referred hereinafter as **"Secured Creditors")**, the physical possession of which has been taken on 16.08.2023 by the Authorised Officer of EARC (acting on behalf of consortium of Secured Creditors), will be sold by way of e-auction, through e-auction agency, M/s e-Procurement Technologies Limited (Auction Tiger) on their website/portal, **https://edelweissarc.auctiontiger.net** on **18.01.2024 between 12:00 Noon to 1:00 pm** with unlimited extension of 5 Minutes each, if a bid is made before close of e-auction, on "As is where is", "As is what is" and "Whatever there is" basis for the recovery of a total sum of **Rs. 1029,56,12,532.93/- (Rupees One Thousand Twenty Nine Crores Fifty Six Lakhs Twelve Thousand Five Hundred and Thirty Two and Ninety Three Paise Only) being due as on 30.11.2015** to secured creditors (except UCO Bank), and **Rs. 79,34,86,531/- (Rupees Seventy Nine Crores Thirty Four Lakhs Eighty Six Thousand Five Hundred and Thirty One) being due as on 28.02.2014** to UCO Bank, together with further interests, costs and expenses thereon, due to all the Secured Creditors from **Birla Surya Limited (in liquidation) ("Borrower").**

The Reserve Price and Earnest Money Deposit of the Secured Assets shall be as follows:

Lot Nos.	Reserve Price	Earnest Money Deposit
Lot No. I	Rs. 122,10,00,000/-	Rs. 12,21,00,000/-
Lot No. II	Rs. 9,50,00,000/-	Rs. 95,00,000/-
Lot No. III	Rs. 131,60,00,000/-	Rs. 13,16,00,000/-

Detailed Description of Secured Assets:

PARTICULARS

LOT NO. I

All that piece and parcel of land situated at Village Rajewadi, District Satara, Sub District Khandala in Maharashtra along with all the building and structures thereon as more specifically mentioned below:

S. No	Gat No.	Extent (in Hectare)
1.	304/1	0.65
2.	307	0.48
3.	311	0.2375
4.	313	0.51
5.	314	1.99
6.	315	4.0659
7.	317	2.36
8.	320/1	4.38
9.	345	0.045
10.	348	0.84
11.	349	0.06
12.	353	0.78
13.	359	0.04
14.	361	0.04
15.	362	0.081
16.	369	0.2887
17.	370	0.1182
18.	375	0.85
19.	376	0.801
20.	382	0.181
21.	318/1	0.16
22.	319/1	0.2375
23.	364	1.53
24.	369	0.487
25.	370	0.166
26.	372	0.336
27.	378	0.03
28.	380	1
29.	387	0.83
30.	393	0.3043
31.	395	0.3881
32.	395	0.0583
33.	396	0.1133
34.	401	0.0766
35.	406	0.26
36.	408	0.0383
37.	409	0.27
38.	411	0.1133
39.	418/1	0.0647
40.	428/1	1.6
41.	429	0.42
42.	303	0.033
43.	306	0.49
44.	308	0.11
45.	309	0.95
46.	310	1.13
47.	315	0.2989
48.	317	2.99
49.	345/1	2.557
50.	347	0.131
51.	350	0.09
52.	354	2.838
53.	365	2.6
54.	366	0.3881
55.	357	1.0866
56.	365	0.0716
57.	365	0.0932
58.	366	0.0366
59.	367	0.0918
60.	368	0.3533
61.	370	0.0458
62.	371	1.71
63.	374	0.0373
64.	379	0.252
65.	383	0.0873
66.	384	0.6569
67.	385	0.112
68.	388	0.2344
69.	389	0.0524
70.	390	0.0355
71.	391	0.3102
72.	392	0.2863
73.	394	0.1266
74.	395	0.102
75.	397	0.0626
76.	398	0.99
77.	399	0.1266
78.	400	0.0247
79.	403	0.0642
80.	405	0.054
81.	405	0.0299
82.	407	0.095
83.	409	0.54
84.	410	1.8632
85.	413/1	0.0295
86.	414/1	0.043
87.	416	0.0766
88.	417	0.0278
89.	429	0.84
90.	477	0.042

Total : 51.0679 Hectares

LOT NO. II :

All the plant and machinery, furniture, fixtures and other movable assets, lying and being at the land as more particularly described in Lot - I above. (except the Machineries in the Wooden Boxes situated in Sealed Godowns).

LOT NO. III :

Lot No. I & II together

vibrantaution.com 9920045671

Timeline for E-Auction:

Site Inspection	**On 27.12.2023 between 11 AM to 4 PM**
Documents Verification	**On working days between 27.12.2023 to 12.01.2024 from 11 AM to 5 PM**
Bid Document Purchase	**On working days between 27.12.2023 to 15.01.2024 from 11 AM to 5 PM**
Last Date of Submission of EMD	**By 2 PM on 16.01.2024**
Last Date of Submission of Bid Document	**By 5 PM on 16.01.2024**
Commencement of E-Auction	**12 Noon Onwards on 18.01.2024**
Bank Details	Account Name: **Edelweiss Asset Reconstruction Company Limited** Bank Name: **IDBI Bank** **Account No. 0004103000054719** **IFSC Code No. IBKL0000004** Bank Branch: Mittal Court, Nariman Point, Mumbai - 400 021
Authorized Officer Details	Meghraj.Deshmukh@edelweissarc.in +91 7506642534

For detailed terms and conditions of the E-Auction sale, please refer to the link provided on EARC's website i.e. **www.edelweissarc.in/Propertysale**

Date : 12.12.2023
Place : Mumbai

Authorised Officer
Phone No: +91 7506642534