

**Ground Floor, MSME Development Centre, C-11, ‘G’ Block, Bandra-Kurla Complex,**

**Bandra (East), MUMBAI – 400 051. Phone No: 022 – 6753 1100/ 26/ 66, Website: www.sidbi.in**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

Sale of immovable properties (secured assets) mortgaged to Bank (SIDBI) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002), through E-Auction.

Whereas, the Authorized Officer of SIDBI has taken physical possession of the following properties pursuant to the notice issued under Sec 13(2) of the SARFAESI Act, 2002 in the following loan account with our **BKC, Mumbai** Branch with a right to sell the same on **“AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS”** for realization of Bank’s dues along with interest detailed hereunder and whereas consequent upon failure of the borrower/ mortgagor to repay the dues, the undersigned in exercise of power conferred under section 13(4) of the said Act, read with Rule 5, 6, 7, 8 & 9 of the Security Interest (Enforcement) Rules, 2002, proposes to realize the Bank’s dues by sale of the said secured assets. The sale will be done by the undersigned through e-auction platform provided at the website: [**www.bankeauctions.com**](http://www.bankeauctions.com).

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| **Name & Address of the Secured Creditor** | **Small Industries Development Bank of India (SIDBI),**  Branch office, Ground Floor, MSME Development Centre,  C-11, ‘G’ Block, Bandra-Kurla Complex, Bandra (East),  **MUMBAI – 400 051** |
| **Name of the Borrower & Address** | Omkareshwar Steels & Alloys Private Limited   |  |  | | --- | --- | | **Registered Office** | **Unit/ Site Office** | | B-411, Swagat Apartment,  Kuber Nagar, LH Road,  **SURAT – 395 005**  (Gujarat) | Survey No.229/2,  Opp. Shree Marbles, Syali Village,  **SILVASSA – 396 230**  (Dadra & Nagar Haveli) | |
| **Name & Address of Mortgagor** | **For Property/ Lot No.(1) below:**  Shri Rajkumar Sharma & Smt. Suman Sharma,  6/358, Mahima Heritage, Central Spine, Vidhyadhar Nagar, Jaipur  **For Property/ Lot No.(2) below:**  Smt. Draupadi Sharma, W/o Shri Sanwarmal Sharma,  121, Govind Nagar (East), Amer Road, Jaipur |
| **Date of Demand Notice under SARFAESI Act, 2002** | **21 August 2013** |
| **Outstanding amount** | **`2,86,56,339/-** (Rupees Two Crore Eighty Six Lakh Fifty Six Thousand Three Hundred and Thirty Nine Only) **as on 10 August 2013** with future interest, costs, etc., thereon with effect from 10 August 2013. |

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| **Description of the Property with Reserve Price, EMD & Bid Increase Amount** |

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| **Lot No.** | **Particulars** | **Reserve Price (`)** | **EMD (`)** | **Bid Increase Amount (`)** |
| (1) | “Flat No.101, First Floor (together with fixtures, fittings, share & interest, facilities apparatus & installations/ equipments, common parts, services, rights, title & interest, etc.), Mahima Heritage, P.No.B-10, Central Spine, Vidhyadhar Nagar, Jaipur (Rajasthan) having super built-up area of 1352.50 sq.ft. with Car Parking No.2, owned by Shri Rajkumar Sharma & Smt. Suman Sharma, Mortgagors” | **43,28,000/-** | **4,50,000/-** | **50,000/-** |
| (2) | Leasehold - All those piece and parcel of Property situated at Plot No.89, Govind Nagar (East), Amer Road, Jaipur admeasuring 135.83 sq.yds. butted & bounded by  On or towards North: Road  On or towards East : Plot No.90  On or towards West: Plot No.88  On or towards South: Other Property  together with all building and structures thereon and plant & machinery attached to earth or permanently fastened to anything attached to earth, owned by Smt. Draupadi Sharma, Mortgagor. | **61,12,000/-** | **6,00,000/-** | **50,000/-** |

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| **EMD Remittance & SIDBI’s Bank Account Details** | **Beneficiary Name –** Small Industries Development Bank of India  **Beneficiary A/c. No. –** 018102000012254  **Beneficiary Bank Name & Branch –** IDBI Bank, Chembur, Mumbai  **IFSC Code –** IBKL0000018 | | | |
| **Date of Inspection** | | **Last Date of Submission of EMD/ Documents (including KYC)** | | |
| For Property/ Lot No.(1) above:  **Between 10.30 a.m. to 1.00 p.m on 23 March 2017** | | **03 April 2017 till 5.45 p.m.**  **Office Address:**  **SIDBI, BKCBO, Ground Floor,**  **MSME Development Centre, C-11, ‘G’ Block,**  **Bandra-Kurla Complex, Bandra (East), Mumbai – 400 051** | | |
| For Property/ Lot No.(2) above:  **Between 3.00 p.m. to 5.30 p.m. on 23 March 2017** | |
| **Date, Time & Place of Opening of Online offers** | | | **Date of e-auction** | **Portal of e-auction** |
| **05 April 2017 at 11.00 a.m. at SIDBI, BKCBO, Ground Floor, MSME Development Centre, C-11, ‘G’ Block, Bandra-Kurla Complex, Bandra(East), Mumbai – 400 051** | | | **10 April 2017 from 11.00 a.m. to 1.00 p.m.** | **Webportal name:**  [**www.bankeauctions.com**](http://www.bankeauctions.com) |

**TERMS & CONDITIONS:**

1. The properties are being sold on **“AS IS WHERE IS”** and **“AS IS WHAT IS BASIS”** and it shall be the responsibility of the bidders to inspect on their own and at their own expenses and satisfy themselves about the assets, area, location and specification before submitting the bid.
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties other than that of SIDBI. However, prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, claims, rights, dues affecting the properties and satisfy themselves about the same.
3. The successful bidder at the end of auction, shall pay 25% of the bid amount (inclusive of EMD already deposited) on the same day or not later than next working day after the bid is knocked down in its/ his favour. The balance amount shall be paid by the purchaser within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
4. The successful bidder/ purchaser shall have to bear exclusively all the statutory dues, registration charges, stamp duty, taxes, registration charge, other surcharge, if any, any other known/ unknown liability, expenses, any other dues to Government or anybody in respect of properties/ assets sold, etc. Authorized officer/ Bank will not be responsible for any Government dues/ Statutory dues, Jaipur Development Authority (JDA) dues, etc., in respect of the properties.

**How to Bid:**

1. **The intending bidders shall pay the EMD to SIDBI by NEFT/ RTGS to SIDBI’s Bank Account detailed above. The intending bidders will have to submit the following documents to the Authorised Officer – (1) Proof of EMD deposit, UTR No. of NEFT/ RTGS, (2) PAN card/ Form 60, (3) Latest Address Proof and also keep scanned copies ready which they will have to upload on the site** [**www.bankeauctions.com**](http://www.bankeauctions.com) **at the time of registration, for getting login ID and password (which is mandatory and will be required for above e-auction/ bidding).**
2. **Only those intending bidders, who are having valid User Id and Password and have confirmation of payment of EMD by way of NEFT/ RTGS, will be eligible to participate in the e-auction.**
3. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **C1 India Pvt. Ltd., C-104, Sector-2, Noida-201301 (UP), Support No.: 0124 - 4302020/ 21/ 22/ 23, Shri Ganesh Patil: +91 - 98216 90968, Helpline E-mail Id.:** [**support@bankeauctions.com**](mailto:support@bankeauctions.com)**.** For any property related query **Shri Promod Kumar Bakshi (Dy. General Manager), Tel.No.: 022 - 67221489 E-mail:** [**pbakshi@sidbi.in**](mailto:pbakshi@sidbi.in)**; Shri Akash Pawar (Asst. General Manager), Tel.No.: 022-67221488, E-mail:** [**akash@sidbi.in**](mailto:akash@sidbi.in)**; and Shri K. Ravi Shankar (Manager), Tel.No.: 022 - 67221486, E-mail:** [**kravi@sidbi.in**](mailto:kravi@sidbi.in) may be contacted.
4. **Bidders are advised to go through the DETAILED TERMS AND CONDITIONS HOSTED ON THE BANK’S WEBSITE** [www.sidbi.in](http://www.sidbi.in/) (tenders) and **C1 India Pvt. Ltd., website** [www.bankeauctions.com](http://www.bankeauctions.com).

**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

**The borrower/ mortgagors/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.**

**Date: 01.03.2017 sd/-**

**Place: Mumbai Authorized Officer**

**Small Industries Development Bank of India**

**[B] Profile of the asset including description of the asset advertised for sale**

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| **Lot No.** | **Particulars** | |
| 1 | Land Use | Leasehold by Jaipur Development Authority – Residential Flat |
| Location of the Immovable/ Movable Property | “Flat No.101, First Floor (together with fixtures, fittings, share & interest, facilities apparatus & installations/ equipments, common parts, services, rights, title & interest, etc.), Mahima Heritage, P.No.B-10, Central Spine, Vidhyadhar Nagar, Jaipur (Rajasthan) having super built-up area of 1352.500 sq.ft. with Car Parking No.2, owned by Shri Rajkumar Sharma & Smt. Suman Sharma, Mortgagors” |
| 2 | Land Use | Leasehold by Jaipur Development Authority – Non-Agricultural Residential Plot |
| Location of the Immovable/ Movable Property | Leasehold - All those piece and parcel of Property situated at Plot No.89, Govind Nagar (East), Amer Road, Jaipur admeasuring 135.83 sq.yds. butted & bounded by  On or towards North: Road  On or towards East : Plot No.90  On or towards West: Plot No.88  On or towards South: Other Property  together with all building and structures thereon and plant & machinery attached to earth or permanently fastened to anything attached to earth, owned by Smt. Draupadi Sharma, Mortgagor. |
| Total Dues | | **`2,86,56,339/-** (Rupees Two Crore Eighty Six Lakh Fifty Six Thousand Three Hundred and Thirty Nine Only) **as on 10 August 2013** with future interest, costs, etc., thereon with effect from 10 August 2013. |

**[C] Detailed Terms & Conditions**

1. SIDBI will 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. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, SIDBI reserves its right to annul/ amend the offer. Further, SIDBI also reserves its right to amend/ modify/ cancel the bid if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
2. The interested bidders who have submitted their EMD along with necessary documents on or before **03 April 2017 by 5.45 p.m**., shall be eligible for participating in the e-bidding process. The e-Auction of above property would be conducted exactly on the scheduled Date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column “Bid Increase Amount” against each property. In case bid is placed in the last **5 (FIVE)** minutes of the closing time of the e-Auction, the closing time will automatically get extended for **5 (FIVE)** minutes (subject to maximum of unlimited extensions of **5 (FIVE)** minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/ Secured Creditor.
3. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, (adjusting the EMD already paid) on the same day or not later than next working day after the bid is knocked down in its/ his favour. The balance 75% of the sale price shall be paid by the purchaser within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
4. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and property shall be put to auction once again and the defaulting bidder shall have no claim/ right in respect of property/ amount.
5. The purchaser shall satisfy itself as to existence of any encumbrances or any dues to State/ Central Government/ Jaipur Development Authority (JDA), or any authorities in respect of these assets and also bear charges/ expenses of transfer of assets in its favour.
6. The intending bidders should make discreet enquiries as regard to the property/ area and extend of the same/ from any authorities besides the Bank’s charges and go through title documents and satisfy themselves about the title extent of the property, any statutory liabilities, arrears of property tax before submitting the bid. No claim of whatsoever nature regarding the property put for sale, encumbrance over the property on any other matter will be entertained after submission of the online bid.
7. The prospective qualified bidders may avail online training on e-Auction from **C1 India Pvt. Ltd.,** prior to the date of e-Auction. **Neither the Authorized Officer/ Bank nor C1 India Pvt. Ltd.,** shall be liable for any Internet Network problem and the interested bidders have to ensure that they are technically well equipped for participating in the e-Auction event.
8. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The purchaser shall bear the applicable stamp duties transfer charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees, society dues, JDA dues, etc., owing to anybody related to this properties.
10. SIDBI does not undertake any responsibility to procure any permission/ license, approval, etc., in respect of the properties/ assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/ assets. The successful bidder/ purchaser will have to obtain necessary approval/ license/ permissions from JDA/ any other concerned authorities pertaining to the properties.
11. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **C1 India Pvt. Ltd.,** **www.bankeauctions.com** and website [**www.sidbi.in**](http://www.sidbi.in/) **(Tenders)** before submitting the bids and taking part in the e-Auction.
12. The publication is subject to the force majure clause.
13. The offer/ bid not conforming to the terms of sale shall be rejected. Further, correspondence about any change/ modification in the offer after submission of bids will not be entertained.
14. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him only.
15. The sale certificate shall be issued in the same name in which the bid is submitted.
16. The intending bidders should register their name at **www.bankeauctions.com** and get user ID and password free of cost. Bidders who are holding valid ID and Password provided by **C1 India Pvt. Ltd.,** for this auction after due verification of PAN are allowed to participate in online e-Auction on the above portal.
17. Bidding in the last moment should be avoided in the bidders own interest as neither **Small Industries Development Bank of India** nor Service Provider (**C1 India Pvt. Ltd.**) will be responsible for any lapse/ failure/ (Internet/ power failure etc.) in order to ward off such contingent situations bidders are requested to make all necessary arrangement/ alternatives such as power supply back-up, etc., so that they are able to participate in the auction successfully.
18. **Refund of EMD to Unsuccessful Bidders:** Normally within 7 working days of E-auction. The bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
19. The Authorised Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
20. If the borrower/ guarantors pays in full the amount due, before the date of acceptance of bid e-auction will be closed/ cancelled and necessary communication will be sent.
21. No bids will be acceptable below Reserve Price. Bids with conditional offer will be treated as invalid.
22. The e-auction will be conducted under the supervision of the Authorised officer of SIDBI and an auction agency engaged by SIDBI for the purpose. Disputes, if any, shall be within the jurisdiction of **Mumbai** Courts only.
23. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and Rules framed there under, as amended from time to time.
24. The purchaser will not carry out any activity which is prohibited by law at the site after purchase. Further, the purchaser shall abide by all the rules and regulations of Jaipur Development Authority (JDA) and local regulations.
25. The auction(s) would be in the nature of ‘subject to approval of SIDBI’ i.e., the highest bid would be finalized and kept on record until a final decision is taken on all the bids received. The sale is subject to confirmation by the secured creditors i.e., SIDBI.
26. Bank/ Authorized Officer reserves the right to accept or reject any or all tenders/ bids before confirmation of sale and cancel the e-auction sale without assigning any reason whatsoever. In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board of **SIDBI, BKC Branch Office, Mumbai/ website of SIDBI** [**www.sidbi.in**](http://www.sidbi.in/)**.**
27. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a sale certificate as per format prescribed under SARFAESI Rules 2002.
28. This auction is without prejudice to SIDBI’s rights to proceed against the borrower/ guarantor/ hypothecator/ mortgagor before Debts Recovery Tribunal, and/ or as per the recovery certificate that may be obtained by SIDBI or any other recovery measure.
29. In respect of terms/ provisions not indicated herein, the provisions of SARFAESI Act and Rules, 2002, shall apply.
30. This publication is also 30 days notice to the borrower/ mortgagors/ guarantors.

**The Borrower’s attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of the time available to the Borrower to redeem the secured assets.**

**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

The borrower/ mortgagors/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: **01.03.2017**  **Sd/-**

Place: **Mumbai** **Authorized Officer**

**Small Industries Development Bank of India**