



(A Govt. of India Undertaking)
GREEN PARK BRANCH::NEW DELHI
Telephone No.01126517780, 26536993
email: bmdel162@andhrabank.co.in

NOTICE OF E- AUCTION
{RULE 9 OF SECURITY INTEREST(ENFORCEMENT)RULES 2002}

WHEREAS **M/s Dolphin Softech Pvt. Ltd** , Regd. Office : 3rd Floor, 16 Community Centre , East of Kailash, New Delhi-110065 and represented by its Directors / guarantors –(1) **Mrs. Zeba Urfi** R/o (j)A-169,2nd Floor, Defence Colony, New Delhi-110024 (ii) E-236, 2nd Floor Greater Kailash Part I, New Delhi , PIN : 110048 (2) **Mrs. Zaibun Nisa** R/o C-104, 2nd Floor, Kalkaji New Delhi PIN-110019, availed credit facilities from Andhra Bank, Green Park Branch and has defaulted to pay and is due to the Bank **Rs 18,61,81,962.90 (Eighteen crores sixty one Lacs eighty one thousand nine hundred sixty two rupees and ninety paise only)** as on 30.06.2014 plus further interest, cost and charges. Therefore Andhra Bank in exercise of the Powers conferred U/S 13 of **The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 54 of 2002** has decided to sell the property detailed below in Public auction to be conducted by way of e-auction through the website/ Portal detailed hereunder.

The reserve price(i.e. below which the property would not be sold) of the secured Asset is mentioned below:-

S.No.	Details of security	Reserve price(In INR)	EMD (Earnest Money Deposit) for participating in the E-Auction(10% of reserve Price)
1	Industrial Property , Land and Building bearing plot No. B -155 , Sector 63, Noida, Gautambudh Nagar , UP admeasuring 925 Sq. Mts	7,25,00,000.00	72,50,000.00
2	Land measuring 0.0836 hectares out of total land measuring 0.1780 hectares comprising in Khata No.2395 , Khasra No. 2603 min, Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP) ,belongs to Mrs. Zebaurfi.	32,81,000.00	3,28,100.00
3	Land measuring 0.1780 hectares out of total land measuring 0.1780 hectares comprising in Khata No.2486 , Khasra No. 2603 min, Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP) ,belongs to Mrs. Zebaurfi.	83,41,000.00	8,34,100.00

4	Land admeasuring 0.3430 Hectare , Comprising in Khasra No. 2886, Khata No. 998 in Khatoni of 1410 -1415, Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP) , belongs to Mrs. Zebaurfi.	1,60,93,000.00	16,09,300.00
5	Land admeasuring 0.172925 hectares out of total land admeasuring 1.7370 hectare, comprising in Khata No.1743 , Khasra No. 2890,as per khatouni for the crop year 1416 to 1421 Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP),belongs to Mrs. Zebaurfi.	81,18,000.00	8,11,800.00

The persons interested in participating in the auction and purchasing the property shall deposit Earnest Money as mentioned above for respective properties by way of EFT/ RTGS/NEFT transfer in favour of the Authorized Officer, Green Park Branch to the credit of the **Account No 016211100003590**, Andhra Bank- Green Park the Branch Code being 0162, **IFSC Code ANDB0000162**. The EMD has to be deposited before 4:00P.M on **22.03.2016**

The intending purchasers after payment of the EMD have to register their name with the e-auction service provider given below and obtain their user id and password. The intending purchasers can take the assistance of the service provider in creation of Login ID & Password, uploading data, submitting bid and can also get training on e-auction free of cost.

The intending purchaser holding valid user ID/Password and confirmed payment of EMD through NEFT/RTGS shall alone be eligible for participating in the e-Auction process subject to clearance by the Authorised Officer.

Minimum Bid multiples shall be of Rs. 5.00 lacs.

The property will be e-auctioned on **28-03-2016** on the website of e-Procurement Technologies Limited between 11:00AM to 12:00PM with auto time extension of 5 minutes each, till the sale is concluded/closed.

The property would be sold to the bidder who offers highest price/bid,and the sale shall be subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the Bank in full before the date of sale, no sale will be conducted.

In respect of immovable property, the successful bidder/purchaser will have to deposit 25% of the price /bid amount immediately with Authorized Officer and in default of such deposit, the property shall forthwith be sold again.

The balance 75% of the amount shall have to be deposited by the purchaser within 15 days of confirmation of sale. If the amount is not paid within the stipulated time, the amount deposited will be forfeited and the bank will be at liberty to sell the property again.

There are no encumbrances known to the Bank on the property.

The parties interested to inspect the property may do so on **17.03.2016** between 10:00 AM and 4:00 PM. The parties participating in the auction should carry out proper due diligence over the property before participating in the auction. Bank shall not be responsible in any way at a later date for any dispute regarding the property on any account.

As per Section 194-IA of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale consideration is Rs. 50,00,000/- (Rupees Fifty Lacs) and above. The successful bidder/purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the Income Tax Department in Form No. 16-B, containing the Bank's name and the PAN No-**AABCA7375C** as a seller and submit the original receipt of the TDS Certificate to the Bank.

The Purchaser shall be liable for payment of local taxes, Excise duty and any other statutory dues. The Registration charges and stamp duty on the documents executed for effecting the sale shall also be borne by the purchaser.

The property is put to auction as per the Terms and Conditions displayed on the website of the service provider on **as is where is** and **as is what is basis**. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the properties of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any matter etc will be entertained after submission of the online bid. The decision of the bank regarding sale of the property shall be final, binding and will not be open to question.

The Authorised Officer reserves the right to cancel or postpone the sale without assigning any reasons.

DESCRIPTION OF PROPERTY

S.No.	Property Description	Boundaries of the Property			
		East	West	North	South
1	Industrial Property , Land and Building bearing plot No. B -155 , Sector 63, Noida, Gautambudh Nagar , UP admeasuring 925 Sq. Mts .	B-156/63	B-154/63	B-140/63	30 m wide road entry
2	Land measuring 0.0836 hectares out of total land measuring 0.1780 hectares comprising in Khata No.2395 , Khasra No. 2603 min, Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP) ,belongs to Mrs. Zebaurfi.	Khasra No.2606, 2607& 2608	Ganges Canal Road 40 Ft wide (facing Hostel Building of Sunder Deep Engg. College across canal)	Other agriculture Khasra	Khasra No. 2609 & 2611 as part of Balson Paint Industries India on the bank of the canal road.
3	Land measuring 0.1780 hectares out of total land measuring 0.1780 hectares comprising in Khata No.2486 , Khasra No. 2603 min, Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP) ,belongs to Mrs. Zebaurfi.				

4	Land admeasuring 0.3430 Hectare , Comprising in Khasra No. 2886, Khata No. 998 in Khatoni of 1410 - 1415, Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP) , belongs to Mrs. Zebaurfi.	Khasra No. 2885(Faces Vill Bhoorgarhi)	Khasra No. 2887 (1/2 Part Belonging to Ms. Zeba Urfi)	Khasra No. 2889 (Belonging to Ms. Zeba Urfi)	15ft Katcha Raasta (Pucca Road is Proposed)
5	Land admeasuring 0.172925 hectares out of total land admeasuring 1.7370 hectare, comprising in Khata No.1743 , Khasra No. 2890,as per khatouni for the crop year 1416 to 1421 Situated at Village & Pargana Dhasna , Tehsil & Dist. Ghaziabad (UP),belongs to Mrs. Zebaurfi.	-----	-----	-----	-----

The e-auction of the above mentioned property would be conducted through the
e-Auction Service Provider:

e-Procurement Technologies Limited (ETL)

**A-201/208, Wall Street - II, Opp. Orient Club, Ellis Bridge, Ahmedabad - 380 006, Gujarat
(India)**

**Contact Person: Mr. Rikin Brahmaxatriya (cell no.+91-9978591888), Mr. Vishal Tiwari (cell no.
+91-9879996111), Mr.Kushal Kothary (Cell.no.+91-8980690773)**

E-mail id: rikin@auctiontiger.net, vishal@auctiontiger.net, kushal@auctiontiger.net,
support@auctiontiger.net

Landline No: 079-40230833/ 806/ 827/ 831/ 832/ 817

Support No: 079-40230816/ 817/ 818/ 819/ 820

**Through the e-auction Portal: <https://andhrabank.auctiontiger.net> / also on our
Auctiontiger mobile app.**

Further details regarding the e-auction and the e-auction bid form, declaration form and detailed terms
and conditions may be obtained from Andhra Bank, Green Park Branch, (Contact Phone No.
01126517780, 26536993, cell no.98186 32593) and the same are also available in the following
websites:

1. <https://andhrabank.auctiontiger.net>
2. www.andhrabank.in
3. www.tenders.gov.in

This is also a notice to the borrower(s)/guarantor(s)/mortgagor(s) of the above loan under Rule
8(6) and Rule 9 of the Securitization and Reconstruction of Financial Assets & Enforcement of
Security Interest Act 2002.

Place: New – Delhi

Date: 20.02.2016

(TSN Murty)
Authorised Officer
Andhra Bank, Green Park Branch
Contact No. :- 9818632593

TERMS & CONDITIONS OF SALE

Whereas the Bank acting through its Authorised Officer, in exercise of its power under Section 13(4) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) has decided to sell through **E-Auction** the properties mentioned in the E-Auction Sale Notice for realization of the secured debts due to Andhra Bank amounting to **Rs 18,61,81,962.90 (Eighteen crores sixty one Lacs eighty one thousand nine hundred sixty two rupees and ninety paise only)** as on 30.06.2014 plus future interest, cost and charges thereon from **M/s Dolphin Softech Pvt. Ltd and Guarantors Mrs. Zeba Urfi & Mrs. Zaibun Nisa** pursuant to the symbolic possession of the secured asset taken by the Authorized Officer on 29.10.2014 under SARFAESI Act, 2002. The sale shall be subject to the following conditions and those prescribed in the Security Interest (Enforcement) Rules 2002:

- i) The E-Auction is being held on **"AS IS WHERE IS"** and **"AS IS WHAT IS BASIS"**.
- ii) To the best of knowledge and information of the Authorized officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/s put to auction and claims/rights/dues affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property under Sale in all respects and they shall be stopped from resiling from the said position.
- iv) The particulars specified in the auction notice dated 20.02.2016 published in the newspapers on 22.02.2016 and annexed herein below, have been stated to the best of the information and belief of the undersigned; however undersigned shall not be responsible/liable for any error, misstatement or omission.
- v) The inspection of property put to auction will be permitted to interested bidders at the site on the date and time mentioned in the public notice dated 20.02.2016 (published in the newspaper on 22.02.2016) annexed as **ANNEXURE**.
- vi) The intending purchaser/bidder is required to submit amount of EMD by way of NEFT/RTGS in the **"E Auction account" with Andhra Bank bearing Account No.016211100003590 and IFSC Code ANDB0000162 maintained at our B/o Green Park-New Delhi (Br Code- 0162)** on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as **ANNEXURE** and register their name with the e-auction service provider (EASP) and get user ID and password free of cost and also get training on E-Auction from the EASP e-Procurement Technologies Limited(ETL) by contacting on **Helpline No. 079-**

40230833/806/827/831/832/817 , 079-40230816/817/818/819/820
and e-mail ID: rikin@auctiontiger.net, vishal@auctiontiger.net,
kushal@auctiontiger.net, support@auctiontiger.net

- vii) After Registration of bidders on the web-site as mentioned in para (vi) above, the intending purchaser/ bidder is required to **get copies of following documents uploaded** in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached below 1. Copy of the NEFT/RTGS challan relating to EMD amount; 2. Copy of PAN card 3. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc. 4. Copy of proof of address 5. A declaration that they have inspected the property and have carried out due diligence over the property and have satisfied themselves in all respects, without which the bid is liable to be rejected.
- viii) The E-Auction will take place through web portal/website given at the end of this Annexure on the time specified in the E-auction notice published in the newspaper and copy attached herewith.
- ix) The bidder has to specify the property for which offer is submitted from the list mentioned in the above website along with the **EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below**
- x) The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload on website separate documents as per para (vii) above for each property along with the bid amount.
- xi) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. **The property shall not be sold below the reserve price.**
- xii) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**
- xiii) If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xiv) The auction is by way of inter-se bidding amongst the bidders and the minimum amount by which the bids are to be increased have been defined in the Sale Notice against each Reserve Price. The inter-se bidding which will be commenced online exactly on the date & time specified in the public notice and has been defined as follows:

- A "Enter Live Auction" link will be available on start of the auction Proceeding
 - Once he clicks the link, a page will open which will show information such as,
 - Auction start time
 - Auction close time
 - Opening Bid/Current Highest Bid amount
 - Minimum Bid increment
 - A Bid tab to fill in his own bid
 - Bidder can enter his bid and wait for response on his bid.
 - If the bid becomes highest bid, then he will be shown as "H1"
 - This "H1" icon will disappear if any new higher bid is submitted by any other bidder
 - The bidder can place his new improved bid
 - This process will continue for the entire e-Bidding Process
 - Auction will close as per the closing time if no bid comes during last 5 minutes of the auction closing time
 - In case bids are placed in last 5 minutes of the closing of auction, the closing time automatically gets extended to 5 more minutes.
 - This process continues till no bid comes for a period of 5 minutes and the auction gets closed.
- xv) Successful bidder will be intimated through e-mail for payment of 25% of highest bid amount just after the closing of the e-Bidding Process.
- xvi) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal of the EASP online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xvii) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. **The sale is subject to confirmation by the secured creditor.**
- xviii) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately on the acceptance of offer by the Authorised officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of the sale by the Authorised officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorised officer. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- xix) As per Section 194 - IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs. 50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax department in Form No. 16 -B, containing the Bank's name and the Pan No.

AABCA7375C as a seller and submit the original receipt of the TDS Certificate to the Bank.

- xx) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- xxi) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
- xxii) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. **The exclusive jurisdiction for any disputes shall be within Delhi.** In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
- xxiii) The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of **Bank** or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- E Auction Service Provider/ Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- E Auction Service Provider /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. The E Auction Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Particulars of the E –Auction Service Provider :-

Name: e-Procurement Technologies Limited(ETL)

Address: A-201/208, Wall Street-II, Opp. Orient Club, Ellis Bridge, Ahmedabad-380 006, Gujarat(India)

- i) **Email id: rikin@auctiontiger.net, vishal@auctiontiger.net, kushal@auctiontiger.net, support@auctiontiger.net**

- Website Address: 1. <https://andhrabank.auctiontiger.net>**
2. www.andhrabank.in
3. www.tenders.gov.in

**Sd/-
(TSN Murty)
Authorised Officer
Andhra Bank, Green Park Branch
Contact No.:- 09818632593**