

**E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

Sale of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of Union Bank of India had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

Name of the Account and Description of Property	Demand Notice Date & Amount	Reserve Price	Date/ Time of e-Auction	Last Date of Deposit of EMD
	Present Outstanding Amount (Rs.)	EMD		
	Bid Increase Amount			
<b>M/S Jinendra Strips &amp; Tubes Pvt Ltd.</b> Property no. A-21 Gali No.5 Karawal Nagar (Nala Wali Road) Delhi -110094	17.05.2013	5,00,00,000	27.10.2014 AT 11 AM - 12 PM	25.10.2014
	30,40,60,483	50,00,000		
	33,82,04,172	2,00,000		
<b>M/S Jinendra Strips &amp; Tubes Pvt Ltd.</b> Industrial Plot No. 26- A, Shiv Ganga Industrial Estate, Land & Building at Lakeshwari Pargana Bhagwanpur Teshil Roorkee Dist Haridwar , Uttarakhand-247661. (Property no.3)	17.05.2013	2,40,00,000	29.10.2014 AT 11 AM - 12 PM	27.10.2014
	30,40,60,483	24,00,000		
	33,82,04,172	1,00,000		
<b>M/S Jinendra Strips &amp; Tubes Pvt Ltd.</b> Plant and Machinery including temporary structures Sited at 26-A, Shiv Ganga Industrial Estate. Roorkee Haridwar-247667	17.05.2013	35,00,000	31.10.2014 AT 11 AM - 12 PM	29.10.2014
	30,40,60,483	3,50,000		
	33,82,04,172	50,000		
<b>M/S Jinendra Strips &amp; Tubes Pvt Ltd.</b> C-2, Industrial Area, Sikandrabad, Bulanshehr, U.P-503001	17.05.2013	54,00,000	01.11.2014 AT 11 AM - 12 PM	30.10.2014
	30,40,60,483	5,40,000		
	33,82,04,172	50,000		
<b>M/ s Rangoli Projects</b> B – 145, Mayapuri Industrial Area, Phase I, New Delhi – 110064	27.12.2011	7,90,00,000	03.11.2014 AT 11 AM - 12 PM	1.11.2014
	9,56,67,843	7,90,000		
	13,84,53,393 (as on 01.03.2014)	1,00,000		
<b>M/S INTERNATIONAL AGRO OIL IND. LTD.</b> House No. 20 (complete basement area 162.755 sq mts.)situated at- Near Gitanjali Apartments, Shanti Vihar Delhi-110092 In the name of Sh. Suchit Prasad Jain	18.01.2011	60,00,000	06.11.2014 AT 11 AM - 12 PM	4.11.2014
	44,54,448	6,00,000		
	64,46,349 (as on 28.02.2014)	50,000		
<b>M/s R.S Enterprises</b> Entire building msg. 95 sq. yds, at C- 2/6, Krishna Nagar, Delhi -110051, in the name of Sh. Jitender Gambhir, except portion on the ground floor in possession of M/s H.B.Tent House (266 sq. ft.)	30.09.2009	2,23,00,000	05.11.2014 AT 11 AM - 12 PM	3.11.2014
	4,86,01,495			
	11,42,87,652 ( as on 30.06.2014)	25,00,000 1,00,000		
<b>M/S Orange laboratories PVT Ltd</b> Entire Basement Plot No D 75 East of Kailash New Delhi -110065	18.11.2010	1,32,50,000	14.11.2014 AT 11 AM - 12 PM	12.11.2014
	99,66,577	13,00,000		
	1,43,15,949 (As on 31.08.2014)	50,000		
<b>M/s Dynamic Engineering Co.</b> Entire residential building No C – 48, Gali No. – 7, Block – C, Jagatpuri Extension , Road No. 68, Shahadara, Delhi-110032	03.08.2010	56,00,000	19.11.2014 AT 11 AM - 12 PM	17.11.2014
	32,12,790	5,60,000		
	57,48,887	50,000		
<b>Ashish Sharma &amp; Rajkumari Sharma (Housing Loan)</b> Ground Floor, House No. 253, Pocket-18, Sector-24, Rohini (32 Sqr Mtr), Delhi-110085	17.05.2013	26,00,000	21.11.2014 AT 11 AM - 12 PM	19.11.2014
	24,69,280	2,60,000		
	24,69,280 as on 30.09.13 + contactual rates of interest	20,000		

**TERMS & CONDITIONS:**

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS". The property is under physical possession of the bank.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-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. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- The interested bidders shall submit their EMD through Web Portal: <https://ubi.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://ubi.auctiontiger.net>) through Login ID & Password. The EMD 10% OF RESERVE PRICE shall be payable through NEFT/ RTGS in the following **Union Bank of India, Connaught Place Account No: 307801980050000 NAME OF THE BENEFICIARY:E-auction A/c.( Mention Name of Account corresponding to property for which Bid is sought to be registered as per above mentioned table) IFSC Code: UBIN0530786**. Please note that the Cheques/ Demand Draft shall not be accepted as EMD amount.
- After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv) Copy of proof of address; without which the bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III (Mentioned in the Tender Notice) AFTER DULY FILLED UP & SIGNED**. The bidders may submit hard copy of the above documents to the Authorised Officer/ Branch Manager i.e. the last date of submission of EMD. The bidders are also advised to give details of their bank account number with IFSC code to enable the bank to refund the EMD amount of unsuccessful bidders.
- Any prospective bidders may contact the Branch at the below mentioned contact details for inspection of any of the properties atleast 5days prior to the date of auction.
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **Mr. Kutubuddin Gandhi, Mob No: 9898650526, E-mail ID: kutubuddin@abcprocure.com & Mr. Vishal Tiwari, Mob No: 9879996111, E-mail ID: vishal.t@abcprocure.com & support@auctiontiger.net, Landline No: 079-40230828/829/830/806/827** in office hours during the working days.
- Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
- The interested bidders who have submitted their EMD not below the Reserve Price through online mode before **4:00 PM on the last date date of EMD as mentioned in the table above**, shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against the property 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". 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 through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
- 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, within 24 hours immediately after acceptance of bid price by the Authorised Officer. The sale of the property shall be confirmed in favour of the highest bidder on receipt of the 25% of the sale price. If the successful bidder fails to deposit 25% of sale price as stipulated here in above then the sale will be cancelled and earnest money deposited shall be forfeited. The successful bidder shall deposit the balance 75% of the sale price on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from M/s. e-Procurement Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s e-Procurement Technologies Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody relating to the auction property.
- On issuance of Sale Certificate by the Bank, sale shall be completed and no claim shall be entertained by the Bank. If the intending purchaser desires to execute any further document relating to the sale then the purchaser shall bear all cost and expenses required for preparation and execution of such document. The document prepared by the intending purchaser shall be vetted and approved by the bank's panel advocate at the cost and expenses of the said purchaser.
- The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s. e-Procurement Technologies Pvt. Ltd., <https://ubi.auctiontiger.net> before submitting their bids and taking part in the e-Auction.**
- Bidding in the last moment should be avoided in the bidders own interest as neither the Bank nor the Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated 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.