

ADVERTISEMENT IN CASE OF E-AUCTION



भारतीय लघु उद्योग विकास बैंक
SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA
(SCO 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017, Phone
No.0172-5000655/5039630)
www.sidbi.in

E-AUCTION SALE NOTICE

**SALE OF ASSETS THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES
8(6) & (9) OF THE SECURITY INTEREST (ENCORECEMENT) RULES 2002**

E-Auction Sale of Immovable Properties Mortgaged to the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with rules 5, 6, 7, 8 & 9 of the Security Interest (Enforcement) Rules, 2002. In exercise of powers contained in the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (No. 54 of 2002) the Authorized Officer has taken possession of the under mentioned secured assets which are held as securities in respect of credit facilities granted to the Borrower accounts mentioned below.

The sale notice have already been issued to the Borrowers/mortgagors/guarantors. It has been decided to sell the secured assets on "AS IS WHERE IS AND WHATEVER THERE IS BASIS through public e-auction mentioned hereunder for realization of the secured debts due to Small Industries Development Bank of India (SIDBI).

Name and Address of the Secured Creditor	Small Industries Development Bank of India, SCO: 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017, Phone No.0172-5000655/5039630.
Name and Address of the Borrower/Mortgagor	Borrower: Swami Automobiles Private Ltd, Plot No. 32, Phase-I, Industria Area, <u>Chandigarh.</u> Mortgagors: (i) Shri Pardeep Mittal, House No. 91, Sector -9, Panchkula and (ii) Smt. Monika Mittal, House No. 91, Sector -9, Panchkula.
Amount of Dues of the Bank	₹36406655/- (as on February 17, 2016) and further interest w.e.f 18/02/2016 and other costs and charges.

Description of the Properties/owner/mortgagor(s)	Name: Shri Pardeep Mittal and Monika Mittal.
	Description of the Property: All that part and parcel of the immovable property measuring 10 bigha 03 biswa 15 biswani bearing khewat no. 56, Khatoni no. 104, 105, 106, 107, khasra no. 27//9 min (1-2), 18(4-0), 19(4-0), 22(1-2), 27//9 min (0-2), 12(4-0), 13(4-0), 23(2-1), 27//8/1 (2-0), 9 min (0-4), 14(4-0), 17(4-0), 27//9 min (2-12), 11(4-0), 20 (3-10), 21(0-2), kite 16 being ¼ share of 40 bigha 15 biswas = 10 bigha 3 biswas 15 biswasi situated at Village Mahiwala, Tehsil Derabassi Distt. Mohali.
Portal of e-auction	https://www.bankeauctions.com
Reserve Price	Rs. 156 lakh (Rupees one lakh fifty six thousand only)
Earnest Money Deposit	Rs.15.60 lakh (Rupees fifteen lakh sixty thousand only)
Incremental amount of Bids	Rs. 0.50 lakh. (Rupees fifty thousand only)
Address at which the tender document to be submitted	Small Industries Development Bank of India, SCO: 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017, Phone No.0172-500652.
Date of inspection of assets by intending purchasers	November 08, 2017 between 11:30 am to 04:00 pm.
Last date for submission of EMD/ Tender Documents (including KYC)	November 14, 2017 till 04.00 pm.
EMD remittance and account details	Beneficiary Name: Small Industries Development Bank of India (SIDBI). Beneficiary A/c no.: 003102000000879 Beneficiary Bank Name: IDBI Bank Ltd. Beneficiary's Bank Branch: Sector 17B, Chandigarh-160017. IFSC Code: IBKL0000143
Date and Time of Auction	November 15, 2017 between 11:00 am to 02:00 pm with unlimited extension of 5 minutes duration each till conclusion of the sale.

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 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 all the statutory dues, registration charges, stamp duty, taxes, etc. Authorized officer/Bank will not be responsible for any Government dues/Statutory dues, Society dues, etc. in respect of the properties.

How to Bid

1. The intending bidders shall pay the EMD to SIDBI by NEFT/ RTGS or by way of Demand Draft / Banker's Cheque favoring “ Small Industries Development Bank of India” and payable at SIDBI's office at Chandigarh. The intending bidders will have to submit the following documents to the Authorized Officer at SIDBI's office at Chandigarh – (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 <https://www.bankeauctions.com> at the time of registration, for getting login ID and password (which will be required for 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/ Demand Draft / Banker's Cheque, 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., Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurugram, Haryana. Pin: 122015, Help Line No's +91- 0124-4302000 and Mobile – 9646796075 (Mr. Pandeeep Singh), Help Line E-mail ID: support@bankeauctions.com and pandeeep.singh@c1india.com. For any property related query please contact Shri Balbir Singh (Dy. General Manager), Tel No.0172-5039627, email: balbir@sidbi.in, Shri K.Keshvan Iyengar, (Asst. General Manager), Tel No. 0172-5039630, email: keshavan@sidbi.in, Shri Dinesh Prasad (Manager), Tel No. 0172-5000655, email: dineshp@sidbi.in**

4. Bidders are advised to go through the DETAILED TERMS AND CONDITIONS HOSTED ON THE BANK'S WEBSITE www.sidbi.in (tenders) and www.bankeauctions.com.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower / mortgagor / 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: October 11, 2017

Place: Chandigarh

Sd/
Authorized Officer
Small Industries Development
Bank of India

Detailed Terms & Conditions

1. E-auction will be upto the date & time mentioned above, with extensions of 5 Minutes each for bid increment and minimum bid increment amount Rs. 0.50 lakh.
2. The intending purchaser can inspect the property on November 08, 2017 between 11:30 AM to 04: 00 PM with prior appointment at his / her expenses.
3. For prior appointment please contact Shri Balbir Singh, Authorised Officer at SIDBI, Chandigarh Office Branch, SCO: 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017. (Tel No. 0172-5039627)
4. Prospective bidders are required to obtain user password which is mandatory, for bidding in above E-Auction from C1 India Pvt. Ltd., Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gururgram, Haryana. Pin: 122015, Help Line No's +91- 0124-4302000 and Mobile – 9646796075 (Mr. Pandeeep Singh), Help Line E-mail ID: support@bankeauctions.com and pandeeep.singh@c1india.com. Password will be allotted to only those bidders who fulfill all the terms and conditions of the E-Auction and have deposited the requisite EMD with the Authorised Officer, on or before November 14, 2017 by 4.00 P.M.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gururgram, Haryana. Pin: 122015, Help Line No's +91-0124-4302000 Mobile – 9646796075 (Mr. Pandeeep Singh), Help Line E-mail ID: support@bankeauctions.com and pandeeep.singh@c1india.com 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.
6. Bidders are advised to go through portal address / website for e-auction www.bankeauctions.com or Bank's website: www.sidbi.in for detailed Terms and Conditions for auction sale before submitting their bids and taking part in the E-Auction sale proceedings and / or Contact Shri Balbir Singh, Authorised Officer at SIDBI, Chandigarh Office Branch, SCO: 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017. (Tel No. 0172-5039627).
7. The EMD as mentioned above shall be paid through Demand Draft/A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of Small Industries Development Bank of India or through /NEFT/RTGS in the Account No.: 003102000000879, A/C Type: Current Account, Bank Name: IDBI Bank Ltd, Sector 17B, Chandigarh-160017, Name of the Beneficiary: Small Industries Development Bank of India., IFS Code No.: IBKL0000143, with E-auction Tender Form (which is available at the website and last date of collection of Tender form is November 14, 2017 by 4.00 P.M.) along with the

copy of identity which should contain the address for future communication (Voter card /Driving Licence/Passport) and copy of PAN card.

8. The envelope containing the EMD should be super-scribed "Details of property for which the tender form is submitted alongwith the details of the sender i.e. address, e-mail id and mobile number (E-mail ID of the prospective bidder is absolutely necessary, as all the relevant information and allotment of password will be conveyed through e-mail). Separate envelope be submitted in case of prospective bidders desired to bid more than one property.
9. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from C1 India Pvt Ltd.
10. If the borrower pays in full the amount due, before the date of acceptance of bid as per tenders by Bank, the tenders will not be acted upon and necessary communication will be sent.
11. The last date of deposit EMD along with Tender form is November 14, 2017 by 4.00 PM to the Authorized Officer, Small Industries Development Bank of India at SCO: 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017. (Tel No. 0172-5039627).
12. The EMD received late for any reason whatsoever will not be entertained.
13. Bank 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.
14. The initial deposit (25% of amount of bid as accepted by Bank including the EMD) shall be paid immediately on acceptance of highest bid by the authorized officer in respect of sale, failing which the EMD will be forfeited and the property shall be sold again and the defaulting purchaser shall forfeit all the claims to purchase the property.
15. Balance amount shall be paid within 15 (fifteen) days from the date of acceptance of bid by SIDBI. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.
16. The property will be sold in "**AS IS WHERE IS AND WHATEVER THERE IS BASIS**".
17. SIDBI will be at liberty to amend / modify / delete any of the above 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 if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.

18. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal, Chandigarh and /or as per the recovery certificate that may be obtained by SIDBI.
19. The authorized officer/secured creditors shall not be responsible for any charges, lien, encumbrances, property tax or any other dues to the Govt. or anybody in respect of the properties under sale.
20. The successful bidder/s shall bear exclusively all the charges/taxes/rates payable for conveyance including stamp duty, registration charge, other surcharge, if any, any other known/unknown liability, expenses, property tax, any other dues to the Govt. or anybody in respect of properties/assets sold.
21. The intending bidders should make discreet enquiries as regards 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.
22. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
23. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
24. Correspondence about any change / modification in the offer after submission of tender will not be entertained.
25. The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.
26. Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank nor the Service provider will be responsible for any lapses / failure (internet failure, power failure etc.) on the part of the vendor.
27. EMD amount shall be adjusted in case of the highest/successful bidders. For unsuccessful bidders it will be refunded within 7 days from the date of of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
28. The sale certificate shall be issued in the same name in which the tender is submitted.
29. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
30. Disputes, if any, shall be within the jurisdiction of Chandigarh Court only.

31. 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, Chandigarh Office.
32. .This publication is also 15 days notice to the borrower/mortgagor/guarantor.
 1. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact Shri Balbir Singh, Authorised Officer at SIDBI, Chandigarh Office Branch, SCO: 145-146, 1st & 2nd Floors, Sector 17C, Chandigarh -160017. (Tel No. 0172-5039627, email-balbir@sidbi.in) or service provider C1 India Pvt. Ltd., Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gururgram, Haryana. Pin: 122015, Help Line No's +91- 0124-4302000 and Mobile – 9646796075 (Mr. Pandeep Singh), Help Line E-mail ID: support@bankeauctions.com and pandeep.singh@c1india.com.

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.

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Date: October 11, 2017

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Sd/-
Authorized Officer
Small Industries Development Bank of India