

# **TENDER DOCUMENT**

**FOR SALE OF ASSETS MORTGAGED BY CITRON  
INFRAPROJECTS LTD. (MORTGAGOR AND  
CORPORATE GUARANTOR) AS SECURITY TO THE  
FINANCIAL ASSISTANCE AVAILED BY PLATINUM  
TEXTILES LTD. (NOW SHRIVALLABH PITTIE SOUTH  
WEST INDUSTRIES LIMITED), (BORROWER),  
THROUGH E-AUCTION,**

**Located at:**

**Shops/Premises No. 3A, 16 & 26 in Tirupati Apartment, Malabar and  
Cumbala Hill Division, Mumbai city, situated at the junction of Gopalrao  
Deshmukh Marg and Bhulabhai Desai Road, Mumbai – 400026**

Issued by

The Authorised Officer



Website: [www.ifcilttd.com](http://www.ifcilttd.com)

(A Government of India Undertaking)

HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU  
PLACE, NEW DELHI - 110019

Regional Office: 9<sup>th</sup> Floor, Earnest House, NCPA Marg,  
Nariman Point, Mumbai 400021.

Tel. No.: 022-61293400/3401/3415

CIN: L74899DL1993GOI053677



**TENDER DOCUMENT FOR SALE THROUGH E-AUCTION OF SECURED ASSETS SITUATED AT MALABAR AND CUMBALA HILL DIVISION, MUMBAI IN THE STATE OF MAHARASHTRA, ASSETS MORTGAGED BY CITRON INFRAPROJECTS LIMITED, (MORTGAGOR AND CORPORATE GUARANTOR) AS SECURITY TO THE FINANCIAL ASSISTANCE AVAILED BY PLATINUM TEXTILES LTD. (NOW SHRIVALLABH PITTIE SOUTH WEST INDUSTRIES LIMITED), (BORROWER).**

Ref. No. \_\_\_\_\_

Date: \_\_\_\_\_

M/s. \_\_\_\_\_

\_\_\_\_\_

**I. INTRODUCTION**

Tenders are invited by Authorised Officer/ IFCI Limited on AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS for purchase of mortgaged assets of **Citron Infraprojects Ltd. (Mortgagor and Corporate Guarantor)**, situated at Mumbai, through e-auction. Details of the assets for sale and Reserve Price thereof are mentioned below:

**DESCRIPTION OF PROPERTY**

<b>Outstanding dues of IFCI Ltd.</b>	<b>Rs. 9,34,20,119/-</b> (Rupees Nine Crore Thirty Four Lakh Two Thousand One Hundred Nineteen Only) as on 15.12.2023 together with further interest with effect from 16.12.2023, together with further interest at the contractual rates & other debits till realization
<b>Description of the property to be sold.</b>	Shops/Premises situated in the basement of the building known as 'Tirupati Apartment', constructed on C.S. No. 4/755 of Malabar and Cumbala Hill Division, Mumbai city, situated at the junction of Gopalrao Deshmukh Marg and Bhulabhai Desai Road, Mumbai – 400026 together with, fixture and fittings etc. i. Shops/Premises - No. 3A having an approximate area of 700 Sq. Ft. ii. Shops/Premises - No. 16 having an approximate area of 1500 Sq. Ft.; and iii. Shops/Premises - No. 26 having an approximate area of 2900 Sq. Ft. along with 2000 sq. ft. carpet area (passage)
<b>Reserve Price</b>	<b>Rs. 12,61,00,000/-</b> (Rupees Twelve Crore Sixty One Lakh Only)
<b>Earnest Money</b>	<b>Rs. 1,26,10,000/-</b> (Rupees One Crore Twenty Six Lakh Ten Thousand Only).
<b>Date &amp; Time of Inspection</b>	23.01.2024 between 11:30 AM to 03:00 PM
<b>Date &amp; Time for submission of EMD and documents</b>	29.01.2024 up to 05:00 PM.
<b>Date &amp; Time for Auction</b>	31.01.2024 between 11:30 AM to 12:30 PM

**II. TERMS AND CONDITIONS OF THE SALE**

- 2.1 The E-Auction will be conducted online through <https://sarfaesi.auctiontiger.net> and the E-Auction will be conducted with the help of service provider M/s e-Procurement Technologies Ltd. – Auction Tiger on the date and time as mentioned above with an extension of 05 minutes each for bid increment and the minimum bid increment amount of Rs.2,00,000/-. The extension of 5 minutes i.e. the end time of e-auction will be extended by 5 minutes each time of bid is made within last 5 minutes before closure of auction.
- 2.2 Extension of date for submission of EMD Documents and auction, if any, will be informed to public on IFCI website [www.ifcilt.com](http://www.ifcilt.com) only and no separate communication or publication will be made.



- 2.3 Persons wishing to participate are required to deposit, (a) Earnest Money, (b) Passport size photograph and (c) KYC documents at the office of IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai – 400021, on or before 29.01.2024 up to 05:00 PM. Please also refer to Para 5.2 below for all enclosures to be submitted with the bid.
- 2.4 The Tender documents comprising of the detailed terms & conditions of the sale can be obtained from the office of IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai - 400021 on payment of Rs.1000/- or can be downloaded from IFCI's website ([www.ifcilt.com](http://www.ifcilt.com)) w.e.f 08.01.2024. However, in case Tender Document is downloaded from the website of IFCI Ltd., the bidder shall deposit an amount of Rs.1000/- towards cost of Tender documents in addition to the EMD.
- 2.5 The interested bidders shall deposit their EMD being 10% of the Reserve Price through RTGS (RTGS details are given below at para 2.9) or by way of Demand Draft drawn in favor of "IFCI LTD." addressed to the "The Authorized Officer, IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai - 400021. **The last date and time for deposit of the bid amount along with the tender form addressed to the "The Authorized Officer, at IFCI Ltd. Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai - 400021" is 29.01.2024 up to 05:00 pm.** Online/fax submission of bids will not be valid.
- 2.6 Tenders accompanied by short EMD or without EMD and/ or with their own conditions are liable to be rejected/ ignored summarily.
- 2.7 Tenders not accompanied by demand draft/ RTGS/Pay Order of Rs.1,000/-, in case the tender document is down-loaded from the IFCI website, are also liable to be rejected/ ignored summarily.
- 2.8 On receipt of EMD the prospective bidders shall receive user-id/password on their valid email id (mandatory for e-auction) from M/s e-Procurement Technologies Ltd. – Auction Tiger. The Prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Ltd. – Auction Tiger. The helpdesk number of the service provider is **9722778828/ 9265562818/ 9265562821/ 079- 079-68136891/6842/6837/6875** and email [Praveen.thevar@auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net), [Support@auctiontiger.net](mailto:Support@auctiontiger.net)
- 2.9 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. . Post the auction, the sale shall be confirmed in favour of successful bidder who has offered the highest sale price in his bid/ tender, provided the amount offered is not less than the reserve price. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS by 1700 hrs. on same day or on next working day upto 1700 hrs.. The name and contact details of Authorized officer is Ms. Jyoti Bhutani, **AGM-Law, IFCI Ltd., (M) 9540948735 & email [jyoti.bhutani@ifcilt.com](mailto:jyoti.bhutani@ifcilt.com) . RTGS details are as follows:**
- Bank Account Number: 00030350002631  
Beneficiary Name: IFCI Ltd. Payment Ac  
Bank Name: HDFC Bank Ltd.  
Branch Name: K G Marg Branch, New Delhi.  
IFSC Code: HDFC0000003
- 2.10 The successful bidder shall deposit the balance amount of the sale price on or before the 15<sup>th</sup> day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of the auction. .In case of default by the successful bidder or surrender of its bid, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount and/or EMD amount.
- 2.11 The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, title of the property put on auction and claims/rights dues etc. 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 representation on behalf of IFCI Ltd. The Property is being sold with all the existing and future encumbrances, if any.



- 2.12 The Successful 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, fee etc. owing to anybody.
- 2.13 The Authorized officer is not bound to accept the highest offer and the Authorized officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone or cancel the E-Auction without assigning any reason thereof .
- 2.14 The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized officer.
- 2.15 In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorised Officer/ IFCI Limited will be final.

### III. ELIGIBILITY

#### 3.1 The bidder should:

- a) Be any person, registered trust, registered firm, registered cooperative society, private limited company, public limited company or partnership firm registered in India.
- b) be legally competent to enter into contract as per prevailing laws.
- c) be financially sound.
- d) enclose Income tax assessment orders for the last three years along with the tender.
- e) enclose documentary proof that he has the liquidity, line of credit and other financial means to meet the bid price.

3.2 Authorised Officer/ IFCI Limited may also consider a bid submitted by a consortium of persons/ companies. It is, however, made clear that there should be no change in the consortium structure during the finalisation of the tender right up to the stage of depositing the bid amount in full with IFCI Ltd. If there are any changes in the consortium structure, Authorised Officer/ IFCI Limited reserves the right to accept/ cancel the sale. However, the financial arrangement between the parties should be specified in the tender documents.

3.3 No bid by a Consortium/ Partnership/ Company/ person shall be entertained if in the opinion of the Authorised Officer/ IFCI Limited has led to reduction in competition.

3.4 The bidder should thoroughly satisfy themselves about the nature, conditions and quality of the assets. Authorised Officer/ IFCI Limited gives no guarantee or warranty as to the conditions of the assets/ material or/ its quality or fitness for any specific purpose or use. It should be clearly understood that no claim/ complaint about the quality/ conditions/ fitness for use will be entertained by Authorised Officer/ IFCI Limited/ other secured lenders.

3.5 EMD and Quotations should be submitted in the prescribed form only, signed by the bidder on each page in token of having accepted the same, and in a sealed cover. Same should be addressed to Authorised Officer, IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai - 400021 and superscribing **“OFFER FOR PURCHASE OF ASSETS MORTGAGED BY CITRON INFRAPROJECTS LTD. (MORTGAGOR AND CORPORATE GUARANTOR) AS SECURITY FOR THE LOAN AVAILED BY M/S PLATINUM TEXTILES LTD. (NOW SHRIVALLABH PITTIE SOUTH WEST INDUSTRIES LIMITED) (BORROWER)”**.

### IV. EARNEST MONEY DEPOSIT:

4.1 The tender should be accompanied with EMD of **Rs.1,26,10,000/-** (Rupees One Crore, Twenty Six Lakh Ten Thousand Only) which has to be paid through RTGS/ by way of crossed DD/ Pay Order drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai. No interest shall be payable on the EMD amount.



- 4.2 Earnest Money in any other form, for example, cheque (including cheque made “good for payment”), Bank Guarantee, Bid Bonds, Call Deposit etc. will not be acceptable to the Authorised Officer/ IFCI Limited and such tenders are liable to be rejected.
- 4.3 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS (RTGS details provided in para 2.9 above) immediately on same day or not later than the next day if allowed by the Authorized officer.

4.4

#### V. **MODE OF SUBMISSION OF TENDER/ BID:**

- 5.1 All tenders must be submitted in the prescribed form only, to be obtained from the Authorised Officer against the payment of Rs. 1000/- by Demand Draft/RTGS/Pay Order, towards the cost of the tender or downloaded from website, in a sealed cover. The tender must be addressed to The Authorised Officer, IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai – 400021 and superscribing “**OFFER FOR PURCHASE OF ASSETS MORTGAGED BY CITRON INFRAPROJECTS LTD. (MORTGAGOR AND CORPORATE GUARANTOR) AS SECURITY FOR THE LOAN AVAILED BY M/S PLATINUM TEXTILES LTD. (NOW SHRIVALLABH PITTIE SOUTH WEST INDUSTRIES LIMITED) (BORROWER)**”. The tender must be submitted by the appointed date and time at the office of IFCI Ltd. at Mumbai as indicated at para 2.5.
- 5.2 Tenders should be submitted in a sealed cover, along with the followings:
- RTGS details/Demand Draft/ Pay order of **Rs.1,26,10,000/-** (Rupees One Crore Twenty Six Lakh Ten Thousand Only) towards EMD, drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai.
  - The Terms and Conditions of the Tender, duly signed by the tenderer on each page in token of having accepted the same in toto.
  - A demand draft of Rs.1,000/- or RTGS details in case the tender documents are downloaded from the website of IFCI.
  - Passport size photograph
  - KYC documents – Self attested PAN Card copy and one additional photo ID with address
  - Tenderer’s declaration whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).
- 5.3 The Tenders/ Bids will not be accepted in case the same are sent through fax/ e-mail.
- 5.4 Incomplete tender or tenders submitted with qualifying conditions or with conditions at variance with the Terms and Conditions of Tender Document are liable to be rejected.

#### VI. **PAYMENT SCHEDULE:**

- 6.1 The EMD of the successful bidder shall be retained towards part sale price/consideration. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS by 1700 hrs. on same day or on next working day upto 1700 hrs.
- 6.2 The balance amount of the sale consideration price is to be paid on or before 15<sup>th</sup> day of the confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of auction. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount.



## **VII. SALES TAX, EXCISE DUTIES, EPFO DUES AND LEVIES:**

All taxes/ duties other outstanding liabilities etc. if applicable and related to the unit shall be paid by the purchaser and the secured creditor shall not be liable for the said dues (as aforesaid). Accordingly, the purchaser is advised to make proper due diligence of the unit before making bid for the sale of the assets.

## **VIII. DELIVERY PERIOD/ POSSESSION:**

After receipt of full and final payment in lieu of the total sale consideration of the assets, IFCI Ltd. will issue Certificate of Sale as provided under the Rules to SRFA & ESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets immediately.

## **VII. TERMINATION / BREACH OF CONTRACT**

In the event of non-fulfillment of the terms and conditions by the bidder, Authorised Officer/ IFCI Ltd. shall cancel the contract/ sale with immediate effect, in which case, the EMD along with any amount paid shall stand forfeited.

## **VIII. FORCE MAJEURE:**

Authorised Officer/ IFCI Limited shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, pestilence, distilence, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of IFCI Ltd. to extend the time of performance on the part of IFCI Ltd. by such period as may be necessary to enable IFCI Ltd. to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

## **IX. GENERAL INFORMATION:**

- 12.1 It should be noted by the bidder(s) that by entering into this contract, Authorised Officer/ IFCI Limited is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.
- 12.2 Authorised Officer/ IFCI Limited shall have the right to issue addendum to tender documents to clarify, amend, modify, supplement or delete any of the conditions clauses or items stated therein. Each addendum so issued shall form a part of original invitation to tender.
- 12.3 In case offer of the bidder is not accepted, the bidder shall not be entitled to claim any cost, charges, expenses incidental to or incurred by the bidder through or in connection with the submission of the offer even though Authorised Officer/ IFCI Limited may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorised Officer/ IFCI Limited for which Authorised Officer/ IFCI Limited shall have the right to do so at any time, the Earnest Money paid by the bidders with the quotation will be refunded to them in due course, without interest.
- 12.4 The tenderer/ bidder shall bear all the cost associated with the preparation and submission of bid. Authorised Officer/ IFCI Limited will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the tender process.
- 12.5 Unless otherwise specified, the price in the tender form should be quoted both in figures and in words. Tenders containing overwritten or erased rates are liable to be rejected in absence of any authentication by the tenderer's signatures.
- 12.6 Authorised Officer/ IFCI Limited reserves the right to cancel/ reject any or all the quotations without assigning any reason thereof.
- 12.7 The submission of the tender means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above terms and conditions of the tender.



- 12.8 Intending tenderer(s) may obtain any clarification required before tendering. Submission of tender implies the tenderer(s) has obtained all the clarifications required.
- 12.9 The decision of the Authorised Officer/ IFCI Limited in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.
- 12.10 All suits or proceedings relating to any dispute or claim arising out of or in course of performance of this contract shall be filed in appropriate court having jurisdiction in Mumbai.
- 12.12 Tenderers must ensure the following while submitting the tender:
- (A) THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF TENDER BID ENCLOSED AT ANNEXURE- II.
  - (B) THAT EVERY PAGE OF TENDER DOCUMENTS IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER.
  - (C) THAT ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.
- 12.13 Tenderer should state whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).
- 12.14 All parties are advised to check the website of IFCI from time to time as no separate publication or any communication shall be issued for any addendum to the sale notice/ tender document.

**NOTE: COPY OF SALE NOTICE IS ENCLOSED HERewith FOR READY REFERENCE**



**M/S. PLATINUM TEXTILES LTD. (NOW SHRIVALLABH PITTIE SOUTH WEST INDUSTRIES LIMITED) (BORROWER),**

**M/S. CITRON INFRAPROJECTS LTD. (MORTGAGOR AND CORPORATE GUARANTOR)**

**Description of Immovable Property**

All that piece and parcel of Shops/ Premises situated in the basement of the building known as 'Tirupati Apartment', constructed on C.S. No. 4/755 of Malabar and Cumbala Hill Division, Mumbai city, situated at the junction of Gopalrao Deshmukh Marg and Bhulabhai Desai Road, Mumbai – 400026 together with the buildings, structures and fixture and fittings etc.

Shops/ Premises - No. 3A having an approximate area of 700 Sq. Ft.

Shops/ Premises - No. 16 having an approximate area of 1500 Sq. Ft.; and

Shops/ Premises - No. 26 having an approximate area of 2900 Sq. Ft. along with 2000 sq. ft. carpet area (passage)

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**BID**

To,

The Authorised Officer  
IFCI Ltd.,  
Earnest House, 9<sup>th</sup> Floor,  
NCPA Marg, Nariman Point,  
Mumbai - 400021

**1. Particulars of the Bidder,**

- 1.1 Full name of the Bidder (in block letters):
- 1.2 Father's Name (in case of an individual bidder)/ Pan No. and GSTIN (incase of a Company/Legal Person):
- 1.3 Age (in case of an individual) / Date of Incorporation (incase of a Legal person):
- 1.4 Whether the bidder is competent to contract under Indian Contract Act, 1872 as per Foreign Exchange Regulation Act, 1973 / Foreign Exchange Management Act, 1999 in case of NRI (Tick whichever is applicable)
- YES/NO
- 1.5 Present Business Activity:

**2. Constitution of Bidder (Tick whichever is applicable)**

- Public Limited Company
- Private Limited Company
- Partnership
- Individual/ Sole Proprietary
- Others (specify)

(Furnish documents in support)

Applicant's registered office/ place of business

- Address
- Telephone No.
- Fax No.
- E-Mail ID

**3. Particulars of Bid**

- 3.1 The price offered is Rs. \_\_\_\_\_ (Rupees: \_\_\_\_\_) for assets of **Citron Infraprojects Ltd. (Mortgagor and Corporate Guarantor)** situated at Tirupati Apartment, constructed on C.S. No. 4/755 of Malabar and Cumbala Hill Division, Mumbai city, situated at the junction of Gopalrao Deshmukh Marg and Bhulabhai Desai Road, Mumbai – 400026 on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS".
- 3.2 Particulars of Earnest Money Deposit of Rs. \_\_\_\_\_ (10% of Reserve Price):

RTGS/DD/Pay Order No.	Date	Name of Bank and Branch



**Certified that:-**

- (i) I/We agree to abide by the decision of the Authorised Officer/ IFCI Limited.
- (ii) I/We have read and understood terms and condition and hereby unequivocally and unconditionally accept the same.
- (iii) I/We have inspected the above property and has satisfied ourselves for which quotation is being submitted.

Date:

Applicant's Signatures

Full Name:

Designation:

Name of the Company:

Address :



**PUBLIC NOTICE**

ON BEHALF OF MY CLIENT  
**SMT. SNEHLATA MANMOHAN GUPTA**, having her address at 2nd floor, Nand Nandan Bhavan, Sodawala Lane, Borivali(W), Mumbai-400 092, NOTICE IS HEREBY GIVEN to public at large that my clients above named have lost / misplaced her original Power of Attorney dated 29th July, 2008 executed by her in favour of **MR. BRIJMOHAN CHANDRABHAN GUPTA**, in respect of the assets belonging to my Client above named.

2. Any person/s, partnership firm / company / association of persons / LLP claiming to found or claiming any right, title or interest and/or lien, pledge, mortgage, charge of the said Original Power of Attorney and/or the assets referred therein including the immovable assets (commercial or residential) referred therein, are calling upon to intimate or approach the undersigned within 14 days along with the said Original Power of Attorney, failing which the same will be stand waived and no claim against the said Power of Attorney shall be entertained under any circumstance.

Dated this 6th Day of January, 2024

(GIRISH KEDIA)  
Advocate for -  
**SMT. SNEHLATA MANMOHAN GUPTA**  
303, Yashwant Chambers, 3rd floor, Behind Hotel Khyber, Bharucha Street, Fort, Mumbai-400 001.  
Mobile - 98922 60588

**PUBLIC NOTICE**

NOTICE is hereby given that on instructions of our client, the public in general is hereby informed that **MR. DEEPAK TARACHAND THAKUR** is negotiating to sell Office No. 3, ENGINEERS PREMISES CO-OPERATIVE SOCIETY LIMITED, 1st floor, 93-95 Mumbai Samachar Marg, Fort, Mumbai - 400001, as owner of the immovable property more particularly described in the Schedule hereunder written ('the Property').

Any person having any claim in, to or over the property more particularly described in the Schedule hereunder written or any part thereof by way of sale, exchange, tenancy, mortgage, charge, gift, trust, inheritance, possession, lease, lien, right of way, development rights, easement or otherwise howsoever is hereby required to intimate to the undersigned in writing at the address below within 15 days from the date of publication of this notice of his such claim, if any, with all supporting documents failing which the transaction shall be completed without reference to such claim, and the claims, if any, of such person shall be treated as waived and not binding on our client.

**THE SCHEDULE HEREIN ABOVE REFERRED TO**

5 (Five) fully paid-up equity shares each of Rs. 50/- (Fifty) aggregating to Rs. 250/- (Rupees Two hundred and fifty only) comprised in Share Certificate No. 3 bearing distinctive numbers 11 to 15 (both inclusive) issued by the Engineers Premises Co-operative Society Limited and incidental thereto Office premises bearing Office no. 3 (erstwhile office no. 93H) admeasuring approx. 65 square feet carpet area equivalent to approx. 6 square meters area on the 1st floor of the building known as 'ENGINEERS PREMISES' situate at Apollo street no. 93-95, Mumbai Samachar Marg, Fort, Mumbai 400 001 and in the registration sub-district of Mumbai bearing Old Survey No. 1418 and the New Survey No. 1/9951 bearing C.S. No. 58 of Fort Division and assessed by the Assessor and Collector of Municipal rates and taxes under 'A' Ward No. A-1003.

Dated this 6th day of January, 2024.

**KARTIKEYA DESAI**  
M/s. Kartikeya & Associates,  
Advocates & Solicitors,  
105, Arcadia,  
195, Nariman Point, Mumbai - 400 021

**"SARAH HOUSING DEVELOPMENT PVT. LTD."**

Our Proposed Amendment & Expansion in EC for redevelopment of "Botawala Chawl" under 33(9) of DCPR 2034 of MCGM at property bearing C. S. No. 641 & 642 of Mazgaon Division at Rambhau Bhogale Marg, Mazgaon, Mumbai, Maharashtra was accorded the Environmental Clearance from the Environment and Climate Change Department, Government of Maharashtra.

The copy of the Environmental clearance letter is available on the website of Ministry of Environment Forest and Climate Change, Government of India <http://environmentclearance.nic.in>



Regd. Office: IFCI Tower, 61 Nehru Place  
New Delhi-110019  
Tel: 011-41732000 | Fax: 011-26230201  
Regional Office: 9<sup>th</sup> Floor, Earnest House,  
Nariman Point, Mumbai-400021.  
Website: [www.ifcilt.com](http://www.ifcilt.com)  
CIN : L74899DL1993G01053677

APPENDIX-IV A  
[See proviso to rule 8(6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of IFCI Ltd., Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 31.01.2024, for recovery of Rs. 9,34,20,119.00 (Rupees Nine Crore, Thirty Four Lakh, Twenty Thousand, One Hundred and Nineteen Only) as on 15.12.2023 together with further interest with effect from 16.12.2023 due to the secured creditor, IFCI Ltd. from M/s Platinum Textiles Ltd. (now Shrivallabh Pittie South West Industries Limited) (Borrower) & Citron Infraprojects Ltd. (Mortgagor and Corporate Guarantor) and Mr Chirag Pittie (Guarantor). The reserve price will be Rs. 12,61,00,000/- (Rupees Twelve Crore Sixty One Lakh Only) and the earnest money deposit will be Rs.1,26,10,000/- (Rupees One Crore, Twenty Six Lakh and Ten Thousand Only).

**DESCRIPTION OF PROPERTY**

Shops/ premises situated in the basement of the building known as 'Tirupati Apartment', constructed on C.S. No. 4/755 of Malabar and Cumbala Hill Division, Mumbai city, situated at the junction of Gopalrao Deshmukh Marg and Bhulabhai Desai Road, Mumbai - 400026 together with, fixture and fittings etc.

Shop/ premises - No. 3A having an approximate area of 700 Sq. Ft.  
Shop/ premises - No. 16 having an approximate area of 1500 Sq. Ft.; and  
Shop/ premises - No. 26 having an approximate area of 2900 Sq. Ft. along with 2000 sq. ft. carpet area (passage)

No known encumbrances.

Date and Time of e-auction: 31.01.2024 between 11:30 AM to 12:30 PM  
Date and Time of Inspection: 23.01.2024 between 11:30 AM to 03:00 PM  
Last date & Time of Submission of EMD and documents: On 29.01.2024 up to 05:00 PM.

For detailed terms and conditions of the sale, please refer to the link provided in IFCI Ltd.'s (Secured Creditor's) website i.e. [www.ifcilt.com](http://www.ifcilt.com) and contact Authorised Officer on (M): 9540948735.

Date : 05/01/2024  
Place : Mumbai

Sd/-  
Authorized Officer,  
(IFCI Limited)



Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor,  
Solitaire Corporate Park, Andheri Ghatkopar Link Road,  
Chakala, Andheri (East), Mumbai-400 093.

**PUBLIC NOTICE FOR AUCTION-SALE OF PROPERTY**

(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)  
WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of M/s Robertha Edible Oil Wholesale Dealers & M/s Robertha Foods by virtue of Assignment Agreement dated 25.03.2021 executed with Bharat Co-operative Bank (Mumbai) Ltd., and has acquired the secured debt of M/s Robertha Edible Oil Wholesale Dealers & M/s Robertha Foods (Borrowers) along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd. The details of the Borrowers/Joint Co-Borrowers/Partners/Guarantors/Mortgagors are given below:

Sl No.	Borrowers	Notice Amount (Rs.)	Mortgaged Property	Reserve price /EMD/Bid Increase (Rs)

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

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

**LIC NOTICE FOR SALE**

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

BORROWER	OUTSTANDING BALANCE AS ON 31.12.2018
Netty (Mortgagor)	Rs. 3,51,76,970.55 (Rupees Three Crores Fifty One Lakhs Seventy Six Thousand Nine Hundred Seventy and Paise Fifty Five Only) as on 31.01.2019, together with interest from 01.02.2019 at contractual rate Plus Legal expenses and costs.

LOCATION AND DETAILS OF THE PROPERTY	RESERVE PRICE (In Lakhs)	EARNEST MONEY DEPOSIT (In Lakhs)
Door No. 3-19(1) admeasuring 161 Sq.Ft	8.45	0.85
Door No. 3-19(3) admeasuring 161 Sq.Ft	8.45	0.85
Door No. 3-19(4) admeasuring 161 Sq.Ft	7.41	0.74







