



SALE NOTICE (Sale through E-Auction only)

Whereas the undersigned being the Authorized Officer of Punjab & Sind Bank under the SARFAESI Act, 2002 and in exercise of powers conferred under Section 13(2) read with the relevant rules of the Security Interest (Enforcement) rule 2002 issued demand notice on 12.07.2005 calling upon the borrower to repay the amount mentioned in the notice within 60 days from the date of receipt of the said respective notice. As the borrowers/guarantors have failed to repay the amount mentioned in the respective notice, the Authorized Officer has taken actual physical possession of the property under SARFAESI Act, 2002 in terms of orders dated 07.09.2006 of Hon'ble High Court of Delhi for recovery of the secured debts of Punjab & Sind Bank amounting to Rs.16, 75,38,8660.00 lacs as on 12.07.2005 and interest thereon and with costs and charges in respect of credit facilities to M/s Uniplas India Ltd. (in Liquidation).

The property will be sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" as per details given hereunder and in terms of order dated 23.02.2015 & 21.03.2014 of the Hon'ble High Court of Delhi in C.P. No.-324/2000 through our E-Auction service provider M/S C1 INDIA PVT. LTD. through the web portal <https://www.bankeauctions.com> on 24.06.2015 .Intending participants can inspect the property on 13.06.2015. Sale is subject to confirmation by Hon'ble High Court of Delhi in C.P. No.-324 /2000.

Name of the Borrower/Guarantors	Description of Property	Demand Notice date	Date of Possession Handed over by Official Liquidator	(1).Reserve price	1)Date/Time of Inspection
		Amount of Notice		(2).Earnest Money Deposit(EMD)	2) Date/Time of E-Auction
				(3).Bid Increase Amount	
M/s Uniplas India Ltd. (Coy. In Prov. Liquidation Sh. J. B.S. Bakshi (Since expired ) represented by LRs 1.Smt. J.K. Bakshi (Wife) 2.Jeet Bakshi (Son, represented through his mother Smt. J.K. Bakshi) <u>Guarantor</u> Smt. J.K. Bakshi Property belonging to the Coy.)	1. Land & Building on Plot of Land in Survey Nos,81,82/1,90/1 & 90/2 admeasuring 9578 sq.mtrs. in aggregate situated in the Village Kadaiya, Post Bhimpore, Nani Daman -396210 <hr/> 2. Plant & Machinery	12.07.2005	09.10.2006	(1) 1. Rs.684.00 Lacs 2. Rs.3.24 Lacs Total Rs.687.24 Lacs	1) <u>13.06.2015</u>  10.30 A.M to 12.30 P.M.
		Rs.16,75,38,8660.00 as on 30.06.1995		(2) Rs.69.00 lacs	-----
				(3)Rs.5.00 lac	2) <u>24.06.2015</u>  11.00 AM to 12.00 NOON



For last date of submission of bid and detailed terms and conditions, for E-Auction sale please visit web portal <https://www.bankeauctions.com> before submission of bids and taking part in E-Auction sale proceedings and/or contact M/S C1 INDIA PVT LTD, C-104, Sector-2, Noida-201301 (U.P) Tel.+91-120-4746800, +91-120-4888888 +91-8447533720, +91-9810029923/33 Email iD : [support@bankeauctions.com](mailto:support@bankeauctions.com) and/or contact Sh. J.S. Bhatia (Mobile no.09911664415).Email ID- [d0707@psb.org.in](mailto:d0707@psb.org.in). **Statutory 30 days sale notice under rule 8(6) of the SARFAESI Act , 2002: the borrower/guarrantors are hereby notify to pay the sum as mentioned above alongwith upto date interest and cost and other 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.**

Place: New Delhi

Authorized Officer

Date: \_\_\_\_\_



### TERMS & CONDITIONS

The Property shall be sold on “AS IS WHERE IS BASIS “and “AS IS WHAT IS BASIS”

1. Auction Sale/Bidding shall only be done through “Online Electronic Mode” through the web portal <https://www.bankeauctions.com> on **24.06.2015 from 11.00 A.M. to 12.00 Noon.**
2. Bidders are advised to go through the web portal <https://www.bankeauctions.com> for detailed terms and conditions for E-Auction sale before submitting their bids and taking part in the E-Auction sale proceeding and/or contact M/s C1 INDIA PVT LTD, C-104, Sector-2, Noida-201301 (U.P) Tel.+91-120-4746800, +91-120-4888888 +91-8447533720, ,+91-9810029923/33 Email [support@bankeauctions.com](mailto:support@bankeauctions.com) and/or contact Sh. J. S. Bhatia (Mobile no.09911664415) Email ID- [d0707@psb.org.in](mailto:d0707@psb.org.in).
3. The intending bidders are required to register themselves with the web portal <https://www.bankeauctions.com> and obtain user ID and password, free of cost, well in advance, which is mandatory for E-Auction bidding from M/s C1 INDIA PVT. LTD., C-104, Sector-2, Noida-201301 (U.P) Tel. +91-120-4746800, +91-120-4888888, +91-8447533720+91-9810029923/33 Email ID: [support@bankeauctions.com](mailto:support@bankeauctions.com).
4. The intended bidders who have deposited EMD and who require assistance in creating login ID and Password, uploading data, submitting bid, training on e-bidding process etc, may contact the service provider M/s C1 INDIA PVT LTD, C-104, Sector-2, Noida-201301 (U.P) Tel.+91-120-4746800, +91-8447533720, +91-120-4888888,+91-9810029923/33 Email ID : [support@bankeauctions.com](mailto:support@bankeauctions.com) for availing on line training on E-Auction, free of cost.
5. The property will not be sold below the reserve price .The reserve price shall be **Rs.687.24 lacs** and Earnest Money Deposit (EMD) is **Rs.69.00 lacs**. The interested bidders shall submit their bid along with proof of having deposited the EMD by accessing the web portal <https://www.bankeauctions.com> through the acquired Login ID and password from M/s C1 INDIA PVT LTD, C-104, Sector-2, Noida-201301 (U.P) Tel.+91-120-4746800, +91-120-4888888 +91-8447533720, +91-9810029923/33 Email ID : [support@bankeauctions.com](mailto:support@bankeauctions.com). The EMD shall be payable through NEFT/RTGS to the following account: **Punjab and Sind Bank Rajendra Place New Delhi, Current Account No.06061100041730 (IFSC Code- PSIB0000606)**



6. The bidders shall upload scanned copies of i) PAN Card ii) Proof of Identification iii) Copy of proof of address iv) Scanned copy of Annexure-II & III (after downloading the same from web portal) after the same are duly filled in and duly signed v) Acknowledgement receipt of RTGS/NEFT by **22.06.2015 before 5.00 P.M.** in the web portal <https://www.bankeauctions.com>
7. Only those bidders holding valid user id and password provided by service provider M/s C1 INDIA PVT. LTD. and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the “E-Auction” process.
8. The authorized officer is not bound to accept the highest bid and the authorized officer has the absolute right to accept or reject any or all bid(s) or adjourn or postpone or cancel the E-Auction without assigning any reason thereof or to modify any terms and conditions of this sale without any prior notice and also his decision in this regard shall be final.
9. The property is being sold on “AS IS WHERE BASIS IS “and “AS IS WHAT IS BASIS” and “WITHOUT RECOURSE BASIS” The intending bidders should make their own independent enquiries by themselves to satisfy themselves regarding the encumbrances if any over the property and regarding title of property put on auction and regarding claims/rights/dues effecting 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 authorized officer/bank will not be responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody, in respect of the property under sale.
10. It shall be the responsibility of the bidders to inspect and satisfy themselves about the property before submitting the bid. The inspection of property put on E-Auction may be permitted to intended bidders, at their request, at site from **10.30 A.M. To 12.30 P.M on 13.06.2015.**
11. The interested bidders who have submitted their bid not below the reserve price through online mode by **22.06.2015 up to 5.00 P.M.** shall be eligible for participating in the E-Auction bidding process .The bidder shall improve their offer in multiple of Rs.5.00 lakh. 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 within last 5 minutes of closing of auction, the closing time automatically gets extended to 5 more minutes. This process will continue until there is no valid bid during last 5 minutes and the auction will get closed.
12. The successful bidder shall have to deposit 25% of the highest bidding amount/sale amount, adjusting the EMD already paid, within next working day from the day of E-Auction through NEFT/RTGS to the following account: **Punjab and Sind Bank Rajendra Place New Delhi Current Account No.06061100041730 (IFSC Code- PSIB0000606)**. In case of default in payment of 25% of the sale amount (Less EMD) within the prescribed period, the entire deposit made by the bidder together with the EMD shall be forfeited



without any notice and the property will be resold after issue of fresh sale notice. The defaulting bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

13. The successful bidder shall be required to deposit the balance 75% of the highest bidding amount/sale amount on or before the 15<sup>th</sup> day of E-Auction or such extended period, as may be agreed upon in writing by and solely at the discretion of the authorized officer, through NEFT/RTGS to the following account: **Punjab and Sind Bank Rajendra Place New Delhi Current Account No.06061100041730 (IFSC Code- PSIB000606)**, subject to the confirmation of the Hon'ble High Court of Delhi in C.P. No. **324/2000**. In case of default in payment of remaining 75% of the sale amount within the prescribed period, the entire deposit made by the bidder together with, the EMD will be forfeited without any notice and the property will be resold after issue of fresh sale notice. The defaulting bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
14. On Compliance of terms of sale, the authorized officer shall issue a certificate of sale in favour of purchaser in the same name in which bid is submitted by the purchaser.
15. The EMD(paid through NEFT/RTGS) will be refunded to the unsuccessful bidders within seven days from the date of E-Auction by credit to originating account and such bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
16. Successful bidder will have to pay all statutory dues /taxes/fees/charges/housing society dues & charges/property tax/ electricity dues/water charges & dues etc. if any. If the bidder requires he should make his own enquiries by themselves regarding any statutory liabilities, various dues from different organizations before participating in the auction. Bank holds no responsibility to provide information about the same.
17. Statutory dues/other dues/all attendant charges including registration, stamp duty/taxes etc shall be borne by the purchaser i.e. successful bidder.
18. Words and expressions used herein above shall have the same meaning respectively assigned to them in SARFAESI Act 2002 and the rules framed there under.
19. Disputes, if any, shall be within the jurisdictions of Delhi Courts only.
20. If the dues of the bank together with all costs, charges and expenses incurred by the Bank are paid on behalf of the borrower or guarantor, at any time on or before the date fixed for E-Auction sale, the sale of asset will be cancelled.



21. Particulars specified in respect of the above said property have been stated to the best of the information of the Authorized Officer/Bank but Authorized Officer and /or Bank will not be answerable for any error, mis-statement or omission in this public notice.
22. Any issue with regard to connectivity during the course of bidding online shall be the responsibility of the bidder and no claim in this regard shall be entertained.
23. The above conditions are in addition to the other terms and conditions available at the website <https://www.bankeauctions.com> of our E-auction provider M/s C1 INDIA PVT LTD.
24. This is also a notice to the borrower/guarantor/mortgagor of the aforesaid loan account about holding of E-Auction for sale on the above mentioned date **24.06.2015**.
25. The prospective bidders will have to submit a combined bid for both items no. (i) & No. (ii) above.

Date: \_\_\_\_\_

Place: New Delhi

Authorized Officer

Punjab & Sind Bank



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**Punjab & Sind Bank**

(A Govt. of India Undertaking)

*Where service is a way of life*