

<p>ROSE VALLEY ASSETS DISPOSAL COMMITTEE (Chairman Hon'ble Justice Dilip Kumar Seth (Retd.))</p> <p>Room No. 401 & 402, 4th Floor, 5, Mangoe Lane, Kolkata - 700 001 <i>Website- www.rosevalleyadc.com</i></p>	<p>E-Auction / Sale Notice</p>
<p>PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES RELATING TO ROSE VALLEY GROUP OF COMPANIES</p>	

Pursuant to Hon'ble High Court of Calcutta (hereinafter referred to as "HC") Judgment dated May 11, 2015 passed in W.P. No. 275 of 2015 (Rose Valley Real Estates & Construction Ltd. & Anr. -vs- State of West Bengal & Ors.), a Committee by the description of Assets Disposal Committee (hereinafter referred to as "the Committee") was constituted for supervising sale of assets of the Rose Valley group of companies (hereinafter referred to as "Rose Valley") to be utilized for repaying the investors.

Subsequently, HC vide order dated September 21, 2023 in W.P.A 27005 of 2016 with W.P.A 7837 of 2022 and W.P.A 25845 of 2016 directed that the process of sale may be started by Securities and Exchange Board of India (hereinafter referred to "SEBI") through e-auction. The Committee has directed SEBI to proceed with auction of select properties of Rose Valley. Accordingly, Quikr Realty Limited (Agency) has been engaged by SEBI to assist it in sale of the properties of Rose Valley mentioned herein, through e-auction platform on "as is where is and whatever there is" basis.

M/s C1 India has been appointed as the e-auction provider and online registration & e-auction will be conducted through www.quikrrealty.com/e-auction.

SEBI on behalf of the Committee hereby invites bids from the intending bidders along with an amount equivalent of 10% of the Reserve Price as Earnest Money Deposit (EMD) to be paid through RTGS/NEFT in favor of "SEBI Recovery Proceeds" for the sale of following properties.

Description of Immovable Property

<i>S No</i>	<i>Brief Description of property</i>	<i>Reserve price and area</i>
RV1	Office space on the 1st floor of Phase-I lying and situated at the building being known and identified as 'Deb Apartment' at Mouza- Kismat Apurbapur, P.S Singur, Dist- Hooghly	RP- Rs 1,57,88,561 Area- SBUA of 3265 sq ft
RV2	Office space on the 1st floor of Phase-II along with covered car parking space on the ground floor of Phase-II lying and situated at the building being known and identified as 'Deb Apartment' at Mouza- Kismat Apurbapur, P.S Singur, Dist- Hooghly	RP- Rs 1,35,48,407 Area- SBUA of 2221 sq ft + 762 sq ft (garage)
RV3- RV22	20 Nos flats along with 1 covered car parking space each (on ground floor) of a G+6 storied building being known and identified as 'Muktomala' at Mouza- Srikrishnapur, Holding No 89A, Srikrishnapur Taki Road, P.S Barasat, Ward No 16, Kolkata- 700124	

RV3	Flat 1A on the 1st floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV4	Flat 1B on the 1st floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV5	Flat 1C on the 1st floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV6	Flat 1D on the 1st floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV7	Flat 2A on the 2nd floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV8	Flat 2B on the 2nd floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV9	Flat 2C on the 2nd floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV10	Flat 3B on the 3rd floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV11	Flat 3C on the 3rd floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV12	Flat 3D on the 3rd floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV13	Flat 4B on the 4th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV14	Flat 4C on the 4th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV15	Flat 4D on the 4th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV16	Flat 5A on the 5th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV17	Flat 5B on the 5th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV18	Flat 5C on the 5th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV19	Flat 6A on the 6th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV20	Flat 6B on the 6th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV21	Flat 6C on the 6th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft
RV22	Flat 6D on the 6th floor along with 1 covered car parking space	RP- Rs 28,41,094 Area- SBUA of 1059 sq ft

Note: The intending bidders should make their own independent enquiries regarding the encumbrances, litigations, attachments, acquisition liabilities of the property, title, survey number/plot number and claim/rights/dues etc. in respect of the properties put on auction, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Committee/SEBI/the Agency. The properties are being sold with all the existing and future encumbrances, whether known or unknown to the Committee/SEBI/the Agency. The Committee/SEBI/the Agency shall not be responsible in any way for any third party claims/rights/dues, etc.

1. **EMD Remittance:** The intending bidder is required to **submit their EMD on or before 15.05.2024** up to 5.00 P.M in favour of “**SEBI Recovery Proceeds**” through NEFT/RTGS to Virtual Account Code - SEBIRRDAUC4845 of ICICI Bank Limited [IFS Code – ICIC0000106], followed by an intimation at auctions@quikrrealty.com and recoveryero@sebi.gov.in.
2. The Bid Form (Online) along with KYC documents and details of EMD shall be submitted latest by **16.05.2024** till 5:00 PM. All the properties are separate and intending bidder (s) shall specify name of the property and its serial number as mentioned in above table at the time of depositing EMD.
3. **Online Auction will commence on 20.05.2024** as per the timelines mentioned in the public notice with auto time extension of 5 minutes each, till sale is concluded. Please note that the auction shall commence from the closing price of the previous day of auction. Auction will commence at highest price (not below Reserve Price) offered by the Intending Bidder (s) in the Bid Form and subsequent bidder (s) can improve their bids in multiples of “**Bid Increase Amount**”.
4. Sale/Auction shall be through online bidding. Bidders can participate in the e-auction from anywhere. The intending bidders need to fill up the Bid Form, upload copy of any valid photo identity/address proof and copy of the PAN Card & Aadhaar Card at the platform provided by the service provider by following the instructions contained therein.
5. Each of the property will be sold in a single lot and shall not be sold below the Reserve Price fixed.
6. **Inspection.** The inspection of the aforesaid property(ies) will be allowed to the intending bidders at the date & time specified in the advertisement for respective property(ies) (as mentioned in public notice uploaded on SEBI and Committee’s websites). For inspection, intending bidder may submit /mail their request to the Agency (at) auctions@quikrrealty.com, SEBI (recoveryero@sebi.gov.in, for all properties) and the Committee (Mr. Sajal Kanti Chatterjee, nodalofficer@rosevalleyadc.com, for all properties), **on or before May 2, 2024**. The inspection of the scanned copies of only those documents, which have been submitted to SEBI/Committee by Rose Valley, shall be made available to the intending bidders on e-auction Portal after completion of registration process. However, any person may participate in the bidding process without inspection of the properties.
7. The successful bidder shall have to deposit 25% of the successful bid amount (inclusive of EMD amount), within 1 week from the closure of the auction and the balance amount along with 1% of highest bid amount as poundage fee within 30 days from closure of auction, to the Account number mentioned above. All the payments shall be made through RTGS/NEFT to the above-mentioned Account number, and shall be intimated at auctions@quikrrealty.com, and recoveryero@sebi.gov.in immediately. If the said amount is not paid within the specified time, the cost of the auction shall be recovered from the deposit money and the balance shall be forfeited. All charges including dues to any authority, conveyance, withhold tax, stamp duty, etc. shall be borne by the successful bidder only.
8. EMD of unsuccessful bidder shall be refunded without any interest after completion of the auction process.
9. The intending bidders are advised to refer to the detailed terms and conditions contained in “Public Notice for e-auction for sale of immovable properties relating to Rose Valley group of companies” displayed on the website of SEBI at ‘Auction Notice Under Recovery Proceedings’ in ‘Enforcement’ tab i.e. www.sebi.gov.in, on the website of the Committee i.e. www.rosevalleyadc.com and on website of the e-auction service

provider i.e. **www.quikrrealty.com/e-auction**. For any other clarification, the undersigned may be contacted either in person or over phone.

10. The interested bidders who require assistance in creating Login ID & Password, submitting Bid Form, etc., may contact Quikr Realty Limited on +919321575329 or write at auctions@quikrrealty.com & the QRL team would further redirect the bidder to the C1 team to successfully complete the online registration process.

Place: Kolkata

Date: April 15, 2024

Securities and Exchange Board of India

(on behalf of Rose Valley Assets Disposal Committee)