



**SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA**  
**SWAVALAMBAN BHAVAN, PLOT NO C-11, G BLOCK, BKC, BANDRA EAST, MUMBAI - 400051**  
**Phone: 022-67531343 / 67531273 / 67221530**  
**Website - www.sidbi.in**

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.

<b>Name and Address of the Secured Creditor</b>	Small Industries Development Bank of India, SARB, 2 <sup>nd</sup> Floor, Swavalamban Bhavan, Plot No C-11, G Block, BKC, Bandra East, Mumbai – 400051
<b>Name and Address of the Borrower/Mortgagor</b>	Borrower: Princess Collection, 19-D, New Colony, Gumanpura, Kota-324007  Mortgagor: Registered Office: M/s Swift Boutique Hotels Pvt. Ltd., 4320/3, Ansari Road, Daryaganj, New Delhi – 110002 also having office at 21, Empire Estate, M.G. Road, Sultanpur, New Delhi – 30  Mortgaged property situated at The Clematis, Survey no 116/15, 117/12 and 117/11 located at "DANDO" within limits of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa owned by M/s Swift Boutique Hotels Pvt. Ltd
<b>Name of the Guarantors</b>	Shri Upendra Kumar Soni - (Promoter / Guarantor)  M/s Swift Boutique Hotels Pvt Ltd – (Mortgagor & Corporate Guarantor)
<b>Date of NPA Date of demand notice Total dues as per Demand notice</b>	08/08/2018 27/08/2019 ` 8,44,60,388/- alongwith applicable interest, Further interest, Penal interest till the date of payment.
<b>Amount of Dues of the Bank</b>	` 12,34,54,597/- (Rupees Twelve crore Thirty Four lakh Fifty Four thousand and Five Hundred Ninety Seven Only) as on 31/07/2022 and further interest w.e.f. 01/08/2022 and other costs and charges.
<b>Description of the Properties / owner / mortgagor(s)</b>	Immovable properties located at The Clematis, Survey no 116/15, 117/12 and 117/11 located at "DANDO" within limits of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa owned and mortgaged by M/s Swift Boutique Hotels Pvt. Ltd.

<b>Date and Time of Auction</b>	27/09/2022 between 1100 hrs and 1500 hrs with unlimited extension of 15 minutes duration each, till conclusion of sale.
<b>Portal of e-auction</b>	<a href="https://sidbi.auctiontiger.net">https://sidbi.auctiontiger.net</a>
<b>Reserve Price (In `)</b>	` 10,35,00,000/- (Rupees Ten crore Thirty Five lakh only).
<b>Earnest Money Deposit (In `)</b>	` 1,03,50,000/- (Rupees One crore Three lakh Fifty thousand only)
<b>Incremental Amount (In `)</b>	` 5,00,000/- (Rupees Five lakh only)
<b>Address at which the document to be submitted</b>	Small Industries Development Bank of India, SARB, 2 <sup>nd</sup> Floor, Swavalamban Bhavan, Plot No C-11, G Block, BKC, Bandra East, Mumbai – 400051
<b>Date of inspection of assets by intending bidders / purchasers</b>	Date – 16/09/2022; Time – 1030 to 1700 hours.
<b>Last date for submission of EMD and documents</b>	Date – 23/09/2022; Time – till 1700 hours
<b>EMD Remittance and Account Details</b>	Beneficiary Name – Small Industries Development Bank of India (SIDBI) Beneficiary A/c no - 00000037811480855, Beneficiary Bank Name - State Bank of India Beneficiary Bank Branch – PBB, Miramar branch, Panaji IFSC Code - SBIN0004055

**Assets available for sale - Immovable property as mentioned below**

**Land & Building\***

<b>1</b>	<b>Land Area</b>	3422 Sq. Meter
<b>2</b>	<b>Situated at (complete address)</b>	Immovable properties located at The Clematis, Survey no 116/15, 117/12 and 117/11 located at "DANDO" within limits of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa being butted and bounded by : North : By Survey Nos. 116/13, 116/14, 117/9 & 117/10 East : By Partly by Block-"A" of the same properties and partly by the public road West : By Survey No. 118/2 South : By Block - "A" of the said properties, Survey Nos. 115/2, 115/3 and a portion admeasuring approximately 365 sq.mt. of the said Block-"B" of the said properties together with all building and structures thereon.
<b>4</b>	<b>Agricultural/ non- agricultural</b>	Non-agricultural

\* as per record available.

The bidders are requested to independently verify the details on their own.

## TERMS AND CONDITIONS FOR SALE OF SECURED ASSETS

1. E-auction will be upto the date & time mentioned above, with extensions of 15 minutes each for bid increment and minimum bid increment amount ` **5,00,000/-**.
2. The intending purchaser can inspect the property on **16/09/2022** between 10.30 hrs to 1700 hrs with prior appointment at his/her expenses. For prior appointment, please contact Shri Himanshu Shekhar Soni, Manager (Phone-022-67531343)/ Shri S.K. Samal AGM (Phone-022-67531273).
3. **On 23/09/2022 at 1700** hours or before, the intending bidders will have to submit the following documents to the Authorized Officer at SIDBI's office at SARB, 2<sup>nd</sup> floor, SWAVALAMBAN BHAVAN, Plot No C-11, G Block, BKC, Bandra East, Mumbai – 400051 (1) Proof of EMD deposit, UTR No. of NEFT/ RTGS, (2) PAN card/ Form 60, (3) Latest Address Proof and also keep scanned copies ready which they will have to upload on the site **<https://sidbi.auctiontiger.net>** at the time of registration, for getting login ID and password (which will be required for bidding).
4. Prospective bidders are required to obtain login ID and password which is mandatory, for bidding in above E-Auction from E-Procurement Technologies Limited (West & Central India), Address - B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mobile No. - 9722778828 - 079 35022154, Name - Shri Praveen Kumar Thevar, Email- **[praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net)** or **[soni@auctiontiger.net](mailto:soni@auctiontiger.net)** Password will be allotted to only those bidders who fulfill all the terms and conditions of the E-Auction and have deposited the requisite EMD with the Authorised Officer, on or before **23/09/2022 by 1700** hrs.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from E-Procurement Technologies Limited (West & Central India), Address - B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mobile No. - 9722778828 - 079 35022154, 9265562818 – 079 68136842/37, Name - Shri Praveen Kumar Thevar, Email- **[praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net)** or **[soni@auctiontiger.net](mailto:soni@auctiontiger.net)**
6. The EMD as mentioned above shall be paid by the bidders through Demand Draft/A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of Small Industries Development Bank of India or online through NEFT/RTGS in the Account No.: **00000037811480855**, Name of the A/C.: **State Bank of India, PBB, Miramar, Panaji**. Name of the Beneficiary: Small Industries Development Bank of India, IFSC Code No.: **SBIN0004055**.
7. The envelope containing the EMD should be super-scribed "Details of property for which the tender form is submitted alongwith the details of the sender i.e., address, e-mail id and mobile number (E-mail ID of the prospective bidder is absolutely necessary, as all the relevant information and allotment of password will be conveyed through e-mail)". Separate envelope be submitted in case of prospective bidders desired to bid more than one property.
8. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from E-Procurement Technologies Limited (West & Central India), Address - B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mobile No. - 9722778828 - 079 35022154, 9265562818 – 079 68136842/37, Name - Shri Praveen Kumar Thevar,

Email- praveen.thevar@auctiontiger.net or soni@auctiontiger.net. Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by M/S E-Procurement Technologies Limited (West & Central India), B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mobile No. - 9722778828 - 079 35022154, 9265562818 – 079 68136842/37, Name - Shri Praveen Kumar Thevar, Email- praveen.thevar@auctiontiger.net or soni@auctiontiger.net may be conveyed through e-mail).

9. If the borrower / mortgagor(s) / guarantor(s) pays in full the amount due, on or before the date of e-auction, the assets will not be sold and necessary communication will be sent to the bidders.
10. The last date for deposit of EMD along with Tender form is **23/09/2022 by 1700** hrs to the Authorized Officer, Small Industries Development Bank of India at SARB 2<sup>nd</sup> Floor, SWAVALAMBAN BHAVAN, Plot No C-11, G Block, BKC, Bandra East, Mumbai – 400051, Phone no. 022-67531353/67531273/67221530.
11. The EMD received late for any reason whatsoever will not be entertained.
12. Bank reserves the right to accept or reject any or all tenders/bids before confirmation of sale and cancel the e-auction sale without assigning any reason whatsoever.
13. The interested bidders who have submitted their EMD along with necessary documents on or **before 23/09/2022 till 1700 hrs**, shall be eligible for participating in the e-bidding process. The e-Auction of above property would be conducted exactly on the scheduled Date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid increase amount" against each property. In case bid is placed in the last 15 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 15 minutes (subject to maximum of unlimited extensions of 15 minutes each). 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 which shall be subject to approval by the Authorized Officer/Secured Creditor.
14. The successful bidder at the end of auction, shall pay 25% of the bid amount (inclusive of EMD already deposited) on the same day or not later than next working day after the bid is knocked down in its / his favour. The balance amount shall be paid by the purchaser within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months.
15. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and property shall be put to auction once again and the defaulting bidder shall have no claim / right in respect of property/amount. As the sale is subject to confirmation by SIDBI, the offers would be treated as open.
16. The property will be sold in "As is where is", "As is what is" and "Whatever there is" basis.
17. To the best of knowledge and information of the Authorized Officer, there is/are no encumbrance on the assets / properties other than that of SIDBI. However, prior to submitting the bid, the intending bidders should make their own independent inquiries

regarding the encumbrances, claims, rights, dues affecting the assets / properties and satisfy themselves about the same.

18. SIDBI will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, SIDBI reserves its right to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
19. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal, Mumbai and /or as per the recovery certificate that may be obtained by SIDBI.
20. The authorized officer/secured creditors shall not be responsible for any charges, lien, encumbrances, property tax or any other dues to the Govt. or anybody in respect of the properties under sale.
21. The successful bidder/s shall bear exclusively all the charges/taxes/rates payable for conveyance including stamp duty, registration charge, other surcharge, if any, any other known/unknown liability, expenses, property tax, any other dues to the Govt. or anybody in respect of properties/assets sold.
22. The intending bidders should make discreet enquiries as regards to the property /area and extent of the same from any authorities besides the Bank's charges and go through title documents and satisfy themselves about the title extent of the property, any statutory liabilities, arrears of property tax before submitting the bid. No claim of whatsoever nature regarding the property put for sale, encumbrance over the property or any other matter will be entertained after submission of the online bid.
23. SIDBI / Authorised Officer does not undertake any responsibility to procure any permission/ license, approval, etc. in respect of the properties/assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets. The successful bidder / purchaser will have to obtain necessary approval / license / permissions from any concerned authorities pertaining to the properties on its own and at its own cost.
24. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
25. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
26. Correspondence about any change / modification in the offer after submission of tender / bid will not be entertained. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him / them / it only.
27. The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.
28. Bidding in the last minutes and seconds should be avoided by the bidders in their own interest. The prospective qualified bidders may avail online training on e-Auction from E-Procurement Technologies Limited (West & Central India), Address B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mobile No. - 9722778828 - 079 35022154, 9265562818 – 079 68136842/37, Name - Shri Praveen Kumar Thevar, Email- praveen.thevar@auctiontiger.net or

soni@auctiontiger.net, prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor E-Procurement Technologies Limited (West & Central India) e-auction agency shall be liable for any Internet Network problem and the interested bidders have to ensure that they are technically well equipped for participating in the e-Auction event.

29. EMD amount shall be adjusted in case of the highest/successful bidders. For unsuccessful bidders it will be refunded within 7 days from the date of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
30. The sale certificate shall be issued in the same name in which the tender / bid is submitted. No request for change of name of bidder(s) / substitution shall be entertained.
31. As per section 194-IA of the Income Tax Act 1961, TDS@ 1% will be applicable on the sale proceeds where sale consideration is Rs.50.00 lakh and above. The successful bidder / purchaser shall deduct 1% TDS from the sale price and deposit the same with the Income Tax Department in Form 16-B containing Mortgagor's name SWIFT BOUTIQUE HOTELS PVT LTD with PAN No. AAOCS1641N, as a seller and submit the original receipt of the TDS certificate to the Bank.
32. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
33. The Authorized Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
34. The e-auction will be conducted under the supervision of the Authorized officer of SIDBI and an auction agency engaged by SIDBI for the purpose. Disputes, if any, shall be within the jurisdiction of DRT Mumbai / Mumbai Court only.
35. In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board of SIDBI, SARB, Mumbai.
36. This publication is also 15 days' notice to the borrower/mortgagor/guarantors.
37. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
38. In the Securitisation Application No.113 of 2021 filed by Borrower and the Personal Guarantor before the Debts Recovery Tribunal (I)("DRT") at Mumbai, there is no relief granted to the Borrower from proceeding with the sale till publication of this notice.
39. With abundant caution, it is informed that on 03.11.2020, the Hon'ble High Court of Delhi issued notice to SIDBI in EA 526/2020 in Execution Petition No. 74/2019 - Kauntum Papers Ltd. v. Princess Choice Hotel Pvt. Ltd. wherein, the Decree Holder(Kauntum Papers Ltd.) sought that if on sale of the above-mentioned mortgaged property SIDBI received an amount higher than the amount claimed, the excess amount may be deposited in the court.
40. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact Shri Himanshu Shekhar Soni, MGR (022-67531343) / Shri S. K. Samal AGM (022-67531273) at Small Industries Development Bank of India, SARB, 2<sup>nd</sup> Floor, SWAVALAMBAN BHAVAN, Plot No C-11, G Block, BKC, Bandra East, Mumbai – 400051 or service provider E-Procurement

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41. In case of any ambiguity/discrepancy in the translated contents in vernacular/Hindi versions (vis a vis English version), the respective content/context in English version will prevail.

sd/-  
Authorised Officer  
Small Industries Development Bank of India

Date: 09/09/2022  
Place: Mumbai