



SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA
Samruddhi Venture Park, MIDC Road, Marol, Andheri (E),
Mumbai-400093, Tel:(022) 28353066
Website www.sidbi.in

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002

Name and Address of the Secured Creditor	Small Industries Development Bank of India Specialized Asset Recovery Branch Ground Floor, Samruddhi Venture Park, MIDC, Marol, Andheri (E), Mumbai-400093 Tel:(022) 28353066
Name and Address of the Borrower/Mortgagor	<u>Borrower</u> Ujwal Electric Motors Pvt Ltd Plot C-1, MIDC Area, A/P, Shingave Tukai, Taluka Nevasa, Ahmednagar-414607 <u>Mortgagor</u> – Company represented by Shri Anil Ragho Sali 1. Ujwanil Bunglow, Bank of Baroda Colony, Balikrishna Road, Savedi Ahmednagar- 414003(Maharashtra) 2. RM 30, MIDC, Nagapur, Ahmednagar- 414111, Maharashtra.
Name of the Guarantors	Shri Anil Ragho Sali and Smt. Ujwala Anil Sali
Date of NPA, Date of demand notice and total dues as per Demand notice	Date of NPA: 11/05/2017, Date of demand notice:13/10/2017 Total dues as per Demand notice: ₹22,05,21,364/- as on 11/10/2017
Amount of Dues of the Bank	₹22,05,21,364/- as on 11/10/2017 plus interest, further interest and other costs and charges till date
Description of the Properties/owner/mortgagor(s)	A) Immovable Property- Factory Land and building of Ujwal Electric Motors Pvt Ltd Mortgagor : Ujwal Electric Motors Pvt. Ltd. B) Movable - Plant and Machinery Description of the Property: A) Factory land and building located at Plot C- 1, MIDC Area, A/P, Shingave Tukai, Taluka Nevasa, Ahmednagar-414607, admeasuring 59850 sq.mts. B) Plant and Machinery -18 Nos/set.
Date and Time of Auction	November 29,2019 between 3:00 PM and 4:00 PM with unlimited extension of 5 minutes duration each till conclusion of the sale.
Portal of e-auction	https://sidbi.auctiontiger.net

Reserve Price	(i) Movable: 67790000/- (Rupees Six Crore Seventy Seven Lakh Ninety Thousand Only). (ii) Immovable: 130700000/- (Rupees Thirteen Crore Seven Lakh Only).
Earnest Money Deposit	(i) Movable: 6779000/- (Rupees Sixty Seven Lakh Seventy Nine Thousand Only) (ii) Immovable: 13070000/- (Rupees One Crore Thirty Lakh Seventy Thousand Only)
Incremental amount of Bids	₹25,000/-
Address at which the document to be submitted	Small Industries Development Bank of India First Floor, Kamda House, Next to Hotel Shraddha Savedi, Nagar Manmad Road, Ahmednagar-414003, Maharashtra.
Date of inspection of assets by intending bidders / purchasers	November 05,2019 from 10:30 am to 4.00 pm
Last date for submission of EMD and documents	November 11,2019 till 4.00 p.m.
EMD Remittance and Account Details	Beneficiary Name: Small Industries Development Bank of India (SIDBI). Beneficiary A/c no.: 00000037824058010 Beneficiary Bank Name: State Bank of India, Beneficiary's Bank Branch: Savedi, Ahmednagar IFSC Code: SBIN0007689

(A) Brief Profile of the unit including description of assets advertised for sale

1	Name of the unit	Ujwal Electric Motors Pvt. Ltd.
2	Factory Address	Plot No.C-1, MIDC Area, A/P, Shingave Tukai, Taluka Nevasa, Ahmednagar-414607
3	Type of Industry and Product(s)	Manufacturing of Electrical Stampings, Wound Stator, Die Cast Rotors
4	Installed Capacity*	25000 tons
5	Connected Power Load*	563 KW
6	Unpaid dues*	₹22,05,21,364/- as on 11/10/2017 plus interest, further interest and other costs and charges till date
7	Operational/Non-operational	Non-operational

*The information given is based on the records available with the SIDBI. SIDBI does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

(B) Assets available for sale

a) Land*

1	Land Area	59850 sq.mt
2	Situated at (complete address)	Plot No.C-1, MIDC Area, A/P, Shingave Tukai, Taluka Nevasa, Ahmednagar-414607
3	Built-up Area	4577 sq.mt plus plinth area 3725 sq.mt
4	Agricultural/non-agricultural	Non Agricultural

* as per record available.

b) Buildings*

Sl. No.	Structures of building	Area (Sq.ft)	Type of Construction
1	Main Factory Shed	41,679	Load Bearing Structure
2	Separate Area Below Main Shed Area	4,541	Load Bearing Structure
3	RCC Ground + 1 st Floor	8,626	RCC
	Total Built-up area	54,846	

* as per record available.

C) Plant and machinery

Sl. No.	Details of machinery/asset	Qty	Reserve Price (₹)	EMD in ₹
1	High Speed Precision Press GH125 with accessories (Manufacturer- Fair Oak precision Co. Ltd, Taiwan)	1 set	9450000	945000
2	High Speed Precision Press GH220 with accessories (Manufacturer- Fair Oak precision Co. Ltd, Taiwan)	1 set	12100000	1210000
3	Knuckle Type High Speed Precision Press GL 360 with accessories (Manufacturer- Fair Oak precision Co. Ltd, Taiwan)	1 set	23050000	2305000
4	Heavy Duty Drill Machine Model R40 AA	1 No.	105000	10500
5	Stiller Hydraulic Elevating Table	1 No.	85000	8500
6	Diesel Forklift Truck GX 300 D	1 No.	500000	50000
7	Electronic Weigh Bridge	1 No.	400000	40000
8	Cahors Make 500 KVA Transformer	1 No.	500000	50000
9	Compressed Air System ASK 34T consisting 1 screw air compressor ASK 34T	2 sets	600000	60000

10	Progressive tool for Salzer Mini Magnets	1 set	2100000	210000
11	Progressive tool for Submersible Pump V6-	1 set	2900000	290000
12	Progressive tool for Submersible Pump V4	1 set	2400000	240000
13	Progressive tool size 5 Magnet	1 set	2450000	245000
14	Progressive tool for MNX Magnet	1 set	2200000	220000
15	Progressive tool for Size 1 Magnet	1 set	2200000	220000
16	Progressive tool for Size 3 Magnet	1 set	2250000	225000
17	Progressive tool for Size 4 Magnet	1 set	2400000	240000
18	Progressive tool for Mini Magnets	1 set	2100000	210000
	Total		67790000	6779000

Terms and conditions for sale of secured assets

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 ₹25000/-.
2. The intending purchaser can inspect the property, on **November 05,2019** from 10:30 am to 4:00 pm with prior appointment at his/her expenses. For prior appointment please contact Shri K.V. Karthikeyan, DGM at SIDBI's office at Specialized Asset Recovery Branch (SARB), Mumbai, Samruddhi Venture Park, MIDC Road, Marol, Andheri (E), Mumbai-400093, Tel:(022) 28353066, [email-karthik@sidbi.in](mailto:karthik@sidbi.in) / Shri Sushant K Samal, AGM (Phone No.022-28305458), email-sksamal@sidbi.in.

Imp. Note :- Prospective bidder can bid for both assets mentioned at Sr. Nos (B) & (C) in single lot or asset mentioned at Sr.No.B as a single lot and asset mentioned at Sr. No. (C) i.e. all the machinery as single lot or any single and/or multiple machinery

3. On **November 11,2019** or before, the intending bidders will have to submit the following documents to the Authorized Officer viz. Shri K.V. Karthikeyan, DGM at SIDBI's office at Specialized Asset Recovery Branch (SARB), Mumbai, Samruddhi Venture Park, MIDC Road, Marol, Andheri (E), Mumbai-400093, Tel:(022) 28353066 – (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.sidbi.in at the time of registration, for getting login ID and password (which will be required for bidding).
4. Prospective bidders are required to obtain user password which is mandatory, for bidding in above E-Auction from E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile

no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net.. 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 11,2019 by 4.00 pm**

5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net.
6. The EMD as mentioned above shall be paid by the bidders 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 online through /NEFT/RTGS in the Account No.: **00000037824058010**, Name of the A/C.: Small Industries Development Bank of India (SIDBI), **State Bank of India** at **Savedi, Ahmednagar** Name of the Beneficiary: **Small Industries Development Bank of India**, IFSC Code No.: **SBIN0007689**.
7. 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). In case of multiple properties, separate envelope be submitted in case the prospective bidders desire to bid for more than one property.
8. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from E-Procurement Technologies Limited, A/801 Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net.. Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net. may be conveyed through e-mail).
9. If the borrower / mortgagor(s) / guarantor(s) pays in full, the amount due, on or before the date of e-auction, the assets will not be sold and necessary communication will be sent to the bidders.
10. The last date of deposit EMD along with Tender form is **November 11,2019 by 4:00 PM** to the Authorized Officer, Small Industries Development Bank of India at

Specialized Asset Recovery Branch (SARB), Mumbai, Samruddhi Venture Park, MIDC Road, Marol, Andheri (E), Mumbai-400093, Tel:(022) 28353066.

11. The EMD received late for any reason whatsoever will not be entertained.
12. 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.
13. The interested bidders who have submitted their EMD along with necessary documents on or before **November 11, 2019** till 4:00 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 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 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.
14. 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, in any case not exceeding three months.
15. 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. As the sale is subject to confirmation by SIDBI, the offers would be treated as open
16. The property will be sold on "As is where is", "As is what is" and "Whatever there is" basis.
17. To the best of knowledge and information of the Authorized Officer, there is/are no encumbrance on the assets / 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 assets / properties and satisfy themselves about the same.
18. 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.

19. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal and /or as per the recovery certificate that may be obtained by SIDBI.
20. 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.
21. 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.
22. The intending bidders should make discreet enquiries as regards to the property /area and extent 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, any other matter will be entertained after submission of the online bid.
23. SIDBI / Authorized Officer 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 any concerned authorities pertaining to the properties on its own and on its own cost.
24. The sale is subject to confirmation by the secured creditors i.e. SIDBI.
25. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
26. Correspondence about any change / modification in the offer after submission of tender / bid will not be entertained. 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 / them / it only.
27. 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.
28. Bidding in the last minutes and seconds should be avoided by the bidders in their own interest. The prospective qualified bidders may avail online training on e-Auction from E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net. prior to the date of e-Auction. Neither the Authorized Officer/Bank nor E-Procurement Technologies Limited e-auction agency 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.

29. 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 e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
30. The sale certificate shall be issued in the same name in which the tender / bid is submitted. No request for change of name of bidder(s) / substitution shall be entertained.
31. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
32. The Authorized 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.
33. The e-auction will be conducted under the supervision of the Authorized officer of SIDBI and an auction agency engaged by SIDBI for the purpose. Disputes, if any, shall be within the jurisdiction of Pune Court only.
34. 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 Pune/Ahmednagar Branch Office.
35. This publication is also 30 days' notice to the borrower/mortgagor/guarantors.
36. Words and expression used herein above shall have the same meaning assigned to them in SARFAESI Act, 2002, and rules framed there under.
37. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact Shri K.V. Karthikeyan, DGM at SIDBI's office at Specialized Asset Recovery Branch (SARB), Mumbai, Samruddhi Venture Park, MIDC Road, Marol, Andheri (E), Mumbai-400093, Tel:(022) 28353066 or service provider E-Procurement Technologies Limited, A/801, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Helpline no.: 079-40230816/ 817/ 818/ 813/ 814/ 815/ 820, 821/ 822, Helpline email ID: support@auctiontiger.net. Contact persons: Mr. Shobhit Shukla, Mobile no.: 9265562840 / 8707586217 and Mr. Ram Sharma, Mobile no.: 8000023297, Email ID: ramprasad@auctiontiger.net, up@auctiontiger.net

**Sd/-
Authorised Officer**

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

Date:26/10/2019

Place: Mumbai