**UCO BANK**
**Branch Office: Mid Corporate(2105), Orbit Mall, Civil Lines, Ajmer Road, Jaipur-302006,**
**e-mail:jaimcc@ucobank.co.in**
**Zonal Office: 2nd Floor, Arcade International, Orbit Mall, Civil Lines, Ajmer Road, Jaipur-302006**

## E-Auction Sale Notice to General Public APPENDIX-IV-A

**[See proviso to rule 8(6) Sale notice for sale of Immovable property]**

**(1) Date of Inspection** **18.07.2023**

**(2) Last Date of Submission of Earnest Money Deposit and KYC Documents** **25.07.2023**

**(3) Date of E-Auction** **25.07.2023**

**E Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of UCO Bank (Secured Creditor) from Liquidator Mr. J P Rawat (Reg. No. IBBI/IPA-001/IP-P-01969/2020-2021/13039), will be sold on "AS is where is", "As is what is", and "Whatever there is" on **25.07.2023 from 1.00 PM to 5.00 PM** for recovery of Bank's dues as mentioned below plus interest and expenses due to the UCO Bank (Secured Creditor) from M/s Balaji Lifestyle Technologies Pvt. Ltd. (Borrowers/Mortgagors/Guarantors). The whole schedule of Auction Proceedings is as under:

### SCHEDULE OF THE SECURED ASSETS

| Name of the Borrowers/Corporate Debtor/Co-Borrowers/Guarantors | Description of Secured Assets | Recoverable Amount as per form D submitted to the Liquidator under provision of IBC, 2016<br>Date of Physical possession taken from Liquidator | Reserve Price | Earnest Money Deposit (EMD) Amount and Last Date of Deposit of EMD | Date & Time of Inspection | Date & Time of E-Auction |
|---|---|---|---|---|---|---|
| M/s Balaji Lifestyle Technologies Pvt. Ltd.<br><br>Mr. Parag Baxi S/o Mr. Raj Kumar Baxi<br><br>Mr. Rohit Arora S/o Mr. S N Arora<br><br>Mr. Suresh Narayan Arora S/o Mr. Suraj Narayan Arora | All the part and parcel of Commercial Open Plot Measuring 138.88 Sq. Yards situated at:<br><br>Plot No. CS-92, Tejaji Nagar, Jagatpura, Sanganer, Jaipur-302017<br><br>Property Owner: M/s Balaji Lifestyle Technologies Pvt. Ltd.<br><br>Present Possession Type: **Physical** | **Rs.5,98,12,961.36 as per claim submitted to the Liquidator (Form D) as on 15.04.2023 plus further Interest, cost and other expenses**<br><br>**29.05.2023** | Rs.5902000/- | EMD Rs.590200/-<br><br>Date:25.07.2023 | 18.07.2023<br><br>Time: 11.00 AM to 1.00 PM | 25.07.2023<br><br>Time: 1.00 PM to 5.00 PM |

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|---|---|---|---|---|---|---|
| | All the part and parcel of Residential Open Plot Measuring 187.50 Sq. Yards situated at:<br><br>Plot No.37, Shri Sai Residency-III, Near Sumerl Schme, Village Kheda, Jagannathpura, Tehsil Chaksu, Tonk Road, Jaipur<br><br>Property Owner: M/s Balaji Lifestyle Technologies Pvt. Ltd.<br><br>Present Possession Type**: Physical** | | Rs.1950000/- | EMD Rs.195000/-<br><br>Date:25.07.2023<br><br>Up to 12 Noon | 18.07.2023<br><br>Time: 11.00 AM to 1.00 PM | 25.07.2023<br><br>Time: 1.00 PM to 5.00 PM |
| | All the part and parcel of Commercial Shop Measuring 500 Sq. Feet situated at:<br><br>S-1 & S-2, Third Floor at Plot No. A-3, Shubham Tower, Shasthri Nagar, Jaipur<br><br>Property Owner: M/s Balaji Lifestyle Technologies Pvt. Ltd.<br><br>Present Possession Type**: Physical** | | Rs.4038000/- | EMD Rs.403800/-<br><br>Date:25.07.2023<br><br>Up to 12 Noon | 18.07.2023<br><br>Time: 11.00 AM to 1.00 PM | 25.07.2023<br><br>Time: 1.00 PM to 5.00 PM |
| | All the part and parcel of Commercial Shop Measuring 198.95 Sq. Yards situated at:<br><br>S-3, Third Floor at Plot No. A-3, Shubham Tower, Shasthri Nagar, Jaipur<br><br>Property Owner: M/s Balaji Lifestyle Technologies Pvt. Ltd.<br><br>Present Possession Type**: Physical** | | Rs.1607000/- | EMD Rs.160700/-<br><br>Date:25.07.2023<br><br>Up to 12 Noon | 18.07.2023<br><br>Time: 11.00 AM to 1.00 PM | 25.07.2023<br><br>Time: 1.00 PM to 5.00 PM |

**TERMS AND CONDITIONS OF E-AUCTION SALE:**

**The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:**

i. The properties are being sold on" **As is where is", As is what is", and "Whatever there is** ".

ii. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

iii. The secured asset will not be sold below the reserve price.

*iv.* The auction sale will be "online through e-auction portal *https://WWW.mstcecommerce.com/auctionhome/ibapi/index.jsp*

*v.* The bidders are also advised to go through the portal *https://ibapi.in or https://WWW.mstcecommerce.com/auctionhome/ibapi/index.jsp for detailed terms and conditions for e-auction before submitting their bids and taking part in the e-auction.*

vi. For any clarification or query bidders may contact **Sh. Pawan Purohit, Authorized Officer (Mobile No.8699006501) and Branch Head Ms. Sheenu Agarwal (Mob.9887877700)**

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES**

The borrower/guarantor/mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and other expenses /charges before the date of e-Auction, failing which the secured Asset(s) will be sold/auctioned to discharge of the liability.

**Date: 17.06.2023**
**Place: Jaipur**

Authorized Officer
UCO Bank

**Other Terms and Conditions:**

1) All intending bidders shall register with the e-auction portal to create their user id's and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by service provider (MSTC). Once the KYC documents are verified by MSTC, the registration will be activated within a period of maximum two working days from the date of submission of all KYC documents and registration fee if any.

2) The interested bidders has to deposit EMD amount in his/her wallet (virtual) created by the Service Provider for bidding purpose, Service provider (MSTC) will transfer the EMD of the accepted lots to the designated bank account as mapped with the sold property on the next working day after conclusion of auction, Such transfer will be online.

3) **Only those bidders holding valid user ID & Password and confirmed** wallet (virtual) created by the Service Provider for bidding purpose, Service provider (MSTC) **shall be eligible to participate in the on line e-auction.**

4) The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel /adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

5) The bidders shall improve their offer in multiple of **Rs.10,000/- (Rupees in words Ten Thousand only).** In case bid is placed in the last ten minutes of the closing time of the auction, the closing time will automatically get **extended for ten minutes.**

6) Auction would commence at the reserve price and bidders shall improve their offer as stated hereinabove. On closure of 'on line auction', the highest bidder shall be declared as successful bidder and such sale shall be subject to confirmation by the Secured Creditor.

7) The successful bidder shall have to deposit 25% of the bid/sale amount immediately and the earnest money shall be adjusted towards 25% of the bid/sale amount. In Case of default in payment of the 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured asset will be resold.

8) The successful bidder shall be required to deposit the balance 75% of the bid amount within 15 days from the date of confirmation of sale. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

9) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantor/s, at any time on or before the date fixed for sale, the sale of asset may be cancelled.
10) All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

11) The sale certificate shall be issued in the same name in which the Bid is submitted.

12) Any other encumbrances known to the Bank –is not known. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties E-Auctioned)The Intending Bidder is

advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

13) The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

14) The Bank and Authorized Officer will not be responsible for any Court Stay, Order or Litigation during E-Auction and after E-Auction. Bank will not be liable to pay any interest on deposit amount if the E-auction is delayed or cancelled due to any Court Stay, Order and Litigation.

15) The Bank may also go for self bidding for the eligible cases.

Authorized Officer
UCO Bank