

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:jasinjoseponmattam@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.	Friday, 03.03.2023, From 11:00 AM to 5:00 PM	28.02.2023 before 05:00 PM	On or before 28.02.2023 at 5:00 PM	45733500/-	4573350/-
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	Friday, 03.03.2023, From 11:00 AM to 5:00 PM	28.02.2023 before 05:00 PM	On or before 28.02.2023 at 5:00 PM	2754900/-	275490/-
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	Friday, 03.03.2023, From 11:00 AM to 5:00 PM	28.02.2023 before 05:00 PM	On or before 28.02.2023 at 5:00 PM	4831200/-	483120/-
Car-BMW 320D-Diesel-White Year of Mnfr-2010	Friday, 03.03.2023, From 11:00 AM to 5:00 PM	28.02.2023 before 05:00 PM	On or before 28.02.2023 at 5:00 PM	633420/-	63342/-

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. Araventhana S E at +91 93846 76709 (email:- araventhana@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 28.02.2023 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. 10010200156823 , 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: jasinjoseponmattam@gmail.com, at the address given above before 5:00 PM of February 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. In case, a 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 with unlimited extension. The bidder who submits the highest bid amount (not below the reserve price) on closure of e-Auction process shall be declared as the Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator.
8. The Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder. The EMD of the Successful Bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded upon issuance of Letter of Intent to the Successful Bidder. The EMD shall not bear any interest. The successful Applicant shall have to deposit 10% (Ten percent) of the sale price, within 7 working days of the acceptance of the Letter of Acceptance of Offer by the Liquidator and the balance 90% (Ninety percent) of sale price shall be paid on or before 90th day of issuing Letter of Acceptance or as decided by the Liquidator, provided that payments made after thirty days shall attract interest as per the Liquidation

- Regulations, provided further that the sale shall be cancelled if the payment is not received within 90 days from date of issuing Letter of Acceptance or as decided by the Liquidator.
9. In the event of default of payment within the stipulated period, as mentioned above, or failure to complete the transaction with the timeline specified for any reason whatsoever, or failure to fulfill any/all terms or conditions as imposed upon the Applicant, any amount already paid by such Applicant, including but not limited to the EMD, shall be forfeited. Consequently, the Sale Assets shall forthwith be sold again and such defaulting Applicant shall also forfeit all claims on the Sale Assets or to any part of the amount for which it may be subsequently sold.
 10. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the local taxes, duties, rates, assessment charges, fees etc. in respect of the property put on auction.
 11. 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.
 12. 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.
 13. The sale shall be subject to provisions of Insolvency and bankruptcy code, 2016 and regulations made there under.
 14. E- auction date & Time:03rd March 2023 from 10.00 A.M. to 5.00 P.M. (with unlimited extension of 5 minutes each)

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

Dated: 27/01/2023

Liquidator – Sargam Builders Pvt Ltd

Place-Aluva

IBBI Reg. No: IBBI/IPA-001/IP-P00695/2017-2018/11225