



AXIS BANK LIMITED
Corporate Office
"Axis House", 7th Floor, C-2, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400 025.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Appendix IV-A [Read with Rule 8(6)} of Security Interest (Enforcement) Rules, 2002

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

Whereas the Authorised Officer of Axis Bank Limited (hereinafter referred to as 'the Bank'), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 13.03.2015, calling upon the borrower to repay the amount along with interest mentioned in the notice.

However, as the borrower failed to repay the amount and the bank has taken physical possession of the property/assets on 24.05.2016 mentioned herein below under section 13 (4) of the SARFAESI Act, 2002 read with Security Interest (Enforcement) Rules, 2002, which are to be sold by way of public auction on **"As Is Where Is Basis", "As Is What Is Basis" and "Whatever There Is Basis" and "Without recourse basis"**.

Pursuant to possession being taken by the Authorised Officer, SEALED BIDS are invited by the undersigned for purchase of the below mentioned assets, secured for the credit facilities granted to:

- 1. Name of Borrower:** M/s. Xeco Marketing Pvt. Ltd (Formerly Known as Xeco Website Management Services Pvt. Ltd).
- 2. Guarantors:** Ms.Naqisa Silva, Ms.Krishma Silva, Ms.Radhika Mandekar
- 3. Corporate Guarantors** - Synergy One Infrastructure & Project Pvt. Ltd (Formerly known as NSB Infrastructure and Projects P Ltd - Owner of the property/Mortgagor).

Outstanding Amount as per Demand Notice dated 13.03.2015: Rs. 4,66,86,683/- (Rupees Four Crores Sixty Six Lakhs Eighty Six Thousand Six Hundred and Eighty Three) (this amount includes applied interest till 31.12.2014) together with further interest at the contractual rate on the aforesaid amount (from 01.01.2015) and incidental expenses, charges, costs etc.

Present outstanding due: Rs. 8,96,44,889.00 (Rupees Eight Crore Ninety Six lakhs Forty Four Thousand Eight Hundred Eighty Nine Only) being the amount due as on **31st January 2020**, along with further interest thereon w.e.f. 01st February 2020 at contractual rate of Interest till the date of payment, incidental expenses, other charges, costs etc.

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
All the piece and parcel of the property bearing Municipal No 32/I, together with structures standing thereon in Survey No 18/2 admeasuring about OA-12.04 Guntas and Survey No 18/3 admeasuring about OA-04 Guntas, totally admeasuring about OA 16-4 Guntas or 17,696 sq.ft. lying, being and situated	Rs.13,71,00,000/- (Rupees Thirteen Crore Seventy one Lakhs)	Rs.1,37,10,000/- (Rupees One Crore Thirty Seven Lakhs Ten Thousand)

<p>at Village Venkatala, Yelahanka Hobli, Bangalore North Taluk and bounded as follows:- On or Towards the East by Remaining Portion of same land; On or towards the West by Bangalore Bellary National Highway Road; On or towards the North by 30 feet wide Road & On or towards the South by Private Land. Together with structures standing thereon.</p> <p>Out of 17,696 sq.ft. the 4,434 sq.ft. gone in road widening, thus 13262 sq.ft. physical possession is taken by the Authorised Officer on 24th May 2016 and now 13,262 sq.ft is put for sale through this notice.</p>		
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The sealed bids shall be submitted as per schedule given below

<p>EMD Remittance</p>	<p>Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai , to be submitted on or before 24th February 2020 by 5.00 p.m. at either of the following address :- Mumbai – Mr. Vivek Palaniappan., (Corporate Office & Stressed Asset Group), "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: 022-24255706 Mob: 8879102145 Bengaluru- Axis Bank Ltd. Corporate Banking Branch (CBB), Express Building, 2nd Floor, No.1, Queens Road, Bengaluru- 560 001.</p>
<p>Inspection of Property</p>	<p>On 19th February 2020 between 11:00 AM to 3:00 PM with prior appointment. For inspection, please contact Mr. Vivek Palaniappan, Land line No.: 022-24255706 Mob: 8879102145</p>
<p>Date, Place and time of auction</p>	<p>27th February 2020 between 11.00 a.m. to 12.00 noon with auto-extension of five minutes each in the event of bids placed in the last five minutes.</p>
<p>Bid Increment Amount</p>	<p>Rs.5,00,000/- (Rupees Five Lakh Only)</p>
<p>Encumbrances</p>	<p>1) The Corporate Guarantor & Mortgagor - Synergyone Infrastructure & Project Pvt. Ltd. and others filed a Securitisation Application No. 294 of 2016 "SA") before the Hon'ble Debts Recovery Tribunal, Bangalore against SARFAESI action initiated by Axis Bank Ltd. The said SA was dismissed vide order dated May 05, 2018. The Misc. Application ("MA") for recalling the order dated May 05, 2018 is filed by Corporate Guarantor & Mortgagor - Synergyone Infrastructure & Project Pvt. Ltd. The said MA is pending and coming up for hearing on February 06, 2020.</p> <p>2) The Corporate Guarantor & Mortgagor - Synergyone Infrastructure & Project Pvt. Ltd. had filed a Writ Petition No. 26085 of 2015 before the Hon'ble High Court of Karnataka at Bengaluru. The said Writ Petition was disposed off vide order dated September 08, 2015.</p> <p>3) The Axis Bank Ltd. had filed a Company Petition No. 597 of 2016 against the borrower i.e. M/s. Xeco Marketing Pvt. Ltd. (Formerly Known as Xeco Website Management Services Pvt. Ltd.) The said Company Petition was admitted on September 21, 2017 and Official Liquidator has been appointed and the Borrower is presently undergoing liquidation.</p>

4) The Axis Bank Ltd. had filed a Original Application No. 124 of 2016 ("OA") against the borrower i.e. M/s. Xeco Marketing Pvt. Ltd. (Formerly Known as Xeco Website Management Services Pvt. Ltd.) & others for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal-II, Mumbai. The said OA is pending for adjudication and coming up for final hearing on May 14, 2020.

5) The Corporate Guarantor & Mortgagor - Synergyone Infrastructure & Project Pvt. Ltd. had filed a Writ Petition No. 48811 of 2019 before the Hon'ble High Court of Karnataka at Bengaluru challenging last auction conducted in October 2019. The said Writ Petition was dismissed vide order October 09, 2019.

Terms & Conditions

1. The secured assets will be sold by e-auction through Bank's approved service provider i.e. M/s e-Procurement Technologies Ltd. (auction tiger) who are assisting the Authorised Officer in conducting the online auction.
2. Sale is strictly subject to the terms & conditions incorporated in this notice and the prescribed Tender Document. The Tender Document describing the terms & conditions of sale forming part of this sale notice may be downloaded from **<https://axisbank.auctiontiger.net>**.
3. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of 'Axis Bank Ltd' payable at Mumbai at the address mentioned above latest by **24th February 2020 by 5:00 pm**. The intending purchaser shall also submit (i) full name of the bidder (ii) copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Address proof. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
4. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
5. Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
6. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD.
7. Eligible bidder who have duly complied with requirements in point 3 hereinabove shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. Sealed Bids shall be submitted online through the portal in the format available at <https://axisbank.auctiontiger.net>.
8. Please note that intending bidders may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., A-801, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.: 079-40230 810/811/804; Contact Persons: Mr. Vijay Shetty Mobile- +919619002431 email: vijay.shetty@auctiontiger.net, Mr. Manoj Deware Mobile- 635 189 6832, email: manoj.deware@auctiontiger.net ; support@auctiontiger.net, Landline No. +91-79-61200594 / 598 / 587 / 554 / 559.
9. Auction will be conducted online on the website **<https://axisbank.auctiontiger.net>** on **27th February 2020 between 11.00 a.m. to 12.00 noon**. with auto-extension of five

minutes each in the event of bids placed in the last five minutes. The bidder(s) may improve his/their offer(s) by way of inter se bidding among the bidders. The inter se bidding shall commence at the amount of highest bid received via online sealed bids. The bidder may improve their offer in multiple of the amounts mentioned under the column "**Bid Increment Amount**". 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. For inspection of the property, please contact Mr. Vivek Palaniappan on mobile No. 8879102145. Inspection of relevant documents available with the Bank will be offered with prior appointment.
11. The Authorised Officer reserves the right to accept or reject any/or all the offers/bids or adjourn, postpone or cancel the auction sale without assigning any reason thereof.
12. The EMD shall be returned (without any interest thereon) to the unsuccessful Offeror/Bidder by the Authorised Officer / Bank in due course of time after conclusion of the auction on **27th February 2020**.
13. The Successful Purchaser shall deposit 25% of the amount of sale price, after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale price is payable within fifteen days from the date of confirmation of sale by the Authorised Officer. In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be dealt in accordance with the terms of the tender document.
14. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 8 (6) and rule 9 (1) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice,
15. Any Statutory and other dues payable and due on the property including but not limited to the society dues shall have to be borne by the Purchaser. The person(s) interested shall make his/their own independent enquiries as to the title of the property and all dues/claims against the property.
16. The successful bidder should deduct TDS @1% on the total sale consideration and deposit the same with the Income Tax authority in the name of the Property owner and submit the details thereof to the bank.
17. The successful bidder should bear the charges/fees payable for conveyance such as Stamp Duty Registration Fees, incidental expenses etc. as applicable as per law.
18. In case the sale/auction is postponed/failed for want of bid(s) of an amount not less than reserve price, the Bank reserves the right to bid and acquire the property in accordance with Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
19. The borrowers and the mortgagors, guarantors attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

20. Sale Certificate under SARFAESI Act shall be executed in favour of the successful purchaser only after the payment of the entire bid amount and other charges if any.

21. **Special instruction & caution:**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Axis bank nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 07th February 2020
Place: Mumbai

Sd/-
Authorised Officer
Axis Bank Ltd.