

M/s SARGAM BUILDERS PRIVATE LTD (IN LIQUIDATION)

Reg Office-As per MCA Records, 28/3858-D, Sargam House, Water Land Road
Elamkulam, Cochin, Kerala -682020, India

E-Auction Sale Notice

Liquidator: CA Jasin Jose

Liquidator Address: 5D, Skyline Riverscape, Thottumugham, Aluva, Ernakulam, Kerala, Pin: 683105

Email:jasinjoseponnattam@gmail.com

Notice is hereby given to the public in general under the Insolvency and Bankruptcy Code, 2016 and Regulations there under, regarding Process of Sale of Assets of Sargam Builders Private Limited-in liquidation (Corporate Debtor - CIN - U45201KL1997PTC011565) by Liquidator, appointed by the Hon'ble National Company Law Tribunal Kochi Bench vide its order I.A No. 129/KOB/2020 in TIBA/07/KOB/2019 dated 16th September 2020. Sale is by E-auction through the service provider M/S National E-Governance Services Limited (NESL) through the e auction platform <https://nbid.nesl.co.in/>

Details of assets	Date and Time of Auction	Last Date for Submission of EMD	Inspection Date & Time	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
Sale of assets Land Property - Land extent of 35.63 ares (88.00 cents) in Vallarpadam, Mulavukad, Village, Kanayannoor Taluk.	Tuesday, 02.05.2023, From 11:00 AM to 5:00 PM	28.04.2023 before 05:00 PM	On or before 28.04.2023 before 05:00 PM	41,160,150/-	4,116,015/-
Commercial Shop room in Cochin Corporation. Shop No. 20 (Door No.CC40/1802 C26) in the DD Oceano Mall, Marine Drive - adjacent to Taj Gateway	Tuesday, 02.05.2023, From 11:00 AM to 5:00 PM	28.04.2023 before 05:00 PM	On or before 28.04.2023 before 05:00 PM	2,479,410/-	247,941/-
Commercial Shop room in Cochin Corporation Shop No.20A(Door No.CC40/1803 C27) in the DD Oceano Mall, Marine Drive - adjacent to Taj Gateway	Tuesday, 02.05.2023, From 11:00 AM to 5:00 PM	28.04.2023 before 05:00 PM	On or before 28.04.2023 before 05:00 PM	4,348,080/-	434,808/-
Car-BMW 320D-Diesel-White Year of Mnfr-2010	Tuesday, 02.05.2023, From 11:00 AM to 5:00 PM	28.04.2023 before 05:00 PM	On or before 28.04.2023 before 05:00 PM	570,078/-	57,008/-

Terms and Condition of the E-Auction are as under:

- 1.E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS" AND WITHOUT ANY RECOURSE as such sale is without any kind of warranties, and indemnities through approved service provider M/S National E-Governance Services Limited (NESL).
- 2.The E-Auction process document containing details of the Assets, online e- auction Bid Form, Declaration Form, General Terms and Conditions of online auction sale are available on website <https://nbid.nesl.co.in/>. Contact: Mr. Araventhane S E at +91 93846 76709 (email-araventhane@nesl.co.in) pda.nesl.co.in (On going to the link <https://nbid.nesl.co.in/> interested bidders will have to search for the mentioned company by using either one of the two options, (i) Company's name (Sargam Builders Pvt Ltd), or by, (ii) State and property type).
- 3.The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, litigations pending if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting Mr. Jasin Jose (+91 7760031329) Sreeraj-9526253635 on or before 28.04.2023 at 05:00 PM
- 4.The intending bidders are required to deposit Earnest Money Deposit(EMD) as per LOT of assets either through DD/NEFT/RTGS in the Account of Sargam Builders Private Limited in Liquidation, Account, A/c. No. 10010200156623, Bank and Branch: Federal Bank Aluva Bank Junction, IFSC Code: FDRL0001001
- 5.The intending bidder should submit the evidence for EMD Deposit payments and Request Letter for participation in the E- Auction along with Self attested copy of Bid Application Form as per Annexure II and Declaration by Bidder, as per Annexure III, the formats of these Annexure can be taken from the E-Auction process document. **These documents should reach the office of the liquidator and by E-mail: jasinjoseponnattam@gmail.com, at the address given above before 5:00 PM of April 28th, 2023.**
- 6.The Name of the Eligible Bidders will be identified by the Liquidator to participate in e-auction on the portal (<https://nbid.nesl.co.in/>). The e-auction service provider (NESL) will provide User id and password by email to eligible bidders.
- 7.The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.
- 8.After payment of the entire sale consideration, the sale certificate/agreement will be issued in the name of the successful bidder only and will not be issued in any other name.
- 9.The sale shall be subject to provisions of Insolvency and bankruptcy code, 2016 and regulations made there under.
- 10.For detailed terms and condition and bid document, kindly refer sale process memorandum uploaded in the NESL website <https://nbid.nesl.co.in/>
- 11.E-auction date & Time:02nd May 2023 from 11.00.A.M. to 5.00.P.M., (with unlimited extension of 5 minutes each)

Dated :31/03/2023

Place-Aluva

Sd/- CA Jasin Jose FCA CFE(USA)JP RV

Liquidator - Sargam Builders Pvt Ltd

IBBI Reg. No: IBBI/PA-001/P-00695/2017-2018/11225