

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES  
OF TWILIGHT LITAKA PHARMA LTD. ("BORROWER")**

**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.**

The physical possession of the below described immovable properties mortgaged to the Secured Creditor has been taken by the Authorised Officer (AO) of Central Bank of India acting as the Lead Bank of the consortium comprising of Central Bank of India, Bank of India, Bank of Baroda, Barclays Bank PLC, ICICI Bank and Union Bank of India. Pursuant to the said action, Bank of India, Bank of Baroda and Central Bank of India, have assigned the debt to **Edelweiss Asset Reconstruction Company Limited** acting in its capacity as the trustee of EARC Trust SC - 19, EARC Trust SC - 31 and EARC Trust SC - 35 vide Assignment Agreement dated September 30, 2013, March 26, 2014 and March 28, 2014 respectively (hereinafter referred to as "EARC").

Notice is hereby given to the public in general and in particular to the Borrower and Mortgagor and Guarantor(s) that now **EARC** exercises its rights as the Secured Creditor and will sell the said Immovable property on "**As is where is**", "**As is what is**", and "**Whatever there is**" on March 07, 2019, for recovery of **Rs.206.34 Crores (Rupees Two Hundred Six Crores and Thirty Four Lakhs Only)** as on July 31, 2012 due to EARC, Barclays Bank PLC, ICICI Bank and Union Bank of India from **Twilight Litaka Pharma Limited** and its Guarantors. The Reserve Price and the Earnest Money Deposit is indicated in the below mentioned table.

Lot No.	Description of Secured Asset	Reserve Price	Earnest Money Deposit
Lot 1	Land and Building situated at Survey No.116/2(P) & 2B, Chakan Phata, Old Mumbai Pune Highway, Vadgaon Maval, Taluka Maval, District Pune-412106.	Rs. 17,50,00,000/-	Rs. 1,75,00,000/-
Lot 2	Property at Plot No. B-22, Block No. H, Pimpri Industrial Area, MIDC, Morwadi, Pimpri, Pune-411018.	Rs. 7,50,00,000/-	Rs. 75,00,000/-

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/>

Sd/- Authorised Officer

Date: 13.02.2019

Place: Mumbai

For Edelweiss Asset Reconstruction Company Limited  
(Contact Details- +91 75064 03756)