

# ACE CRAFT LIMITED

---

CIN: L26994OR1992PLC003022

**Date: 31.05.2024**

**To,**  
The Listing Manager,  
**Metropolitan Stock Exchange of Limited**  
Vibgyor Towers, 4th floor, Plot No C 62, G - Block,  
Opp. Trident Hotel, Bandra Kurla Complex, Bandra (E),  
Mumbai – 400098, India

**Subject: Newspaper Advertisement pursuant to Regulation 47 of the SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015**

Dear Sir/Madam,

Pursuant to Regulation 47 of SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015 please find enclosed herewith a copy of newspaper advertisement for Financial Results of the Company for the 4<sup>th</sup> Quarter and year ended 31.03.2024 published in Business Standard (English Edition) & Pratidin (Oriya Edition) on 31<sup>st</sup> May, 2024.

This is for your information and record.

Thanking you

Yours faithfully

**For Ace Stone Craft Limited**

**Ashutosh Goel**  
Managing Director  
DIN: 06420478

**SHANTHI GEARS LIMITED**  
Registered office: 304 -A, Trichy Road, Singanailur, Coimbatore – 641005.  
CIN: L29130TZ1972PLC000640  
Phone no: 04224545745, Email : waltervasanthp@shanthigears.murugappa.com  
Website: www.shanthigears.com



**NOTICE**

This is to inform you that our shareholder KULUR YADAVA SALIAN holding 5000 shares in our Company with Folio No. K00627, vide Certificate Nos. 742 & 8150 bearing distinctive numbers 1531621-1534120, 40549421-40551920. RAHUL SUVARNA legal heir of KULUR YADAV SALIAN reported loss of original shares certificate(s) pertaining to these shares and requested the company to issue Duplicate share certificate(s) in lieu thereof.

Anyone who has any objection in this regard may submit their objection to the Registrar & Transfer Agents of the company i.e. Link Intime India Pvt. Limited, Surya 35, Mayflower Avenue, Behind Senthil Nagar, Sowripalayam Road, Coimbatore – 641028 within 15 days of the publication of this notice, after which no claim will be entertained and the Registrars will proceed to issue duplicate Share Certificate(s).

Place : Coimbatore

For Shanthi Gears Limited  
Walter Vasanth P J  
Company Secretary & Compliance Officer

Date : 31.05.2024

**THE GAEKWAR MILLS LIMITED**  
CIN NO. L17120MH1949PLC00731  
REGD. OFFICE: 2/2 New Sion CHS, Swami Vallabhdas Marg, Road No 24, Siondi Colony, Sion West, Mumbai 400 022.

**Extract of the Statement of Audited Financial Results for the quarter ended 31st March 2024**

Sr No.	Particulars	Quarter Ended 31.03.2024 Audited	Quarter Ended 31.12.2023 Unaudited	Quarter Ended 31.03.2023 Audited	Year Ended 31.03.2024 Audited
1	Total Income from Operations	-	-	-	-
2	Net Profit / (Loss) for the period before Tax	(412.00)	(115.07)	(665.84)	(411.77)
3	Net Profit / (Loss) for the period after Tax	(412.00)	(115.07)	(665.84)	(411.77)
4	Equity Share Capital	200	200	200	200
5	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	-	-	-	-
6	Earnings Per Share of Rs 10/- each (after Extraordinary items)				
	(a) Basic	(20.60)	(5.75)	(33.29)	(20.59)
	(b) Diluted	(20.60)	(5.75)	(33.29)	(20.59)

Notes:

(1) The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange website (www.bseindia.com) and the Company's website (gaekwarmills1928@gmail.com)

For and on behalf of board of directors of  
THE GAEKWAR MILLS LIMITED

Sd/-  
Shweta Shah  
(Wholetime Director & CEO) (DIN: 03287393)

Place : Mumbai.

Date: 29th May, 2024

**ADDENDUM TO FORM G  
INVITATION FOR EXPRESSION OF INTEREST FOR  
ACME REALITIES PRIVATE LIMITED  
(BUSINESS OF REAL ESTATE CONSTRUCTION,  
DEVELOPMENT AND OTHER RELATED ACTIVITIES)**  
(Under sub-regulation (1) of Regulation 36A of the  
Insolvency and Bankruptcy Board of India  
(Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

This Addendum is in supersession of the earlier public announcement as issued by the undersigned regarding Invitation for Expression of Interest for submission of resolution plan in Acme Realities Private Limited on May 11, 2024.

It is informed that revised timelines pertaining to the issue of Information Memorandum, Evaluation Matrix and Request for Resolution Plan to prospective resolution applicants and the deadline for submission of Resolution Plans in Acme Realities Private Limited will be as under:

RELEVANT PARTICULARS		
10.	Last Date for receipt of expression of Interest	31st May, 2024
14.	Date of issue of Information Memorandum, Evaluation Matrix and Request for Resolution Plan to prospective resolution applicants appearing on the final list.	12th June, 2024
15.	Last Date for submission of Resolution Plans	12th July, 2024

Notes:


1. The other contents of the revised Form-G dated May 11, 2024, shall remain the same.

2. For the sake of clarity, it is stated that date for submission of Expression of Interest shall continue to be May 31, 2024.

3. Further, the existing prospective resolution applicant(s) who have submitted their Expression of Interest in response to the Form G dated 11th May, 2024 or dated 16th April, 2024, need not submit again.

Sd/-  
Subodh Kumar Agrawal  
Resolution Professional for Acme Realities Private Limited  
IBBI/IPA-001/IP-P00087/2017-18/10183  
AFA Valid till November 21, 2024

Date: 30th May, 2024  
Place: Mumbai

**सेन्ट्रल बैंक ऑफ़ इंडिया  
Central Bank of India**

1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

**BEFORE THE ESTATE OFFICER UNDER THE PUBLIC PREMISES  
(EVICTION OF UNAUTHORISED OCCUPANTS) ACT, 1971**

**CENTRAL BANK OF INDIA**  
CENTRAL OFFICE, CHANDERMUKHI, 16 TH FLOOR,  
NARIMAI POINT, MUMBAI-400 021.

**CASE NO. E.O./B.M./P.P.E&R/15 OF 2007**

Central Bank of India ...Applicant  
Versus  
M/s. Manek Bhathena & Co. & Anr. ...Opponents

To:

**1. M/s. Manek Bhathena & Co.,  
Room No. 11, 4th floor,  
Central Bank Building,  
M.G. Road, Fort,  
MUMBAI 400 023.**

**2. Mr. Manek Bhathena,  
Room No. 11, 4th floor,  
Central Bank Building,  
M.G. Road, Fort,  
MUMBAI 400 023.**

**NOTICE**

In the aforesaid case vide notice dt. 15.11.2023 notice was served to you by pasting on the outer door of premises on the address given in the above mentioned case. Despite giving last opportunity in the notice dt. 15.11.2023 you failed to appear in the proceeding.




Therefore in the interest of justice, last and final, opportunity is given to you to appear before the proceeding of the above case matter.

I, therefore call upon you to appear before me in person or through a duly authorized representative capable to answer all material questions connected with the matter on **14th June 2024** at 3.00 p.m. In case you fail to appear on the said date and time, the case will be decided in your absence.

Date: 28/05/2024  
Mumbai

Dy. General Manager  
Estate officer

ACE STONE CRAFT LIMITED					
Regd. office: Plot No.1210, Mahanadivihar P.O. Nayabazar, Cuttack -753004 CIN No.: L26994OR1992PLC003022, Email:contactus@acestonecraft.com					
Extracts of Standalone Audited Financial Results for the Quarter and Year Ended 31 <sup>st</sup> March, 2024 (Rs. In Thousands)					
Particulars	Quarter Ended		Year Ended		
	31.03.2024 Audited	31.12.2023 Unaudited	31.03.2023 Audited	31.03.2024 Audited	31.03.2023 Audited
Total income from operations (net)	2,159.68	1,958.62	2,569.00	8,752.72	10,701.61
Net (Loss) for the period before tax and Exceptional items	398.21	34.06	(73.00)	1,172.90	2,944.41
Net (Loss) for the period before tax	250.52	25.21	(248.00)	547.29	1,470.85
Net (Loss) for the period after tax	250.52	25.21	(248.00)	547.29	1,470.85
Total Comprehensive income for the period	250.52	25.21	(248.00)	547.29	1,470.85
Equity Share Capital	2,34,921.00	2,34,921.00	2,34,921.00	2,34,921.00	2,34,921.00
Earning Per Share :					
Basic	(0.01)	-	(0.01)	0.02	0.06
Diluted					
<b>Notes:</b> The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of Quarterly Financial Results are available on the Stock Exchange website www.mseil.com and the Company's website contactus@acestonecraft.com					
For and on behalf of Board of Directors of Ace Stone Craft Limited					
Sd/- Ashutosh Goel Managing Director DIN: 06420478					
Sd/- Bijita Nayak Adnl. Director DIN:10509655					
Date: 30.05.2024					
Place: Cuttack, Orissa					




**CELEBRATING INNOVATION: LAUNCH OF THE BOOK  
'CREATIVE CHRONICLES: THE XIME ALUMNI ENTREPRENEURS'**


"The Creative Chronicles: The XIME Alumni Entrepreneurs," a book celebrating the entrepreneurial achievements of XIME alumni was launched by Xavier Institute of Management and Entrepreneurship (XIME) Bangalore, in collaboration with the Adelaide Business School, University of Adelaide. The launch event, held at XIME Bangalore on May 21, 2024, also marked the 88th birthday of Prof J Philip, the Principal Founder and Chairman of XIME.

This remarkable book highlights the journeys of 20 ventures by XIME Bangalore alumni which spans diverse sectors- from technology and gaming to traditional sectors like tourism and education. Their stories not only showcase their entrepreneurial spirit but also the robust foundation provided by XIME Bangalore. The stories are a testament to the strong foundation of entrepreneurship that XIME always focused on justifying the "E" letter in XIME.

Mr Anil J Philip, President of XIME in his welcome speech set the tone and context for the evening by mentioning "Entrepreneurs are normal people but the ones who decided to disrupt norms, challenge conventions and redefine success". Prof Noel Lindsay, Pro Vice-Chancellor (Entrepreneurship) at the University of Adelaide shared insights into the collaborative efforts behind the book and the importance of fostering entrepreneurship.

Prof J Philip, Principal Founder and Chairman of XIME Bangalore, in his keynote address, highlighted the importance of innovation in entrepreneurship, drawing on global perspectives and his extensive experience in the domain. He said, "France celebrates their chefs and hence they are famous for their culinary arts, likewise Our country should celebrate our entrepreneurs as champions". He also briefly recounted the



**UDAYSHIVAKUMAR INFRA LIMITED**  
CIN : L45309KA2019PLC130901 (Formerly known as Udayshivakumar Infra Private Limited)  
Registered Office: # 1924/A-196, "Manjukrupa", Banashankari Badavane, Near NH-4 Bypass, Davangere - 577005, Karnataka  
Website: www.uskinfra.com, Email: cs@uskinfra.com, Phone: 08192-297009  
Statement of Audited Financial Results for the Quarter Ended and Year Ended March 31, 2024 (Rs. in lakhs)

SI No.	Particulars	Quarter Ended			Year to Date	
		31-03-2024 (Audited)	31-12-2023 (Unaudited)	31-03-2023 (Audited)	31-03-2024 (Audited)	31-03-2023 (Audited)
1.	Total Income from Operations	15,939.47	16,087.22	12,143.79	57,714.78	28,689.81
2.	Net Profit for the period before tax (after exceptional and extraordinary items)	1,849.85	876.38	615.93	4,079.97	2,151.30
3.	Net Profit for the period after tax (after exceptional and extraordinary items)	1,387.38	605.10	467.16	3,012.81	1,604.72
4.	Total Comprehensive Income for the period (Comprising Profit for the period (after tax) and other Comprehensive Income (after tax)	53.00	-	-2.15	53.00	-2.09
5.	Equity Share capital (Face value Rs. 10)	5,535.71	5,535.71	5,535.71	5,535.71	5,535.71
6.	Other Equity	NA	NA	NA	11,956.85	8,883.59
7.	Earning per share(of Rs. 10/- each) (not annualised): Weighted average number of equity shares used as denominator for calculating EPS (Nos.) (a) Basic EPS (b) Diluted EPS	5,53,57,142 2.60 2.60	5,53,57,142 1.09 1.09	3,66,54,990 1.27 1.27	5,53,57,142 5.54 5.54	3,66,54,990 4.37 4.37


Note: The above is an extract of the detailed format of Financial Results filed with BSE Limited under Regulation 33 of SEBI (Listing Obligations and disclosure requirements), Regulation, 2015. The complete format of Financial Results are available on the website of BSE Limited (www.bseindia.com) and on the website of our Company (www.uskinfra.com).

For and on behalf of the Board of Directors  
Udayshivakumar Infra Limited

Sd/-  
Mr.Udayshivakumar  
Managing Director DIN: 05326601

Place: Davangere, Karnataka

Date - 30-05-2024

**Phoenix ARC Private Limited**  
Reg Office - Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Villa Parle (E), Mumbai – 400057, Tel : 022- 68492450, Fax : 022- 67412313, CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in; Website: www.phoenixarc.co.in

**ONLINE E- AUCTION SALE OF ASSET**

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of Phoenix Trust FY 21-3 (Phoenix) (pursuant to assignment of debt by Varthana Finance Private Limited (Formerly Known as Thrivent Finance Private Limited) in favour of Phoenix vide an Assignment Agreement dated 31-12-2002) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition, by way of an "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website through website <https://www.bankelections.com> as per the details given below:

**ITEM NO .1**

Name of the Borrower	1. Arianth Junior College 2. Smitarani Bhatta 3. Krushna Chandra Bhatta
Name of the Co-Borrower	1. Gitanjali Educational Charitable Trust 2. Bhagbhat Prasad Bhatta
Amount due as per Demand Notice dated 29-06-2020 issued under section 13(2) of the SARFAESI Act, 2002	Rs. 2,16,89,215/- (Rupees Two Crore Sixteen Lakhs Eighty Nine Thousand Two Hundred Fifteen Only) along with further interest, cost, charges and etc as per contractual rates.
Amount Due as on 30-04-2024	Rs. 6,37,37,065.84 (Rupees Six Crore Thirty-Seven Lakhs Thirty-Seven Thousand Sixty-Five and Paise Eighty-Four Only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Request
Reserve Price	Property No. 1: Rs. 2,07,00,000/- (Rupees Two Crore Seven Lakhs Only) Property No. 2: Rs. 50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only)
Earnest Money Deposit (EMD Amount)	Property No. 1: Rs. 20,70,000/- (Rupees Twenty Lakhs Seventy Thousand Only) Property No. 2: Rs. 5,04,000/- (Rupees Five Lakhs Four Thousand Only)
Bid Increment	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST FY 21-3", Current Account: 3014062514; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Last Date of submission of Bid (E- Auction)	24-06-2024 (Monday) on or before closure of banking hours
Date of E- Auction	25-06-2024 (Tuesday) between 11:00 a.m. to 12:00 noon
Mode of E- Auction	Online – e auction
Link for Sale Notice and Tender Documents	<a href="https://phoenixarc.co.in/?p=5071&amp;preview=true">https://phoenixarc.co.in/?p=5071&amp;preview=true</a>
Description of the Secured Asset being auctioned.	PROPERTY NO. 1: All that piece and parcel of land bearing Khata No. 262/570, Plot No. 1514(Area=AC.0.663 Decs), Khata No. 262/570, Plot No. 1690(Area=AC.0.163 Decs), Khata No. 262/570, Plot No. 1691(Area=AC.0.230 Decs), Khata No. 262/570, Plot No. 1692(Area=AC.0.230 Decs), Khata No. 262/570, Plot No. 1693(Area=AC.0.208 Decs), Khata No. 262/570, Plot No. 1694(Area=AC.0.524 Decs) and Khata No. 262/570, Plot No. 1695(Area=AC.0.270Decs), Total Land Area = AC.2.288Decs, Homestead, Mouza – Krupasinhrupur, Tahsil Kukudakhandi(37), PS – Berhampur(42), District Ganjam, Orissa – 761001; PROPERTY NO. 2: All that piece and parcel of Plot bearing Plot No. 11, Flat No. 01, Ground Floor, Nadighosh Enclave, Khata No. 384/1666, Mouza Pankallapalli, PS Baidyanathpur, Sub - Registrar Office Berhampur Town, District Ganjam, Orissa – 760004;
Encumbrances	Not Known

**ITEM NO .2**

Name of the Borrower	1. Holy Angel Convent School 2. Arati Sahu 3. Braja Bihari Panigrahi
Name of the Co-Borrower	Rasmita Padhy
Amount due as per Demand Notice dated 07-09-2022 issued under section 13(2) of the SARFAESI Act, 2002.	Rs. 31,91,087/- (Rupees Thirty One Lakhs Ninety One Thousand Eighty Seven Only) ) along with further interest, cost, charges and etc as per contractual rates .
Amount Due as on 30-04-2024	Rs.49,76,131.40/- (Rupees Forty-Nine Lakhs Seventy-six Thousand One Hundred Thirty-One and Paise Forty Only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Request
Reserve Price	Rs.16,72,800/- (Rupees Sixteen Lakhs Seventy-Two Thousand Eight Hundred Only)
Earnest Money Deposit (EMD Amount)	Rs.1,67,280/- (Rupees One Lakhs Sixty-Seven Thousand Two Hundred Eighty Only)
Bid Increment	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST FY 21-3", Current Account: 3014062514; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Last Date of submission of Bid (E- Auction)	11-07-2024 (Thursday) on or before closure of banking hours
Date of E- Auction	12-07-2024 (Friday) between 11:00 a.m. to 12:00 noon
Mode of E- Auction	Online – e auction
Link for Sale Notice and Tender Documents	<a href="https://phoenixarc.co.in/?p=5073&amp;preview=true">https://phoenixarc.co.in/?p=5073&amp;preview=true</a>
Description of the Secured Asset being auctioned.	All that piece and parcel of property over Plot No. 720/845, Khata No. 280/310, Kizam – Gharabari (Homestead), Area Ac.0.048 dec., under Mouza: Gobindpur, Tahasil: Jatni, P.S: Jatni, District – Khurda, and property bounded on, North: Sub–Plot No. B/22A & B/38, South: Sub–Plot No. B/36, East: 20 ft wide Road, West: Sub–Plot No. B/23.
Encumbrances	Not Known

**ITEM NO .3**

Name of the Borrower	1. Ganpati Sishu Vidya Mandir 2. Subhagyalaxmi Charitable Trust
Name of the Co-Borrower	3. Rashmikan Swain 4. Sasmita Baral
Amount due as per Demand Notice dated 08/02/2023 issued under section 13(2) of the SARFAESI Act, 2002.	Rs. 30,08,319/- (Rupees Thirty Lakhs Eight Thousand Three Hundred Nineteen Only) along with further interest, cost, charges and etc as per contractual rates.
Amount Due as on 30-04-2024	Rs. 39,39,491.94/- (Rupees Thirty-nine Lakhs Thirty-Nine Thousand Four Hundred Ninety-One and Paise Ninety-Four Only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Request
Reserve Price	Rs.53,40,980/- (Rupees Fifty-Three Lakhs Forty Thousand Nine Hundred Only)
Earnest Money Deposit (EMD Amount)	Rs.5,34,098/- (Rupees Five Lakhs Thirty-Four Thousand Ninety-Eight Only)
Bid Increment	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST FY 21-3", Current Account: 3014062514; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Last Date of submission of Bid (E- Auction)	11-07-2024 (Thursday) on or before closure of banking hours
Date of E- Auction	12-07-2024 (Friday) between 11:00 a.m. to 12:00 noon
Mode of E- Auction	Online – e auction
Link for Sale Notice and Tender Documents	<a href="https://phoenixarc.co.in/?p=5075&amp;preview=true">https://phoenixarc.co.in/?p=5075&amp;preview=true</a>
Description of the Secured Asset being auctioned.	All that piece and parcel of property bearing Plot No. 138/42 corresponding Mutation Khata No. 11, area admeasuring Ac. 0.070.0 de out of total area of Ac. 0. 023.0 dec Kisama: Patita, situated at Mouza: Keutuli, ps Nemala, sub-Registrar Office Salepur, Tehsil Nischintakoilli, District Cuttack, with any improvements or construction thereupon and property bounded on East: Plot No. Janardhanpur, West: Flat No. Amruta Manahoi, North: Canal Bandha, South: Naba Barik.
Encumbrances	Not Known

**TERMS AND CONDITIONS OF E- AUCTION**

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankelections.com> M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.

2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix. [www.phoenixarc.co.in](http://www.phoenixarc.co.in) and the links mentioned herein above as well as the website of the service provider, [www.bankelections.com](http://www.bankelections.com) for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.

3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-886682937, Email ID: support@bankelections.com; maharashtra@c1india.com.

5. Bidders may also go through the website of Phoenix. [www.phoenixarc.co.in](http://www.phoenixarc.co.in) for verifying the details of the secured asset put up for auction/ obtaining the bid form.

6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.

7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.bankelections.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.

8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above for each property. Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.

9. The prospective/ending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.

10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.

11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.

12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.

13. For inspection of the property/s or more information, the prospective bidders may contact Mr. Mahesh Malunjkar/ Ms. Laxmi Singh, at following email address mahesh.m@phoenixarc.co.in/ laxmi.singh@phoenixarc.com (email) or on +91-09920381684/+91-8655653343 (mobile).

14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.

15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.

17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / her favour.

18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.

19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claim/rights/dues.

20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.

21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Odisha

Date: 31.05.2024

Sd/- Authorised Officer  
Phoenix ARC Private Limited,  
Phoenix Trust FY 21-3



