

Date: 11th November, 2024**To,****1. Silicon Motors**17, City Palace Society,
Parvat Patia Puna,
Kumbhariya Road,
Surat-395010, Gujarat.*Also At:***Silicon Motors**Near Rangoli Restaurant,
Surat-Dumas Road,
Piplod, Surat-395007.**2. Mr. Mukesh Jain**17, City Palace Society,
Parvat Patia Puna,
Kumbhariya Road Surat-395010.**3. Mrs. Sangeeta Jain**17, City Palace Society,
Parvat Patia Puna, Kumbhariya
Road Surat-395010.**4. Silicon Vehicles LLP**17, City Palace Society,
Parvat Patia Puna,
Kumbhariya Road, Surat-395010.*Also At:***Silicon Vehicles LLP**Silicon Hyundai, Plot No. 189,
Gheal Compound, Near
BRC Temple, Udhna-Sachin
Main Road, Udhna, Surat-394210**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]**

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.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **17th April, 2022** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on "As is where is", "As is what is", and "Whatever there is" on **29th November, 2024** for recovery of **Rs.8,96,11,093/- (Rupees Eight Crore Ninety Six Lakhs Eleven Thousand Ninety Three Only)** as on **09th July 2019** due to the Secured Creditor ("**Mahindra and Mahindra Financial Services Limited**") from **M/s Silicon Motors (Borrower), Mr. Mukesh Jain (Guarantor and Mortgagor), Mrs. Sangeeta Jain (Guarantor) and M/s. Silicon Vehicles LLP (Guarantor)**.

1	Name of the Borrower & Mortgagor	M/s Silicon Motors (Borrower), Mr. Mukesh Jain (Guarantor and Mortgagor), Mrs. Sangeeta Jain (Guarantor) & M/s. Silicon Vehicles LLP (Guarantor)
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd
3	Date; Time & Venue of Auction	29 th November, 2024 at 10:00 AM to 05.00 PM The E-Auction will be online through below portal. <i>The interested bidders can participate E-Auction through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com)</i>
4	Reserve Price	Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakh Only)
5	Earnest Money Deposit ("EMD")	Rs.12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) <i>The EMD shall be payable through Online Payment mode NEFT/RTGS or Through Demand Draft on or before Last date of receipt of BID 28th November, 2024.</i>
6	Bid Incremental Amount	1,00,000/- (Rupees One Lakh Only)
7	Date & Time of inspection of properties for intending purchaser	18.11.2024 to 22.11.2024 Between 11:00 AM to 5:00 PM
8	Contact Person Name, Number & Email-Id	Mr. RAVI KUMAR SHARMA. +91 9928042866. SHARMA.RAVI3@mahindra.com Ms. TRUPTI PARVADI +91 9158356607. PARVADI.TRUPTI@mahindra.com Mr. Deepak Wavhale +91.9975421187. wavhale.deepak@mahfin.com

DESCRIPTION OF IMMOVABLE PROPERTIES

LOT-I: First & exclusive charge on Land & buiding at Flat No.802,on the 8th Floor,Tower-B, "Nilkanth Heights", B/h Omkar Heights, Sevasi, Tal.Vadadara Vibhag-4, Dist. Vadadara, Gujarat All right title and interest in Flat No.802 on 8th Floor, adm.1625.00 sq.fts. Built-up area, together with undivided share in underneath land in "Nilkanth Heights", situated on the land bearing Block/Survey no.352, Old Survey No.376, T.P. Scheme No.1 F.P. No.68 admeasuring 2847 sq.mtrs. Village Sevasi, Tal.Vadadara Vibhag-4, Dist. Vadadara.

LOT-II: First & exclusive charge on Land & buiding at Duplex with Penthouse No.902,on the 9th Floor,Tower-B, "Nilkanth Heights", B/h Omkar Heights, Sevasi, Tal.Vadadara Vibhag-4, Dist. Vadadara, Gujarat All right title and interest in Duplex Pent house No.902 on 9th Floor, admn 2350.00 sq.fts Built-up area& open terrace admn.500 sq.fts. Built-up area, together with undivided share in underneath land in "Nilkanth Heights", situated on the land bearing Block/Survey no.352, Old Survey No.376, T.P. Scheme No.1 F.P. No.68 admeasuring 2847 sq.mtrs. Village Sevasi, Tal.Vadadara Vibhag-4, Dist.Vadadara, Gujarat.

TERMS & CONDITIONS: (1) The properties is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities. (2) The EMD amount of 10% of the Reserve Price to be deposited on or before 28th November, 2024. The EMD amount has to be paid through Online Payment mode "NEFT/RTGS" or Through Demand Draft payable at **Mumbai** and favouring "**Mahindra and Mahindra Financial Services Ltd**" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID. (3) Bids are invited for the lot together with Bid Price clearly mentioned. (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest. (5) Bids so received by the Authorized Officer shall be opened in presence of all the bidders on 29.11.2024 on prescribed time. The E-Auction Sale will be online through e-auction portal. The Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser. (6) The successful Purchaser/s shall deposit 25% of the sale price (adjusting the EMD already paid), immediately or latest before closing hours of the next working day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited. (7) The balance 75% Sale price amount should be paid by the purchaser to the authorized officer on or before 5 day of confirmation of sale of the immovable properties or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 1 month. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. (8) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. (9) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the properties (10) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price. (11) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the properties to be transferred in his/its name, at his/its own cost and expense. (12) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said properties and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone. (13) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof. (14) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002. (15) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankeauctions.com> & www.mahindrafinance.com before submitting their bids and taking part in e-auction. (16) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Properties and specification before submitting the bid. (17) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. (18) Interested bidders may avail support / online training on E-Auction from **M/s. C1 India Pvt Ltd** Contact No: 7291981124 / 7291981125 / 7291981126. Contact Person **Mr. Balaji Mannur**, Mob No: 07977701080, e-mail-Id: Mannur.govindarajan@c1india.com and for any query in relation to Properties, they may contact Authorised Officer Mr. RAVI KUMAR SHARMA, Mob. No. 9928042866, Email Id: SHARMA.RAVI3@mahindra.com, Mr. Deepak Wavhale, Mob No. 9975421187, Email Id: wavhale.deepak@mahfin.com & Mrs. Trupti Parvadi, Mob No. 9158356607, Email Id: PARVADI.TRUPTI@mahindra.com)

For detailed terms and conditions of sale, please visit: <https://www.mahindrafinance.com/sme-loans/auction-sarfaesi>

Yours Faithfully,

Authorised Signatory
Mahindra and Mahindra Financial Services Limited

