



**Vistra ITCL (India) Limited**  
**8<sup>th</sup> Floor Apeejay House, 15, Mother Teresa Sarani,**  
**Taltala, Kolkata, West Bengal 700015**

**NOTICE FOR SALE**  
**UNDER SARFAESI ACT, 2002**

**E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to the Secured Creditor from the Borrower. The reserve price, earnest money deposit and other details are mentioned in the table below.

Name & addresses of the Borrower / Mortgagor	Description of the Mortgaged Immovable Properties	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Outstanding Amount as on date	Last Date of deposit of EMD	Details of encumbrances known to secured creditors
		B) Possession Date u/s 13(4) of SARFAESI ACT 2002	B) Reserve Price		
		C) Nature of Possession - Physical / Constructive	C) EMD Amount	Name & Number of the Contact Person	
			D) Bid Incremental Amount		
<b>Simplex Infrastructure Limited</b> 'Simplex House', 27, Shakespeare Sarani, Kolkata-700 017	All that the pieces or parcels of land admeasuring an areas of 6 cottahs 9 chittacks 35 sq. ft. equivalent to 4760 Sq. Ft. (be the same a little more or less) TOGETHER WITH a five storeyed brick built building situated and standing thereon being the divided and demarcated portion of Municipal Premises No. 27 Shakespeare Sarani, (formerly Theatre Road), Kolkata – 700 017, commonly known as SIMPLEX HOUSE formerly known as NAMDANG HOUSE having a total covered area of 2,055.69sq.m or 22,127sq.ft. within Police Station Shakespeare Sarani (formerly under ward no. 63) and within the Municipal Limits of the Kolkata Municipal Corporation and butted and bounded in the Municipal Limits of the Kolkata Municipal Corporation and butted and bounded in the manner following, that is to say :- On the North: By common passage; On the East: By premises No. 29 Shakespeare Sarani, Kolkata; On the South: By Shakespeare Sarani; On the West: By common passage.	A) March 10, 2021  B) November 17, 2023  C) Constructive (Symbolic)	A) Rs. 75 Crores together with further interest at the applicable rates and other charges thereon from June 17, 2020. B) Rs. 31.5 Crores C) Rs. 3.15 Crores D) Rs. 50 Lacs	30.01.2024  31.01.2024	Charges with other creditors, if any.  Miraj Sekh (Authorised Officer)

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 TO BORROWER / MORTGAGOR**

For detailed 'Terms & Conditions of Sale', please refer to our website [www.vistraitcl.com/enforcement-updates](http://www.vistraitcl.com/enforcement-updates). Also, prospective bidders may contact the Authorised Officer Mr. Miraj Sekh on 9123072896 and 9819458833; and e-mail [Miraj.Sekh@vistra.com](mailto:Miraj.Sekh@vistra.com) and [Abhaya.Gurumurthy@vistra.com](mailto:Abhaya.Gurumurthy@vistra.com) during office hours on any working day. (In the event of any discrepancy between the English version and any other language version of for this auction, the English version shall prevail.)

Date: December 22, 2023  
 Place: Kolkata

Sd-  
 Miraj Sekh ( Authorised Officer )  
**Vistra ITCL (India) Limited**

## **TERMS AND CONDITIONS FOR E-AUCTION SALE**

Following terms & conditions shall apply for the Sales Notice published by Vistra ITCL (India) Limited as the Secured Creditor under SARFAESI Act, 2002 on December 22, 2023 in Indian Express (English) and Ekdin (Bengali) news-papers:

1. The auction sale of the property will be online through e-auction portal. The intending Bidders/ Purchasers are advised to visit the website for detailed terms & conditions before taking part in the e-auction sale proceedings.
2. The intending Bidders/ Purchasers should hold a valid signature and e-mail address. Further, the intending Bidders/ Purchasers are also required to upload the requisite KYC documents latest by January 28, 2024. Once the KYC documents are verified, the intending Bidders/ Purchasers have to wire transfer the Earnest Money Deposit (EMD) amount as specified in the Sale Notice to HDFC Bank Account on or before January 30, 2024 by 4:00PM; and also send an e-mail confirming payment of EMD including the UTR Number to the Authorised Officer at 'Miraj.Sekh@vistra.com' with copy to 'Abhaya.Gurumurthy@vistra.com'. A User ID and password will be provided free of cost to the intending Bidders/ Purchasers who have deposited the entire EMD; which is to be used for the purpose of placing the bids through the e-portal <https://sarfaesi.auctiontiger.net/EPROC/viewauction/287976/3/0> 'Auction Tiger' has been appointed as the 'Service Provider' for conducting this e-Auction by the Service Provider.
3. Following are the details of HDFC Bank Account for the aforesaid EMD amount:

Name – VISTRA ITCL (INDIA) LTD-C/O TRUSTEE A/C

Account No. – 00600350068657

IFSC – HDFC0000060

Branch – Fort Branch, Nanik Motwane Marg

Address – Ground Floor, Manekji Wadia Building, Nanik Motwane Marg,  
Mumbai - 400001

The EMD shall not bear any interest.

Payment of EMD by any other mode such as Cheques, Pay-order, etc. will not be accepted.

Bidders/ Purchasers not depositing the required EMD online, will not be permitted to participate in the e-auction.

EMD deposited by the unsuccessful bidders shall be refunded and returned to them through wire transfer to the same bank account from which the amount was originally paid from. It is clarified that EMD deposited by the successful bidder shall not be refunded / returned.

- 4.** Following details / KYC documents are required to be deposited by the intending Bidder/ Purchaser on or before January 28, 2024, by 3:00 PM with the Authorised Officer by e-mail to 'Miraj.Sekh@vistra.com' with copy to 'Abhaya.Gurumurthy@vistra.com' or by hand delivery:
- i. Full Name of Bidder/ Purchaser
  - ii. Mobile Number of Bidder/ Purchaser
  - iii. Full Address of Bidder/ Purchaser
  - iv. Functional e-mail id of Bidder/ Purchaser
  - v. Copy of PAN Card of Bidder/ Purchaser
  - vi. Copy of ID Proof of Bidder/ Purchaser
  - vii. Copy of Address Proof of Bidder/ Purchaser
  - viii. Bank Account details of Bidder/ Purchaser for online refund of EMD
  - ix. Any other document that may be required by the Authorised Officer

If intending Bidder/ Purchaser is a non-individual *viz.* Body Corporate / LLP / Partnership, copies of following additional documents are required to be deposited on or before January 28, 2024, by 3:00 PM with Authorised Officer by e-mail to January 28, 2024 or by hand delivery:

- i. Copy of incorporation / formation document
- ii. Copy of board / partners' resolution / applicable authority document - duly authorising the purchase of the property
- iii. Any other document that may be required by the Authorised Officer

The successful Bidder/ Purchaser would also have to produce these documents in original before the Authorised Officer on or at the time of making the next part-payment of the balance bid amount under Clause 10 below.

- 5.** No person other than the intending Bidder/ Purchaser themselves, or their duly Authorised Representative shall be permitted to participate in e-auction/sale proceeding. No bidding through proxy shall be permitted.
- 6.** Conditional or contingent bids from prospective Bidders/ Purchasers shall not be permitted or accepted.

- 7.** The e-auction bidding for sale of the property specified in the Sale Notice shall commence on January 31, 2024 at 11:00AM and conclude by 3:00 PM on the portal <https://sarfaesi.auctiontiger.net/EPROC/viewauction/287976/3/0>. The sale shall be confirmed in favour of the Bidder/ Purchaser who has offered the highest sale price through bidding in the e-auction and shall remain subject to final confirmation by the Secured Creditor. The Authorised Officer reserves the right to accept any or reject all bids at his sole discretion, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- 8.** The minimum (first) bid from any intending Bidder/ Purchaser would be equal to the 'Reserve Price' stipulated in the Sales Notice plus one Incremental Bid Amount. During the e-auction bidders will be allowed to offer higher bids in inter-se bidding over and above the last bid amount quoted; and the minimum increase in each bid amount proposed by any intending Bidder/ Purchaser must equal to the Incremental Bid Amount over the last higher bid.
- 9.** The e-auction bidding for sale of the property specified in the Sale Notice is scheduled to end on January 31, 2024, by 03:00 PM. However, thereafter this scheduled time will automatically stand extended by successive increments of 10 minutes which time will be allowed to intending Bidders/ Purchasers to quote successive higher bids; and if no higher bid is offered by any intending Bidder/ Purchaser after the expiry of the last automatic extension of 10 minutes, the e-auction shall be closed at the last highest bid already submitted. The Bidders/ Purchasers who submits the highest bid on closure of e-auction shall be declared as successful Bidders/ Purchasers by the Service Provider and this bid price shall be considered as the final sale price for the property.
- 10.** The successful Bidder/ Purchaser must also pay an amount equal to: 25% (twenty-five percent) of the aforesaid bid amount/ sale price, less the EMD amount already deposited; on or before the end of next working day following the day on which the e-auction is finally closed by the Service Provider. This amount is to also to be paid to the same aforesaid HDFC Bank Account. It is clarified that this amount paid by the successful Bidder/ Purchaser shall not be refunded / returned. In the event of any failure to pay this amount by the successful Bidder/ Purchaser as above within the stipulated time for any reason, the entire EMD amount deposited by successful Bidder/ Purchaser will be forfeited forthwith by the Authorised Officer without any notice or recourse; and the Authorized Officer shall have the complete liberty to conduct a fresh sale of the property. The defaulting Bidder/ Purchaser shall not have any claim over the forfeited amount and the property.
- 11.** The successful Bidder/ Purchaser must pay the entire remaining bid amount/ sale price; on or before the end of 30 working days following the day on which the e-auction is finally closed by the Service Provider. This amount is to also to be paid to the aforesaid

HDFC Bank Account. It is clarified that this amount paid by the successful Bidder/ Purchaser shall not be refunded / returned. In the event of any failure to pay this amount by the successful Bidder/ Purchaser as above within the stipulated time for any reason, the entire EMD amount deposited by successful Bidder/ Purchaser as well as the payment made pursuant to paragraph 11 above will be forfeited forthwith by the Authorised Officer without any notice or recourse; and the Authorized Officer shall have the complete liberty to conduct a fresh sale of the property. The defaulting Bidder/ Purchaser shall not have any claim over the forfeited amount and the property.

- 12.** Prospective Bidders/ Purchasers should avoid bidding in the last minutes/ seconds in their own interest. The intending Bidders/ Purchasers should ensure proper internet connectivity, power back-up etc. Neither the Authorised Officer or the Secured Creditor nor the Service Provider shall be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auction.
- 13.** The payment of the entire sale price for the property by the successful Bidder/ Purchaser to the Bank Account shall not be subject to TDS under the Income Tax Act 1961. Further, all statutory dues/attendant charges/other dues and levies including stamp duty, taxes, registration charges, etc. that may be applicable for the property shall have to be borne by the successful Bidder/ Purchaser only.
- 14.** The sale of the property shall be subject to the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in and the Security Interest (Enforcement) Rules, 2002. The sale certificate shall be issued in the favour of successful Bidder/ Purchaser on payment of the full bid amount as per the provisions of the said Act/ Rules.
- 15.** Prospective Bidders/ Purchasers may kindly note that the entire property is being sold on 'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' and 'WHATEVER THERE IS BASIS'. Authorised Officer or the Secured Creditor do not make any representation as to the title or condition of the property and the prospective Bidders/ Purchasers would be responsible for making their independent inquiry in this regard. The property is being sold with and subject to all the existing and future encumbrances whether known or unknown to the Authorised Officer or the Secured Creditor. The Authorised Officer and the Secured Creditor shall not be responsible in any way for any claims, rights, dues, arrears, charges, etc. of any other person.
- 16.** The particulars of the property specified in the Schedule below and in the Sales Notice have been stated to the best of the information of the Authorised Officer. However, the Authorised Officer or the Secured Creditor shall not be answerable or responsible for any error, misstatement or omission in this proclamation.

- 17.** The Authorised Officer has constructive (symbolic) possession of the property and it shall be the responsibility of the prospective Bidders/ Purchasers to inspect and satisfy themselves about the property to the extent feasible or practicable before submitting the bid. Subject to this condition at all times, the prospective Bidders/ Purchasers would have to take the prior written appointment of the Authorised Officer for arranging the said inspection on January 25, 2024 between 11:30 AM to 4:00 PM. The prospective Bidders/ Purchasers may also inspect the title documents of the property with prior written appointment of Authorised Officer on January 25, 2024 between 11:00 AM to 4:00 PM.
  
- 18.** It is the responsibility of prospective Bidders/ Purchasers to properly read the Sale Notice, the terms & conditions of sale and the terms & conditions of e-auction from the e-Auction Service Provider and follow them strictly. In case of any difficulty or need of assistance before or during e-auction process, the prospective Bidders/ Purchasers may contact authorized representative of our e-Auction Service Provider Mr. Praveenkumar Thevar at (M:+91-9722778828 & D:079-68136891) with bidder-support numbers (M:-9265562818/9265562821 & D:079-68136842/6837/6875); details of which are available on the e-auction portal.
  
- 19.** For further details prospective Bidders/ Purchasers may write to the Authorised Officer at 'Miraj.Sekh@vistra.com' with copy to 'Abhaya.Gurumurthy@vistra.com'.