

**ONLINE E - AUCTION SALE OF ASSETS****Phoenix ARC Private Limited**

CIN No. U67190MH2007PTC168303

Regd. Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building),

139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (East),

Mumbai - 400 057, Tel : 022- 68492450, Fax : 022- 67412313, Email: info@phoenixarc.co.in;

Website: www.phoenixarc.co.in https://phoenixarc.co.in?p=5576

PUBLIC NOTICE FOR ONLINE E- AUCTION

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) & of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned properties mortgaged/hypothecated to Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY 18-8 (Phoenix) pursuant to assignment of debt by Janata Sahakari Bank Limited (Assignor Banks) in favour of Phoenix vide Assignment Agreement dated 26.03.2018 will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankeauctions.com> as per the details given below:

Name of Borrower:- M/s. MNM Plastic Industries Limited
Name of the Co-Obligor/Guarantors/Mortgagors:- Neelam Atul Thakkar, Mala Girish Thakkar, Taraben Ranchoddas Thakkar, Girish Ranchoddas Thakkar and Atul Ranchoddas Thakkar
Details of Assignment: Assignor Bank- Janata Sahakari Bank Limited, Pune; Trust - Phoenix Trust FY 18-8; Date of Assignment - 26.03.2018
Demand Notice: Date of notice-09.07.2015; Amount- Rs. 28,91,11,228.94/- as on 30.06.2015 all along with future interest at contractual rate on the aforesaid amount with effect from 01.07.2015 with future interests, charges, costs and expenses till realization.
Description of Immovable Property: Industrial Gala Nos. 23,24,25,26,27,28,29,30, 31,32,33, 34 and 35 on the ground floor of the building "Nirmal Ashish Industrial area" admeasuring 11283 Sq. ft. approx. built up area on the land bearing Survey No. 166-A, Hissa No. 1(part), Survey No. 135 (part) situated, lying and being at Village Asangaon, Taluka Shahapur, District Thane in the Registration Sub District and District Thane within the limits of Asangaon Gram Panchayat, Maharashtra.
Possession details :- In symbolic possession of Phoenix
Date and Time of Inspection of Property:- On Request
Reserve Price:- Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand Only)
Earnest Money Deposit:- Rs. 11,25,000/- (Rupees Eleven Lakhs Twenty-Five Thousand Only)
EMD Remittance Details: Bank Account-"PHOENIX TRUST FY 18-8" Current Account: 3711968614, Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Incremental Value:- Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD:- 17.02.2025 (Monday) before 4.30 p.m.
Date & Time of E-Auction:- 18.02.2025 (Tuesday) between 11:00 am to 12:00 Noon
Link for Tender documents: https://phoenixarc.co.in?p=5576

Terms & Conditions:

- The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankeauctions.com>. M/s C1 India Private Limited is the service provider to arrange platform for e-auction.
- The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix also at <https://phoenixarc.co.in?p=5576> and website of the service provider, www.bankeauctions.com for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form.
- The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020 / 2021/2022/2023/2024, 91-8866682937/07291981124/2526, email id: support@bankeauctions.com / maharashtra@c1india.com.**
- The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured asset put up for e-auction/obtaining bid form.
- The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition.
- All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.
- For participating in the e-auction, intending purchasers/bidders shall submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before 17.02.2025 (Monday) before 4.30 p.m.

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
For Company / Partnership Firm	DOCUMENTS
Proof Of Identity	PAN Card / Registered Partnership Deed
Proof Of Address	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
Authorisation Letter For Participation	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Firm

- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited.
- The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest.
- The balance amount of purchase consideration shall be payable by the successful purchaser/bidder on or before the fifteenth day, from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited.
- For inspection of secured asset/property or more information, the prospective bidders may contact Amit Masekar at the above mentioned address or at amit.masekar@phoenixarc.co.in (email) or on 09769497286 (Mob).
- At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, property taxes & any other taxes/fees that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society/grampanchayat etc. during anytime, shall be the sole responsibility of the successful bidder only.
- The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Council/grampanchayat/corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour.
- It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid.
- The particulars specified in the e-auction sale notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.
- The prospective/intending bidder shall furnish an undertaking that he/she is not disqualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.
- In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and Sarfaesi Act, 2002.
- The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Sd/-

Place : Asangaon

Date : 28.01.2025

Phoenix ARC Private Limited (Trustee of Phoenix Trust FY 18-8)

Authorised Officer

