



**SICOM LIMITED**  
Registered Office: SICOM Ltd, Solitaire Corporate Park, Building No. 4, 6th Floor, Guru Hargovindji Road, Chakala, Andheri (East), Mumbai - 400 093 Tel: 022-6657 2700 Website: www.sicomindia.com

**PUBLIC E-AUCTION NOTICE**

**FOR TRANSFER OF STRESSED LOAN ASSET TO THE ELIGIBLE PARTICIPANTS (ARC/ BANKS/ FI/ NBFC/ COMPANY, AS DEFINED IN SUB-SECTION (20) OF SECTION 2 OF THE COMPANIES ACT, 2013 ) THROUGH THE E - AUCTION UNDER THE SWISS CHALLENGE METHOD IN TERMS OF EXTANT RBI GUIDELINES OF THE LOAN EXPOSURES OF "ERA GROUP VIZ. ERA INFRA ENGINEERING LTD, ERA HOUSING & DEVELOPERS LTD, ADEL LANDMARKS LTD AND HI POINT INVESTMENT & FINANCE PVT LTD".**

Notice is hereby given to the public in general and Borrowers/Guarantors that SICOM Ltd is inviting eligible participants for the public auction of the financial asset of "Era Infra Engineering Ltd, Era Housing & Developers Ltd, Adel Landmarks Ltd and Hi Point Investment & Finance Pvt Ltd" in terms of the extant RBI guidelines on the Transfer of Stressed Loan Exposures.

The e-auction of the account is under the Swiss Challenge Method based on an existing offer in hand, who will have right to match highest bid in terms of his right of first refusal. Any other purchaser interested to buy the financial asset may bid higher amount which needs to be matched by original offeror and in case original offeror fails to match the price the financial asset may be sold to such bidder who has given highest bid offer during the public e-auction.

**Brief details of the stressed loan exposure of "Era Group Companies" as on 30.09.2023**

| Sr. No | Borrower Name                         | Total outstanding as on 30.09.2023 (principal and interest) | Reserve price (Base bid) | EMD                              | Minimum markup over the base bid (15% of base bid) | Payment Terms   |
|--------|---------------------------------------|---|--------------------------|----------------------------------|--|-----------------|
| 1.     | ERA INFRA ENGINEERING LTD             | Rs. 340.77 crs.   | Rs.16 crs                | 1% of reserve price - Rs.16 lacs | Rs. 2.40 crs.                                      | Cash down basis |
| 2.     | ERA HOUSING & DEVELOPERS LTD          | Rs. 41.28 crs.  |                          |                                  |  |                 |
| 3.     | ADEL LANDMARKS LTD                    | Rs. 332.95 crs.   |                          |                                  |  |                 |
| 4.     | HI POINT INVESTMENT & FINANCE PVT LTD | Rs. 357.47 crs.   |                          |                                  |  |                 |
|        | <b>TOTAL</b>                          | <b>Rs.1072.47 crs.</b>                                      |                          |                                  |  |                 |

- Following process is proposed to be followed for the sale of the above financial assets:
  - The interested bidder may offer bid at a price taking into account mark up as mentioned at point (b) below.
  - The minimum mark up over the base bid required for the challenger bid is fixed at 15% of base bid. The mark up is difference between challenger bid and base bid expressed as percentage of the base bid. The mark-up is kept at 15% of base bid.**
  - If no counter bid crosses the minimum mark-up specified in the invitation, the base-bid becomes the winning bid subject to final approval by SICOM.
  - If counter bid(s) crosses the minimum mark-up specified over the base bid at point (b) above, the highest counter bid becomes the challenger bid.
  - The original Bid provider would be invited to match the challenger bid. If the original Bid provider matches or improves the challenger bid, such bid shall become the winning bid; else, the challenger bid shall be the winning bid.
  - The sale is only on the cash down basis.
  - Acceptance of the offer shall be at the sole discretion of the SICOM and shall be subject to approval of the competent authority of SICOM Ltd.
- Prospective bidders are advised to visit our website www.sicomindia.com and www.auctiontiger.in for detailed terms & conditions and procedure of sale contained in the bid document before submitting their bids.
- The auction sale is subject to the **terms and condition of Swiss Challenge Method** of the above mentioned financial asset, a separate copy whereof can be obtained by bidders from www.sicomindia.com or www.auctiontiger.in. Even if the bidder does not obtain the copies of the terms and condition of Swiss Challenge Method contained in the bid document, it would be presumed that the bidder has obtained, perused, examined and accepted the same.
- Prospective bidders may avail online training from service provider M/s. e-Procurement Technologies Ltd. (Auction Tiger) and Mr. Ram Sharma (Mobile No. 8000023297, E-mail ID- ramprasad@auctiontiger.net), Helpline E-mail ID: support@auctiontiger.net.
- For participating in the auction, the intending bidders/offers shall have to deposit the **Earnest Money Deposit (EMD) of 1% of Reserve price** by Demand Draft drawn on Nationalized Bank/Scheduled Commercial Bank in favour of 'SICOM LIMITED' payable at Mumbai to be submitted by **8th December, 2023 upto 04.00 p.m.**
- EMD may also be deposited by through RTGS/NEFT on or **before 8th December, 2023 upto 04.00 p.m** as per schedule given below in the account as per details as under:

|                         |                              |
|-------------------------|------------------------------|
| Beneficiary Name        | SICOM LTD                    |
| Beneficiary Bank Name   | HDFC Bank                    |
| Beneficiary Account No. | 01020350000178               |
| Branch Address          | Shankar Nagar Branch, Nagpur |
| IFSC Code               | HDFC0000102                  |

- The offer which is not accompanied with accepted and signed copy of general terms and conditions and conditions of Swiss Challenge contained in the bid document and requisite EMD or offer received after the above date & time or below reserve price prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected.
- SICOM is not bound to accept the highest offer or any offer and may accept any offer or reject all as it shall, in its absolute discretion deems fit. SICOM reserves the right to negotiate with successful bidder for improvement in the bid amount.
- SICOM Ltd reserves the right to cancel/postpone the public auction process at any point without assigning any reason thereof.
- The above-mentioned account is being sold on **"As is where is, as is what is, whatever there is and without recourse basis"** and without any indemnities and guarantees under Swiss challenge method.
- Prospective bidder / acquirer should not have any direct or indirect link / interest/ relationship with the company, promoters and / or any other related parties.
- The e-auction window will be closed at 1.00 p.m. (with auto extension clause of 5 minutes) for all the bidders. The original offeror will get another 30 minutes e.g. till 1.30 p.m. to match the highest bid/offer received in the auction. In case the original bidder fails to match the bid within the stipulated time, it shall be considered that the original bidder has exercised his right of first refusal and he has withdrawn his offer/bid from the e-auction.

**13. Schedule of auction is as under:-**

|  |  |
|--|--|
| 1. Submission of EOI   | 23 <sup>rd</sup> November 2023 upto 4 p.m.   |
| 2. Due diligence of the account  | 23 <sup>rd</sup> November 2023 to 4th December 2023 from 10 am to 6 pm                                     |
| 3. Last date for receiving bids alongwith earnest money and uploading documents including proof of payment | 8 <sup>th</sup> December 2023 upto 04.00 p.m. (for both - DD or RTGS/NEFT)                                 |
| 4. Public E-auction- Date and Time   | 12 <sup>th</sup> December 2023 , Between 11.00 a.m. to 1.00 p.m. (with auto extension clause of 5 minutes) |

For further enquiry, please contact

|                        |  |
|------------------------|--|
| Mr. Rajendra Bhosale   | Tel-(022)-66572724, Mobile-9833546349, Email : rbhosale@sicomindia.com |
| Mrs. Rasika Sawant     | Tel-(022)-66572750, Email: rsawant@sicomindia.com                      |
| Mrs. Swarada Chourikar | Tel-(022)-66572814, Email :schourikar@sicomindia.com                   |

Date: November 23, 2023  
Place - Mumbai

Sd/-  
SICOM Limited



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For further enquiry, please contact

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|------------------------|---|
| Mr. Rajendra Bhosale   | Tel-(022)-66572724, Mobile-9833546349, Email : <a href="mailto:rbhosale@sicomindia.com">rbhosale@sicomindia.com</a> |
| Mrs. Rasika Sawant     | Tel-(022)-66572750, Email: <a href="mailto:rsawant@sicomindia.com">rsawant@sicomindia.com</a>                       |
| Mrs. Swarada Chourikar | Tel-(022)-66572814, Email : <a href="mailto:schourikar@sicomindia.com">schourikar@sicomindia.com</a>                |

Date: November 23, 2023  
Place - Mumbai

Sd/-  
SICOM Limited