

## Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) 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 constructive possession of which has been taken by the Authorised Officer of the Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 04.03.2019, for recovery of below mentioned dues to the Bank. The other details are as under:-

Sl. No.	Branch	Name of the Borrower/Guarantors	Description of the property & ownership	Date of Demand notice U/s 13(2) O/s Dues	Reserve Price	Date and time of E auction/ Account no. IFSC Code	Authorized officer and contact no.
					EMD Minimum Bid increase Amount		
1	Parliament Street, New Delhi	M/s Navrang Theaters P. Ltd. (CIN no. U74899DL1970PTC005389) Borrower: Guarantors:- 1. Mr. Pawandeep Sachdeva (DIN 01798945) 2. Mr. Devendra Singh (DIN no. 01798949) 3. Ms. Supreet Sachdeva 4. Mrs. Jasbir Kaur	A Commercial property adm. 3608.20 Sq.Yds., situated at Kharsa Nos. 1106/2, 1112/1, 1112/3 of village Kaila, G.T. Road, Ghaziabad (U.P) belonging to M/s. Navrang Theatres Pvt. Ltd.	03.04.2018  3631.79 Lacs plus further intt. w.e.f. 24.04.2017	2801.00 Lacs  280.10 Lacs  5.00 lacs	04.03.2019 from 01.00 PM to 03.00 PM 05860015181219 BARBOPARLIA (5TH Character is to be read as zero)	Sh. P. K. Singh Mob.: 8130999102
2	Parliament Street, New Delhi	M/s Mohta Plywood Industries P. L t d . ( C I N n o . U74899DL1981PTC011905) Borrower: Guarantors:- 1. Mr. Pawandeep Sachdeva (DIN 01798945) 2. Mr. Devendra Singh (DIN no. 01798949) 3. Mrs. Jasbir Kaur	Leasehold Factory land and building adm. 8682 sq. yds. situated at plot no 51, UPSIDC industrial area, Site IV, Sahibabad, Ghaziabad (U.P.) belonging to M/s Mohta Plywood Industries Private Limited	13.08.2018  2369.00 Lacs plus further intt. w.e.f. 01.08.2018	44.64 lacs  4.47 lacs  0.25 lac	04.03.2019 from 01.00 PM to 03.00 PM 05860015181219 BARBOPARLIA (5TH Character is to be read as zero)	Sh. P. K. Singh Mob.: 8130999102

For detailed terms and conditions of the sale, please refer to the link provided in Bank's website i.e. [www.bankofbaroda.com](http://www.bankofbaroda.com).

Last date and time of submission of bid- 02.03.2019 Note: No bid shall be accepted less than or equal to reserve price

Date and time of inspection of properties - 28.02.2019 11.00 am TO 04.00 pm

The sale shall be subject to the terms & conditions as described below:

1. The e-auction is being proposed on the basis of "Constructive possession" on "As is where is", "As is what is" and "Whatever there is" without recourse basis. SA no. 303/2018 and SA no. 48/2019 is pending adjudication at DRT, Lucknow regarding the property mentioned at point no. 1 and 2 respectively, of the aforesaid table.

2. The Auction-cum-sale shall be conducted through e-Auction mode, through the official portal of <https://bob.auctiontiger.net>

3. Care has been taken to include adequate particulars of Secured Assets in the Schedule herein above. The Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The intending bidders are advised to go through the portal <https://bobauctiontiger.net> for detailed terms and conditions for e-Auction sale before submitting their bids and taking part in the e-Auction sale proceedings and contact the respective Authorized Officers for the concerned property/ies as mentioned hereinabove.

5. The Secured Assets shall not be sold below or equal to the Reserve Price. Auction shall commence at one increment above the Reserve Price and bidders shall be free to bid among themselves by improving their offer with minimum incremental amount stated hereinabove.

6. Earnest money deposit (EMD) shall be deposited through NEFT/RTGS fund transfer/ Demand Draft (payable at Delhi) on or before 02.03.2019 upto 05.00 PM to the designated account, the details of which are given in the above table, where 5th character of IFSC Code is '0' (Zero).

7. The intended bidders who have deposited the EMD should upload the following documents on or before 02.03.2019 on official portal <https://bobauctiontiger.net>, as per the columns/fields available on the portal.

a) Proof of deposit of EMD.

b) Fully filled Bid form

c) Self attested true copy of Identity Card containing Photograph and Residential Address and PAN card of the intending bidder, issued by Govt. of India. Original of the document should be made available for verification by the concerned Authorized Officer.

d) Request for issuance of Login ID and Password for participating in the bidding process.

8. Interested bidders can create their login ID and password on the portal <https://bobauctiontiger.net>. If the intended bidder requires any assistance in creating login ID & Password, uploading data, submitting bid, training on e-bid process etc., may contact M/s e-Procurement Technologies Ltd., B-704-5 Wall Street-II. Opp. Orient Club, Nr. Gujarat College Road, Ellis Bridge, Ahmedabad, contact person Mr. Ram Sharma - 06351896834 E-mail- [Delhi@auctiontiger.net](mailto:Delhi@auctiontiger.net), ramprasad@auctiontiger.net, Nitish Jha - 7982880393, Help Line No. 079-61200595/520/548. Help line email id - [support@auctiontiger.net](mailto:support@auctiontiger.net). For uploading on online web portal <https://bobauctiontiger.net> and for any property related query you may contact respective authorised officers. Contact details as mentioned above, during office hours on any working day.

9. Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT/RTGS/DD shall be permitted to participate in the on line e-auction. The Authorized Officer reserves the right to accept or reject any or all bids. Further, the Authorized Officer reserves the right to postpone or cancel or adjourn or discontinue the Auction or vary the terms of the Auction at any time before conclusion of the Auction process, without assigning any reason whatsoever and his decision in this regard shall be final.

10. In case any bid is placed in the last 5 minutes of the closing time of the Auction, the closing time shall automatically get extended for another 5 minutes.

11. If no other bid is received upon closure of the bidding process, the Bidder who has quoted highest amount (not below or equal to the reserve price) shall be declared as successful bidder. Successful bidder shall have to pay 25% of the purchase amount immediately or not later than the next working day (including earnest money already paid) from knocking down of bid in his/her favour, failing which amount of EMD shall be forfeited.

12. Mere deposit of 25 % of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favour. Sale shall be subject to terms and conditions of E-auction and confirmation by the secured creditor to that effect.

13. After deposit of amount in terms of Sr no. 11 herein above, the successful bidder shall deposit, with the Authorized Officer, the balance Sale Price within 15 (Fifteen) days of sale confirmation by the Authorized Officer. If he fails to deposit the amount so, the amount already deposited by him shall be forfeited and the Authorized Officer shall be free to exercise any one or more rights available to him in terms of Section 13 (4) of the Act, in respect of the property.

14. If the dues of the Bank together with all costs, charges and expenses incurred by the bank are tendered by/on behalf of the borrowers or guarantors, at any time on or before the date fixed for sale, no sale will be conducted.

15. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

16. The Sale Certificate shall be issued in the same name in which the Bid is submitted.

17. The Bank has disclosed encumbrances known to it. 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.

18. The bidders 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.

19. Bank may bid any one or more properties if deemed fit.

### STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR/MORTGAGOR

The abovementioned borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to date interest in full before the date of auction failing which the properties will be auctioned/sold and balance dues if any, will be recovered with interest and costs from borrower/guarantors.

Place: New Delhi, Date: 15.02.2019

Authorized Officer, Bank of Baroda

16x25 = 400sqcm