यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Annexure K

AUCTION CUM SALE NOTICE FOR IMMOVABLES
Asset Recovery Branch Indore

To: By Regd Post AD

1. M/s Dhanraj Traders (Borrower)
Prop Mr. Dinesh Rathore
Address: C 51, Vidhya Place Colony
Chhota Bangarda INDORE 452001

2(a) Mr. Dinesh Rathore S/o Babulal Rathore (Guarantor)
Address: C 51, Vidhya Place Colony
Chhota Bangarda INDORE 452001

2(b)Mr. Mukesh Rathore S/o Babulal Rathore (Guarantor)
Address: Survey no 861, ward no 28,
near Girwar road Shajapur, Madhya Pradesh PIN 465001

2(c)Mr. Suresh Rathore S/o Babulal Rathore (Guarantor)
Address: 30-31 Kasera Bazar
Shajapur, Madhya Pradesh PIN 465001

Dear Sir/Madam,

Sub: Notice of **30** days for sale of immovable secured assets under Rule 8of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, **Asset Recovery Branch, UG-18-19-20, Mangal City, Vijaynagar, Indore 452010** the secured creditor, caused a demand notice dated **24/11/2023** under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated **05/03/2024 for 2 Properties at Indore & 07/03/2024 for 1 property at dewas and 4 properties at shajapur** issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer**,** will be sold by

holding public E-auction on **12.06.2024** by inviting Bids from the public through online mode on www.mstcecommerce.com.

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully

Place**: INDORE**

Date :09.05.2024

AUTHORISED OFFICER

FOR UNION BANK OF INDIA

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower, Co-Applicant and Guarantor	**1. M/s Dhanraj Traders (Borrower)** **Prop Mr. Dinesh Rathore** **Address: C 51, Vidhya Place Colony** **Chhota Bangarda INDORE 452001** **2(a) Mr. Dinesh Rathore S/o Babulal Rathore (Guarantor)** **Address: C 51, Vidhya Place Colony** **Chhota Bangarda INDORE 452001** **2(b)Mr. Mukesh Rathore S/o Babulal Rathore (Guarantor)** **Address: Survey no 861, ward no 28, near Girwar road Shajapur, Madhya Pradesh PIN 465001** **2(c)Mr. Suresh Rathore S/o Babulal Rathore (Guarantor)** **Address: 30-31 Kasera Bazar** **Shajapur, Madhya Pradesh PIN 465001**
2. Name and address of the Secured Creditor:	UNION BANK OF INDIA, ASSET RECOVERY BRANCH UG-18-19-20, MANGAL CITY, VIJAY NAGAR, INDORE

3. Description of immovable secured assets to be Sold

PROPERTY - 1
Freehold residential house no 29, ward no 9, Kasera Bazaar near porwal bhawan , Shajapur.
Owner : Shri Suresh Rathore s/o Shri Babulal Rathore
Admeasuring : 900 Sq Ft.
Boundaries:
North: kasera Bazar Laxmibai Marg
South: Common Lane
East: Land of Shri Hiralal Kasera
West: House of Shri Laxminarayan rathore

PROPERTY - 2
Freehold residential single storied structure at survey no 861 (min), ward no 28, near Girwar Shajapur road, Shajapur.
Owner : Shri Suresh Rathore s/o Shri Babulal Rathore
Admeasuring : 500 Sq Ft.
Boundaries:
North: Seller's sold land belongs to Suresh Rathore, Mukesh Rathore and Dinesh Rathore
South: House of Kantabai
East: 15 Feet Road rough way
West: House of Ramesh Rathore

PROPERTY - 3
Freehold residential single storied structure at survey no 862 (min), ward no 28, near Girwar Shajapur road, Shajapur.
Owner : Shri Suresh Rathore
Shri Mukesh Rathore
Shri Dinesh Rathore
Admeasuring : 800 Sq Ft.
Boundaries:
North: shajapur girwar Road
South: House of Suresh Rathore

East: 15.00 ft wide rough way
West: House of Ramesh Rathore

PROPERTY - 4
Industrial purpose diverted land bearing survey no. 26/2/1/1/1, village borasi, tehsil Depalpur, Indore (M.P.) admeasuring 0.280 Hectare having tin-factory shed constructed on area Admeasuring 5000 Sq Ft.
Owner : Shri Dinesh Rathore.
Boundaries:
North: Rough Way
South: Land of Pipliya wale
East: Rough Way
West: Land of Sitaram Rathore

PROPERTY - 5
Residential property located at plot/house no.34 of Ushaganj (IMC Ward no. 63) street no. 4 Indore M.P. having admeasuring area of 925 sqft.
Owned by Mr. Dinesh Rathore
Boundaries:
North: Road
South: Nalla
East: Plot no. 33/4
West: Plot no. 35/4

PROPERTY - 6
Commercially diverted land of S.No. 126/1/1/1/1/1/1/1/1/1/1/1/2 having area 3900 sq mtrs of Gram Bilawali, tehsil Dewas Nagar District Dewas , MP.
Owned by Mr. Dinesh Rathore
Boundaries:
North: Remaining Part of Survey No. 126/1/1/1/1/1/1/1/1/1
South: Ujjain Bypass Road
East: Plot of Mr. Javed
West: Remaining Part of Survey No. 126/1/1/1/1/1/1/1/1/1

4.The details of encumbrances, if any known to the Secured Creditor	NIL
5. Last date for submission of EMD	On or before the commencement of e-Auction.
6. Date & Time of auction	**TIME 12:00 PM TO 05:00 PM** **DATE 12.06.2024 (with 10 min unlimited auto extensions)** **E-auction website-www.mstcecommerce.com**
7.The secured debt for the recovery of which the immovable secured asset is to be sold:	**Rs. 10,86,41,474.51** **As on 20/11/2023**
8.1 Reserve price for the properties below which the immovable property may not be sold:	**Property – 1: Rs. 71,65,000/-** **(Rupees Seventy One Lakh Sixty Five Thousand Only)** **Property – 2: Rs. 16,10,000/-** **(Rupees Sixteen Lakh Ten Thousand Only)** **Property – 3: Rs. 25,55,000/-** **(Rupees Twenty Five Lakh Fifty Five Thousand Only)** **Property – 4: Rs. 1,03,00,000/-** **(Rupees One Crore Three Lakh Only)** **Property – 5: Rs. 1,08,00,000/-** **(Rupees One Crore Eight Lakh Only)** **Property – 6: Rs. 5,00,00,000/-**

	(Rupees Five Crore Only)
8.2 EMD Payable	**Property – 1: Rs. 7,16,500/-** **(Rupees Seven Lakh Sixteen Thousand Five Hundred Only)** **Property – 2: Rs. 1,61,000/-** **(Rupees One Lakh Sixty One Thousand Only)** **Property – 3: Rs. 2,55,500/-** **(Rupees Two Lakh Fifty Five Thousand Five Hundred Only)** **Property – 4: Rs. 10,30,000/-** **(Rupees Ten Lakh Thirty Thousand Only)** **Property – 5: Rs. 10,80,000/-** **(Rupees Ten Lakh Eighty Thousand Only)** **Property – 6: Rs. 50,00,000/-** **(Rupees Fifty Lakhs Only)**

9. 1. Registration

The Online E-Auction will be held through web portal/website www.mstcecommerce.com on the date and time mentioned above with unlimited extension of 10 minutes.

The intending bidders / purchasers required to register through https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by using their mobile number and valid email-id. They are further required to upload KYC documents and Bank Details

9. 2. KYC Verification

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.

9. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted. The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.

9.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in https://ibapi.in). The property will be visible in 'Live Auctions' on www.mstcecommerce.com one day prior to the date of auction.

9. 5. Help Desk

- For Registration related queries e-mail to ibapiop@mstcecommerce.com

- For EMD payment/refund related queries e-mail to ibapifin@mstcecommerce.com.
- For Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp and *Click "Buyer Guide for Login and Registration"*
- Intending bidders may download at free of cost, copies of sale notice, Terms and Conditions of e-auction Help Manual on operational part of e-auction from e-Bkray – IBAPI portal (https://www.ibapi.in)
- For auction related queries e-mail to sarfaesi@unionbankofindia.com or contact **Asset Recovery Branch, UG-18-19-20, Mangal City, Vijaynagar, Indore -452010**

9.6 Steps Involved

- Register on e-auction portal www.mstcecommerce.com. using mobile number and email ID.
- Upload requisite KYC Documents.
- Generate challan and transfer EMD amount to bidder's global EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
- In case of unsuccessful Bid, request for refund to be made in the MSTC website and refund will be made directly by the MSTC.

Bidders are advised to go through the website https://www.ibapi.in, and www.unionbankofindia.co.in tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings.

Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

10. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured 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 /assets and claims/ dues affecting the property under Sale in all respects.

11. In case of Bidding Bid Increment value will be 1 % (One Percentage) of the Reserve Price for sale of assets.

12. The sale will be confirmed in favor of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

13. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

14. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the account bearing Number **793301980050000** of Union Bank of India, Asset Recovery Branch, Indore, IFSC Code-**UBIN0579335** and 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 between the secured creditor and the purchaser, in any case not exceeding 3 months.

In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically 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.

In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

15. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

16. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favor of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

17. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

18. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value 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 quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land).

19. The Authorised Officer will deliver the property on the basis of symbolic/~~physical~~ possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

20. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

21. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorized Officer in favor of successful bidder. The unsuccessful bidder is required to place request for refund with https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp.

The EMD of unsuccessful bidders will be refunded on request to their respective A/c No. as registered in e-Auction Portal www.mstcecommerce.com. The bidders will not be entitled to claim

any interest, costs, expenses and any other charges (if any).
22. If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses / charges / cost in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorised Officer.
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. 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
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable/immovable secured assets will be sold in **“As is where is”, “As is What is” and “whatever there is”** condition.
27. The Sale shall be subject to the outcome of pending Securitization appeal if any.
28. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.
29. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the 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 to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place **: INDORE**

Date :**09.05.2024**

AUTHORISED OFFICER

FOR UNION BANK OF INDIA