

**IN THE HIGH COURT OF KARNATAKA AT BENGALURU  
ORIGINAL JURISDICTION  
IN THE MATTER OF THE COMPANIES ACT, 1956  
AND  
IN THE MATTER OF  
M/s. NAVAJEEVAN CAPFIN (INDIA) LIMITED  
(IN LIQUIDATION)  
IN  
COMPANY PETITION NO.78/2003**

**SALE NOTICE**

Pursuant to the order of the Hon'ble High Court of Karnataka, Bengaluru dated 14.03.2024 passed in O.L.R. No. 24/2024, online competitive bids are hereby invited for sale of below mentioned Immoveable assets / properties belonging to the above said company in liquidation on **as is where is and whatever there is and no complaint basis** through e-auction platform (<https://olauction.enivida.com/>) to be conducted by M/s. RailTel Corporation of India Limited scheduled **on 30.05.2024 from 14.00 hours to 17.00 hours.**

**Description of property: -**

Lot No.	Description of property	Upset Price	EMD	Date and Time of Inspection
1.	Land admeasuring 14 guntas (15,246 Sq.ft.) together with semi-finished building (Kalyana Mantap) situated at Sy.No.51/1, RA 25/83, Shaik Roja, Aland-Humnabad Bypass Ring Road, B-side, Mahatma Gandhi Lorry Terminal Point, Kalburgi, Karnataka	Rs.4.25 Crores	Rs.40 Lakhs	21.5.2024 11.00 AM to 04.00 PM

The entire e-Auction catalogue containing Terms & Conditions of sale, schedules giving full particulars of events of e-auction, guidelines for

online registration and full details of immovable assets/properties of the subject matter of sale are available on website of **M/s. RailTel Corporation of India Limited** website :<https://olauction.enivida.com/> and can be viewed by clicking on the following URL of :<https://olauction.enivida.com/>and the Official Liquidator's website: <https://olkarnataka.kar.nic.in> Ministry's Website at [www.mca.gov.in](http://www.mca.gov.in).

The intending bidders may **contact Ms. Sujatha, Sr. Manager of M/s. RailTel Corporation of India** Bengaluru on her **Mobile No.8448288989 / Sri. Gagan 844828288987** for clarifications, if any, on the e-auction procedure. For details about the property, contact **Smt. Geethadevi D N**, Assistant in the office of the Official Liquidator on her mobile **No. 9036407290**

Date: 09.05.2024

**Sd/-**  
**(C V SAJEEVAN)**  
**OFFICIAL LIQUIDATOR,**  
**HIGH COURT OF KARNATAKA**  
**CORPORATE BHAVAN, 12<sup>TH</sup> FLOOR,**  
**RAHEJA TOWERS, NO.26-27,**  
**M.G.ROAD, BENGALURU-560001**  
**Tel No:080-25598671/2/3**

**Please see next page for 'Terms & Conditions of Sale'**

**TERMS & CONDITIONS OF SALE**  
**ON**  
**'AS IS WHERE IS AND WHATEVER THERE IS BASIS'**  
**IN THE MATTER OF M/S. NAVAJEEVAN CAPFIN (INDIA)**  
**LIMITED (IN LIQUIDATION)**  
**COMPANY PETITION NO. 78/2003**

1	<p><b>Preliminary:</b></p> <p>The Hon'ble High Court of Karnataka at Bengaluru has permitted the Official Liquidator to sell the Scheduled property/ies by inviting competitive bids through e-auction to be conducted by selling agent namely M/s.RailTel Corporation of India Ltd., on website: <a href="https://olauction.enivida.com/">https://olauction.enivida.com/</a>.</p>
2	<p><b>Definitions and Abbreviations:</b></p> <p>Unless the context otherwise requires under the "Terms and Conditions of the e-auction Sale" the following words wherever appear means:</p>
2.1	<p>"Scheduled Property" means property more fully described in "<b>Schedule No.1</b>".</p>
2.2	<p>"Bidder(s)" / "Purchaser(s)" means any person being an Individual or Proprietor or Partnership firm or LLP or company and who is paying the Earnest Money Deposit ("<b>EMD</b>") and getting registered with M/s. RailTel Corporation of India Ltd. Bidder(s)/Purchaser(s) while being used interchangeably shall be deemed to mean and include his/her/ their/its legal heirs, legal representatives, successors in interest and permitted assignee, as the case may be.</p>
2.3	<p>"EMD" means "Earnest Money Deposit" and /or "Pre-Bid EMD" to be paid as described in <b>Schedule No.2</b> to qualify for participation in e-auction.</p>
2.4	<p>"High Court" means the "Hon'ble High Court of Karnataka at Bengaluru".</p>
2.5	<p>"<b>M/s. RCIL</b>" means "M/s. RailTel Corporation of India Ltd." and further means "Service Provider/ Selling Agent".</p>
2.6	<p>"Sale Notice" means the e-auction Sale Notice published in the News Papers and shall also include other information i.e.</p>

	<p>"Terms and Conditions of Sale" governing the e-auction sale, Know Your Customers (KYC) documents, required particulars for Online Registration of Bidders, declaration to be given by the intending bidders and all other information and document hosted on webpage: <a href="https://olauction.enivida.com/">https://olauction.enivida.com/</a> for informal guidance of the Bidders.</p>
2.7	<p>"Seller" means the Official Liquidator attached to the Hon'ble High Court of Karnataka at Bengaluru, more fully described in <b>Schedule No.3.</b></p>
2.8	<p>"The person(s)" means and includes legal person" interested in submitting quotations/offers. Such person(s) giving the quotations/offers are referred to as "Bidder" and the quotations/offers given are referred to as "Bid".</p>
3	<p><b>Inspection of Property</b></p>
3.1	<p>Prospective Bidders may carry out inspection of the scheduled property/ies on the scheduled dates and time only with prior intimation and consultation with the official/s as detailed in <b>Schedule No.2.</b></p>
4	<p><b>Buyer beware</b></p>
4.1	<p>Bidders are advised to ascertain on their own all information about the nature of right and title, survey /Municipal / Corporation / Industrial plot Nos. and respective maps, extent / area of Land, boundaries, statutory sanctions or approval with respect to immovable property prior to submission of bid in the e-Auction and also quality quantity and technical specification of the moveable assets. No dispute in this regard will be entertained by the Seller / Selling Agent after submission of bids. The Bidder will not raise any dispute regarding the terms and conditions of the e-auction or about the particulars of the scheduled property or contest the same once he has been declared as the successful Bidder.</p>
4.2	<p>Any "Bid" made shall be deemed to have been submitted after complete satisfaction of the title, status, condition, quantity and quality etc., of the scheduled property/ies. Conditional offers / bids shall not be accepted. Amendment to the offers/bids shall not be permitted after the closure of e-auction. The rule of caveat emptor is applicable.</p>

5	<b>Earnest Money Deposit (EMD)/Pre-Bid EMD</b>
5.1	<p>The Earnest Money Deposit (EMD) / PRE- BID EMD as mentioned in Schedule No.2 needs to be paid by the participating bidders through <b>e-Payment Gateway</b>, and no other mode of payment will be entertained.</p> <p>Only the Registered bidders who will pay the EMD through online, within the prescribed time as mentioned in the Schedule No.2 will be able to participate against the above-mentioned lot/s in this e-auction. The EMD of the successful bidders will be transferred to the Official Liquidator <u>electronically through e-payment Gateway</u>. The entire PRE BID EMD of the successful bidders will be forfeited automatically if the highest bidder fails to pay the required Post Bid Payment for the lot awarded to them. The PRE BID EMD of the unsuccessful bidders will be refunded without interest. No interest is payable on the PRE BID EMD/EMD.</p>
5.2	Bidder/s who do not submit the pre-bid EMD would not be eligible to participate in E-Auction.
5.3	Any 'e-Bid' made will be deemed to have been submitted after complete satisfaction and any amendment to the offers/bids or withdrawal of the bid shall not be permitted after the closure of e-auction. The rule of caveat emptor is applicable. Conditional offers/bids will not be accepted.
6	<b>Submission of Offers</b>
6.1	The person(s) interested in submitting quotations/offers shall submit the offers online through website: <a href="https://olauction.enivida.com/">https://olauction.enivida.com/</a> The offer/bid submitted in other mode shall not be entertained.
6.2	Bidders are required to complete the registration formalities with M/s. RCIL before payment of the interest free EMD/pre-bid amount on or before scheduled date and time as prescribed in <b>Schedule No.2</b> .
6.3	The intending bidders are required to submit 'Declaration' as per Performa along with Pre-bid EMD declaring their intention for buying the Scheduled Property.
6.4	The prospective bidders should comply with KYC norms. All financial transaction towards e-auction sale of scheduled

	property must be made only through the bank account (registered with M/s. RCIL) in respect of which the cancelled cheque has been given by the authorized and identified Bidder.
7	<b>e-Auction</b>
7.1	e-Auction Result/Status: Status of bids must be personally seen by the Bidders online through the link " <b>Completed Auction</b> " immediately after closing of e-Auction. Highest Bid is subject to approval of Hon'ble High Court and thereby securing the status of highest bidder confers no right so as to demand the automatic confirmation of sale in favour of highest bidder.
7.2	Email Address of Bidders must always be kept valid, failing which Bidders will be liable for non-compliance of payment or any other instruction required to be issued by M/s. RCIL to them via email.
7.3	The Sale will be governed by the Material List i.e. Declaration to be given by the intending bidders, guidelines for online registration of intending bidders and all other information/documents hosted on webpage for guidance of intending bidders and pertaining to the e-auction sale & " <b>Terms &amp; Conditions</b> " (hereafter referred as <b>TC</b> for brevity) displayed on the "Live e-Auction Floor". The Material List & <b>TC</b> displayed under "View Forthcoming Auctions" on M/s. RCIL's e-Auction Website are tentative and subject to change at Seller's / M/s. RCIL's sole discretion before the start of e-Auction. Bidders should therefore download the Material List and <b>TC</b> displayed only under "View Live Auctions" for their record purpose, if required. Participation in the e-Auction will be deemed to imply that the Bidders have made themselves thoroughly aware of and accepted the <b>TC</b> , and Material List. Seller / M/s. RCIL shall have the right to issue addendum to the <b>TC</b> or Material List to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original <b>TC</b> . In this regard, the prospective bidders are advised to keep a close watch on the M/s. RCIL website to take notice of such addendum/s if any.

7.4	During Live Auction, only brief Lot details will be shown under <b>"Live Auction"</b> Tab where Bidders are required to bid under <b>"My Bid"</b> . The detailed <b>"Lot Description"</b> can be seen by the Bidders by clicking on the <b>"View Auction"</b> and it shall be the responsibility of the Bidders to see the <b>"Lot Description"</b> before bidding and no representation / complaint from the Bidders in this regard will be entertained by M/s. RCIL / Seller, eNivida/seller.
7.5	It will be the Bidder's responsibility to personally see the result of e-Auction by seeing and downloading the <b>"Complete Auction"</b> from the website immediately after Closure of e-Auction which will be displayed after login from the date of closure of e-Auction (excluding the date of closure of e-Auction). After completion of e-auction seller intimation letter (LOI) will be issued by eNivida system to the Highest Bidder once the highest bid or any other bid is accepted by the Hon'ble High Court. Bidders must therefore keep a watch on their user ID.
7.6	The Bidders shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by SELLER/ M/s. RCIL in this regard. Bidders must be careful to check the Bid Amount/No. of '0'/No. of Digits, etc., and if required, rectifies their bid before submitting the Bid into the live e-Auction floor by clicking the 'Bid' Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for the Lot, this will be displayed by way of a WARNING MESSAGE on the Bidder's screen before he confirms/submits the bid. There is no provision for putting Bids in decimals.
8	<b>Acceptance of the highest (H-1) bid</b>
8.1	Acceptance of the highest (H-1) bid is subject to approval / confirmation by the Hon'ble High Court and securing the status of highest Bidder, confers no right, so as to demand the automatic confirmation of sale in his / her favour.
8.2	The Official Liquidator shall submit a report along with the e-auction result before the Hon'ble High Court soon after conclusion of e-auction for approval of sale in favour of highest Bidder. The Hon'ble Court may approve the highest bid considering the adequacy of price in light of the valuation

	report, and other relevant facts as may be deemed fit and proper by the Court. The sale shall stand confirmed only after payment of the entire bid amount as approved by the Court and Goods and Service Tax (GST) as may be applicable over and above the bid amount. Upon approval of highest bid, the highest bidder will be informed about the same by eNivida via <u>online system</u> .
8.3	Once the bid accepted by the Hon'ble High Court, eNivida will transfer the amount of EMD to the account of the Official Liquidator, Bengaluru.
8.4	The entire due payment will have to be paid by the successful Bidder in one lump-sum and no installment payment will be allowed. The buyer may adjust the Pre-Bid EMD/EMD with the Final amount.
8.5	The highest Bidder will not be entitled to assign their right to buy the scheduled property to any third party or nominate any third party, once they are declared to be the successful Bidder. In other words, the Sale will be made only to the successful Bidder and not to any third party.
9	<b>Forfeiture of EMD, etc.</b>
9.1	The Seller reserves the right to forfeit any amount/money lying with M/s. RCIL/Seller from the successful Bidder who defaults in making the due payments against the e-Auction even though such amount/money may be lying with Seller/ M/s. RCIL and payable to the said Bidder against any other contract/transaction.
9.2	The successful Bidder shall pay full and final bid amount along with GST as may be applicable, over and above the bid amount within the time prescribed in <b>Schedule No. 2</b> , failing which the EMD amount remitted will stand forfeited.
10	<b>Delivery of Possession</b>
10.1	The possession of the property/ies shall be handed over to the successful purchaser/Bidder vide " <b>Possession Memo</b> " upon payment of full and final sale consideration.
10.2	The scheduled property shall remain in every respect at the entire risk of the BUYER from the date of issue of "Possession Memo" by the SELLER.
10.3	Delivery of the scheduled property/ies as covered in this e-auction will be made on " <b>As is Where is and Whatever There is</b> " basis, and " <b>No Complaint</b> " basis vide



	<b>"Possession Memo"</b> by the SELLER.
11	<b>Submission of draft Sale Deed for approval</b>
11.1	The purchaser/s of immovable property/ies shall submit a draft of Sale Deed to the Official Liquidator for execution with authentic boundary, survey No. / Corporation No., Survey map and all other relevant information for proper identification of the sold property within a maximum period of <b>4 months</b> from the date of handing over of the possession of the property to the purchaser.
11.2	It shall be the absolute responsibility of the respective purchaser to furnish the authentic boundary, survey No./ Corporation No., Survey map and all other relevant information for proper identification of the sold property. The sale deed/s shall be executed at the risk and cost of the purchasers broadly relying on the doctrine of "the buyers be aware". Needless to say that in case if the Sale Deed is found to be erroneous at any subsequent stage for the reasons of incorrect boundary, survey No./Corporation No., Survey map and all other relevant information in respect of the property/ies, the Sale Deed/s shall be void or voidable at their risk and cost of purchaser.
12	<b>Past dues, GST, etc.</b>
12.1	Successful Bidder/purchaser shall pay GST as may be applicable, over and above the approved bid amount.
12.2	The successful Bidder/s shall not be liable to pay any dues and receive any benefits with respect to the property/ies, the subject matter of sale, accruing on or before the date of handing over of possession pursuant to confirmation of sale.
12.3	Bidders should note that the transaction covered by this e-auction will be treated as a transaction subject to payment of stamp duty applicable for registration of sale deed, Statutory Taxes, if any, (in addition to GST) as may be applicable and payable by the successful Bidder.
13	<b>General</b>
13.1	By accepting the Terms & Conditions of e-Auction, the Successful Bidder undertakes to keep Seller indemnified and save harmless from any and all claims, losses, penalties,

	damages, etc.
13.2	If any dispute arises in connection or in relation with the interpretation, existence and fulfillment of this <b>TC</b> , same shall be decided by the Hon'ble High Court.
13.3	<b>The Hon'ble High Court reserves the right to rescind, amend, delete, invalidate any of the settled terms and conditions and further to add any terms &amp; conditions as may be deemed fit and proper.</b>
13.4	The instant Sale Notice shall stand as public notice and notice to secured creditor/s, petitioner/s, contributories and any other stakeholder in the company. Any kind of objection with respect to subject matter of sale must be brought to the notice of the Hon'ble Court before confirmation of sale. No objection of any kind shall be entertained thereafter.
13.5	All contracts/transactions entered into by the buyer/Bidder arising out of this e-auction shall be governed by the veracity pact available on website: <a href="https://olauction.enivida.com/">https://olauction.enivida.com/</a>
13.6	The information in respect of the scheduled property have been stated to the best of the knowledge from the available records. The Seller/ M/s. RCIL, however, shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are, therefore, requested to verify the same, in their own individual interests before submitting the Bids.
13.7	The Seller shall, before confirmation of the sale, be at liberty to amend/modify/delete any of the conditions as may be deemed necessary in the light of the facts and circumstances of the case.

**SCHEDULE No.-1**

<b>PROPERTY DETAILS</b>			
<b>Nature of the properties- Immovable</b>			
<b>Lot No.</b>	<b>LOT DESCRIPTION</b>	<b>GST</b>	<b>LOCATION</b>
<b>1.</b>	Land admeasuring 14 guntas (15,246 Sq.ft.) together with semi-finished building (Kalyana Mantap)	As may be applicable	Situated at Sy.No.51/1, RA 25/83, Shaik Roja, Aland-Humnabad Bypass Ring Road, B-side, Mahatma Gandhi Lorry Terminal Point, Kalburgi, Karnataka

**SCHEDULE No.-2****Events of e-Auction: -**

<b>Sr. No</b>	<b>Events</b>	<b>Dates and descriptions</b>
1	Pre-bid training to the intending buyers for online bidding by M/s. RailTel Corporation of India Ltd., (at the option of intending buyers)	In the office of Official Liquidator at Bengaluru on 24.05.2024 at 11.00 AM
2	<b>Last date and time for Bidder's Online Registration</b>	<b>On or before 27.05.2024</b>
3	Date of Inspection of properties	
	LOT No	From 11.00 am to 4.00 pm
	1	On <b>21.05.2024</b>
		Name & mobile No. of the Official of the Official Liquidator for inspection of properties Mr.N. Krishna Reddy Mob. No. 8618598576
4	Pre-bid EMD/ Opening Bid/Start price	
	LOT No.	Pre-bid EMD Amount
	1	<b>Rs.40 Lakhs</b>
		Opening Bid/Start price <b>Rs.4.25 Crores</b>

5	Mode of Payment of EMD and all other payments.	NEFT/RTGS to the M/s.RailTel Corporation of India Ltd account	
6	<b>Last date and time for online payment of <u>EMD</u></b>	<b><u>On or before 28.05.2024 upto 24.00 hours</u></b>	
7	Auction Extension Details	Number of extension: Unlimited Prior Extension in Minutes : 5 Extension time in Minutes : 10	
8	<b>Scheduled Date</b> & time of opening and closing of e-Auction for each Lot	<b>Opening on 30.05.2024 at 14.00 hrs</b>	<b>Closing on 30.05.2024 at 17.00 hrs</b>
9	Minimum Bid Increment for each Lot	Rs.10,000/- or in multiples thereof.	
10	Intimation to securing the position of the H-1 Bidder (highest bidder)	Immediately after completion of e-Auction by the Service provider i.e. M/s.RCIL	
11	Full and final Payment of Bid amount (by adjusting EMD) by successful Bidder	30 days from the date of receipt of communication regarding approval of H-1 Bid by Hon'ble High Court.	
12	Return of EMD of unsuccessful Bidders	Refund at the option of bidders except for H-1	
13	Delivery of possession of the property and execution of sale deed/deed of assignment.	Upon payment of full and final sale consideration	
14	Contact Person in the office of M/s. RailTel Corporation of India Ltd for any query regarding online registration or for bidding etc.,	Ms. Sujatha Mob No.8448288989 Mr. Gagan Mob No. 8448288987	
16	Online Auction Processing fee	For each Lot, Successful / H1 bidder has to pay <b>a.</b> The RCIL will charge 10% on bid amount from the successful bidder for sale price upto Rs.1 lakh. <b>b.</b> Fixed amount of Rs.20,000/- + Applicable GST, through e-payment Gateway / DD to the Service Provide i.e. M/s. RCIL for	

	<p>sale price upto 20 lakhs</p> <p><b>c.</b> Fixed amount of Rs.25,000/- + Applicable GST, through e-payment Gateway / DD to the Service Provide i.e. M/s. RCIL for sale price above 20 lakhs and up to 50 lakhs</p> <p><b>d.</b> Fixed amount of Rs.30,000/- + Applicable GST, through e-payment Gateway / DD to the Service Provide i.e. M/s. RCIL for sale price above 50 lakhs</p>
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### SCHEDULE No.-3

#### Seller's Details:

<b>Seller's Name</b>	OFFICIAL LIQUIDATOR ATTACHED TO THE HON'BLE HIGH COURT OF KARNATAKA
<b>Location</b>	Corporate Bhavan, 12 <sup>th</sup> Floor, Raheja Towers,
<b>Street</b>	M.G. Road
<b>City</b>	Bengaluru - 560 001
<b>Country</b>	INDIA
<b>Telephone</b>	08025598672/73
<b>Email</b>	<a href="mailto:ol-bangalore-mca@nic.in">ol-bangalore-mca@nic.in</a>
<b>Web pages</b>	1. <a href="https://olkarnataka.kar.nic.in">https://olkarnataka.kar.nic.in</a> 2. <a href="http://www.mca.gov.in">www.mca.gov.in</a> and 3. <a href="https://olauction.enivida.com/">https://olauction.enivida.com/</a>

### SCHEDULE No.-4

#### Technical Details/Attachments:

<b>A</b>	Hon'ble High Court order dated 14032024	<a href="#">CLICKHERE</a>
<b>B</b>	Guidelines for registration	<a href="#">CLICKHERE</a>

\*\*\*\*\*THE END\*\*\*\*\*