IDBI BANK

# IDBI Bank Ltd

Regd. Off.: IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005.

## PUBLIC NOTICE FOR SALE OF IMMOVABLE ASSETS OF GTL LIMITED ("the borrower") THROUGH E-AUCTION

E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **("SARFAESI Act")** read with provision to rule 8(6) of the Security Interest **(Enforcement) Rules, 2002 ("Enforcement Rules").** Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable properties, mortgaged/ charged/secured to the consortium of lenders, will be sold on the terms and conditions listed below.

The undersigned being the Authorized Officer (AO) of IDBI Bank Ltd. (IDBI) on behalf of consortium of lenders invites bids/offers (Bids) for sale of the following secured assets of GTL LIMITED under the provisions of the SARFAESI Act read with the Enforcement Rules, possession whereof has been taken by the AO, IDBI Bank Ltd for property mentioned under Lot No. (i) on October 14, 2022, Lot No. (ii) and (iii) on November 19, 2020, Lot No. (iv) on November 23, 2020 and Lot No.(v) on November 29, 2022.

STATUTORY 15 DAYS NOTICE UNDER RULE 8(6) read with Rule 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 - The mortgagor/borrower/guarantors are hereby notified to pay the sum as mentioned in point no. 2 below along with interest upto date and ancillary expenses before the auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.



| | Brief Description of Properties: | |
|---|---|---|
| | **Lot No.** | **Description of Assets** |
| 1 | (i) | Electronic Sadan 1-Property All that piece of Unit No. 14 & 15 B Type and Unit No. 16 A type on 3rd Floor containing by admeasuring 135.20 sq. meters + 135.20 sq. meters + 248.35 sq. meters respectively and totaling to 518. 75 sq. meters or thereabouts on the 3rd Floor of the flatted factory building standing on a piece or parcel of land known as plot no. 1 in the TTC Industrial Area within village limits of Mahape, Taluka Thane, District and registration District Thane which said plot of land admeasuring 8775 square meters or thereabouts.<br>All that piece of unit no 13 A type on 3rd floor containing by admeasuring 248.55 sq. meters or thereabouts on the 3rd Floor of the flatted factory building standing on a piece or parcel of land known as plot no. 1 in the TTC Industrial Area within Village Limits of Mahape Taluka Thane. District and registration District Thane which said plot of land admeasuring 8775 sq. meters or thereabouts. |
| | (ii) | Electronic Sadan 2 – All that piece and parcel of land, known as Plot No. Electronic Sadan No. 2 together with buildings thereon having built up area of 64 galas/units in the TTC Industrial Area, within the village limits of Mahape and within the limit of Navi Mumbai Municipal Corporation, Taluka and Registration Sub District Thane and Registration District Thane containing by admeasurement 10125 sq. meters or there-abouts together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. |
| | (iii) | All that piece of land belonging to the Trustees in the Island of Mumbai situate on the Mody Bay Estate containing by admeasurements Five Hundred and Fifty Three square yards and six nineths of another square yard equivalent to 462.94 sq. mtrs or thereabout along with a building thereon of ground and 5 upper floors admeasuring 12872.50 sq. feet/ equivalent to 1195.88 sq. meters built up area which said piece of land registered in the Books of the Collector of Land Revenue Mumbai under Cadastral Survey No. 108/1187 (Fort Division) Ward No. A2837-40, Fort Street, Mumbai. |
| | (iv) | All that piece or parcel of freehold non-agricultural land admeasuring 296.50 Sq. meters forming part of the said Property known as Plot No.37 admeasuring 296.50 Sq. meters or thereabouts forming part of Survey Nos.36A of Mouje Pali of Sudhagad Taluka District Raigad and together with all buildings and structures thereon and all plant and machinery attached to the earth on permanently fastened to anything attached to the earth, both present and future. |
| | (v) | Row House bearing No. 2 on the Ground and First Floor and Car Parking Space No. NIL together with exclusive right to use occupy and enjoy the open space/garden/ terrace of the building known as "Goodwood Terrace" in the Complex "Clover Village" situated at Survey no. 66/67, Hissa No. 2A 66A Hissa No. 1A & 66A, Hisa No. 1B, Village Wanowrie, Sub District of Haveli, District-Pune-411 040 together with the structures standing thereon and the said lands adjacent to each other their consolidated boundaries together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. |

| 2 | The dues of IDBI Bank Ltd. and other consortium lenders as on December 31, 2021 stand at Rs. 7250,58,54,202.64/- (Rupees Seven Thousand Two Hundred Fifty crore Fifty-Eight Lakh Fifty Four Thousand Two Hundred Two and Paisa Sixty Four Only) plus interest thereon. |
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| 3 | Lot No. | Reserve Price (Rs. In Lakh) | EMD (Rs. In Lakh) | Date of inspection | Last Date and time of Submission of Bids | Date and time of e auction |
|---|---|---|---|---|---|---|
| | (i) | 671 | 100.65 | 04/08/2023 To 19/08/2023 On request. | 21/08/2023 till 5.00 p.m. | 22/08/2023 from 11.00 a.m. to 1.00 p.m. |
| | (ii) | 6704 | 335.20 | | To Deputy General Manager, IDBI Bank, NPA Management Group, 7th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai | |
| | (iii) | 3070 | 307.00 | | | |
| | (iv) | 12 | 3.00 | | | |
| | (v) | 236 | 35.40 | | | |

4 **Gist of the terms & conditions:**

1. The sale of Secured Assets is on **"as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd (Lead Bank) and other consortium lenders. All statutory liabilities/taxes/etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. Bank does not take any responsibility to provide information on the same.
2. The aforesaid properties shall not be sold below the reserve price mentioned above respectively.
3. The Bidder, who is desirous of undertaking a visit to the Site, shall do so by intimating the Process Advisor prior to the Bid Due Date, and shall inform ICMS via email to projecttel@idbicapital.com about the details of the team and itinerary at least 2 (two) Business Days prior to scheduled visit to the Site, the visit to the Site shall be permitted from 04/08/2023 to 19/08/2023 only on request basis.
4. No sale of the property shall take place before the expiry of fifteen days (15 days) from the date of publication of this notice.
5. The Bidder(s) needs to submit separate Bids along with separate EMDs for each property that is being bided for.
6. The Earnest Money Deposit (EMD) will not carry interest. AO may retain the EMD of the top three bidders up to two months from the date of the E-Auction. The Bids so retained will be valid for two months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 10 working days from the date of auction without interest in their name only.
7. The Bidders are requested to conduct the legal due diligence with respect to the assets for any encumbrances and litigation prior to submission of the bid.
8. The sale shall be confirmed in favour of the successful bidder who has offered the highest sale price in his bid.
9. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
10. AO on behalf of consortium of lenders reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
11. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
12. IDBI Bank & other consortium lenders do not take responsibility for any errors/omissions/discrepancy/shortfall etc. in the secured Assets or for procuring any permissions etc. or for the dues of any authority established by law.
13. The Secured Assets are being sold free from charges and encumbrances of the Secured Creditors.
14. Bidders need to submit EMD along with required documents as mentioned in the process document.
15. The successful bidder shall be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, other dues if any etc for transfer of secured asset.
16. The Process Document can be obtained from Mr. Nipun Paliwal Authorised Officer, IDBI Bank Ltd., NPA Management Group, 7th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005, (T)+91-22-6626 3532, (M) 9940684265 (email) nipun.paliwal@idbi.co.in.in free of charge and can also be downloaded from www.idbicapital.com.
17. Interested parties may contact undersigned on (T)+91-22-6626 3532, (M) 9940684265 (email) nipun.paliwal@idbi.co.in or his representative (T)+91-22-6655 2738, (M) 7572053583 (email) eishan.bhatnagar@idbi.co.in and IDBI Capital Markets & Securities Ltd (Process Advisor appointed by IDBI Bank) - Shri. Aman Agrawal (022-22171700) (email: projecttel@idbicapital.com).

**Place: Mumbai**



**Sd/-**
**Authorised Officer**
**IDBI Bank**

**Date: 03/08/2023**