

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 symbolic 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 as been decided to sell the secured assets on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" through public e-auction separately for each property mentioned hereunder for realization of the secured debts due to Small Industries Development Bank of India (SIDBI).

Name and Address of the Secured Credit	Small Industries Development Bank of India N.H. 5R/2, Neelam Badshah Khan Road, NIT, Faridabad – 121001			
Name and Address of the Borrower/Mortgagor	1. Smt. Madhu Puri W/o Raman Puri residing at 59B, Lane C-5, Sainik Farms, New Delhi – 110062 (Mortgagor)			
Bhawan, Amount of Dues of the Bank	2. Universal Buildwell Pvt. Ltd. , having its registered office at 102, Antariksh 22, K G Marg, Connaught Place, New Delhi-110001, (Borrower/Mortgagor) Rs. 10,90,65,238/- (as on 10.09.2017) and further interest w.e.f. 10.09.2017 and other costs and charges as per loan agreement.			
Description of the Properties/owner/mortgagor(s)	Name: For property 1, Shri Raman Puri and Smt. Madhu Puri For property 2 Universal Buildwell Pvt Ltd. Property 1 and property 2 are described here as under: Description of the Property: 1. Plot No. A-1085, Sushant Lok-I, Gurgaon admeasuring 376 sq. mtrs owned by Shri Raman Puri and Smt. Madhu Puri 2 (i). Plot and structure thereon bearing no. 45 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (ii). Plot and structure thereon bearing no. 46 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (iii). Plot and structure thereon bearing no. 47 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (iv). Plot and structure thereon bearing no. 48 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (v). Plot and structure thereon bearing no. 49 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (vi). Plot and structure thereon bearing no. 50 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (vii). Plot and structure thereon bearing no. 51 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd. 2 (viii). Plot and structure thereon bearing no. 52 admeasuring 300 sq. yards situated at sector 7, Precore City, Sohna, Village- Sohna, District- Gurgaon, Haryana owned by Universal Buildwell Pvt Ltd.			
Date of Auction	October 16, 2017			
Portal of e-auction	https://www.bankeauctions.com			
Reserve Price	S.No	Property 1	Property 2 (i)	Property 2 (ii)
Earnest Money Deposit	1	Rs. 318 lakh	Rs. 78 lakh	Rs. 78 lakh
Incremental amount of Bids	2	Rs. 15.90 lakh	Rs. 3.90 lakh	Rs. 3.90 lakh
Time of Auction	3	Rs. 1,00,000/-	Rs. 50,000/-	Rs. 50,000/-
	4	between 1030 hrs and 1200 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale
		Property 2 (iii)	Property 2 (iv)	Property 2 (v)
	1	Rs. 90 lakh	Rs. 90 lakh	Rs. 90 lakh
	2	Rs.4.50 lakh	Rs.4.50 lakh	Rs.4.50 lakh
	3	Rs. 50,000/-	Rs. 50,000/-	Rs. 50,000/-
	4	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale
		Property 2 (vi)	Property 2 (vii)	Property 2 (viii)
	1	Rs. 90 lakh	Rs. 90 lakh	Rs. 90 lakh
	2	Rs.4.50 lakh	Rs.4.50 lakh	Rs.4.50 lakh
	3	Rs. 50,000/-	Rs. 50,000/-	Rs. 50,000/-
	4	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale	between 1200 hrs and 1600 hrs with unlimited extension of 5 minutes duration each till conclusion of the sale
Address for depositing tender documents	Small Industries Development Bank of India (SIDBI) N.H. 5R/2, Neelam Badshah Khan Road, NIT, Faridabad - 121001			
Date of inspection of assets by intending purchasers	Property 1	Property 2		
	Date	October 10, 2017	October 10, 2017	
	Time	Between 1030 hrs to 1200 hrs	Between 1600 hrs to 1730 hrs	
Last date for submission of online bid along with EMD and Documents (online)	October 12, 2017 by 1715 hrs			

Other Terms and Condition

- The intending purchaser can inspect the property with prior appointment at their own expenses. For prior appointment please contact **Shri Deepak (AGM) Mob: 9660673008, Smt. Shilpa Solanki (Manager), Mob. No. 8527403777.**
- Prospective bidders are required to obtain user password which is mandatory and fill up the tender form, for bidding in above E-Auction from <https://www.bankeauctions.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 along with the tender form with the said bank, on or before **October 12, 2017 by 1715 hrs.**
- E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from **M/s. C1 India Pvt. Ltd, Phone: 0124-4302020/2122/23/24, Mobile: +91- 7291981124 / 1125 / 1126, Help Line e-mail ID: support@bankeauctions.com.**
- Bidders are advised to go through portal address / website for e-auction www.sidbi.in and <https://www.bankeauctions.com> for detailed Terms and Conditions for auction sale before submitting their bids and taking part in the E-Auction sale proceedings and / or Contact Authorised Officer, Shri P S Manoj, DGM.
- The EMD as mentioned above shall be paid through NEFT/RTGS in the Account No.: 057102000020101, Bank: IDBI Bank Ltd, Name of the Beneficiary: **Small Industries Development Bank of India (SIDBI), IFSC No.: IBKL0000057.** Thereafter they will log in <https://www.bankeauctions.com> and register themselves on the site. They will keep scanned copies of the following documents – (1) Proof of EMD deposit UTR no. of NEFT/ RTGS), (2) PAN card/ Form 60, (3) Latest Address Proof, ready which they will have to load on the site at the time of registration, for getting login Id and password (which will be required for bidding)
- Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 on any other matter will be entertained after submission of the online bid.
- The sale is subject to confirmation by the secured creditors i.e. SIDBI.
- No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
- Correspondence about any change / modification in the offer after submission of tender will not be entertained.
- 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.
- 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.
- 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).
- The sale certificate shall be issued in the same name in which the tender is submitted.
- Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
- Disputes, if any, shall be within the jurisdiction of Chandigarh, High Court only.
- In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the website at <https://www.bankeauctions.com> and www.sidbi.in.
- This publication is also 15 days notice to the borrower/mortgagor/guarantor.
- For further details or assistance including assistance for participating in the e-auction process, please contact **SHRI DEEPAK (AGM) Mob: 9660673008, SMT. SHILPA SOLANKI (MANAGER), Mob. No. 8527403777** at Small Industries Development Bank of India, at Faridabad or service provider M/s. C1 India Pvt. Ltd, Phone: 0124-4302020/2122/23/24, Mobile: +91- 7291981124 / 1125 / 1126, Help Line e-mail ID: support@bankeauctions.com.