

Regional Office, Krishna Towers, 3rd Floor, Lakshmi Mills Junction, Avinashi Road, Coimbatore-641037
Phone:0422 - 2240306, e-mail: cm-cmr-d-rocbe@unionbankofindia.com

TO: **BY REGD POST: AD**

1.M/s. Faraaz S.S Modular Commercial Kitchen Equipments (Represented by its Partners Mrs. N Shahanaz & Mr. M Jaffer Sheriff) 8A/4, KunninaickenThottam, Athipalayam Road, Chinnavedampatti, Coimbatore-641049.	3. Mrs.N Shahanaz (Partner) W/o Naveed Ahmed, No.17/16, Marakkadai Stop, N.H Road, Coimbatore- 641001.
2. Mr. M Jaffer Sheriff (Partner) S/o: Mr. Mohammed Sheriff, No.80/341,New Muncipal Colony, Mani Nagar, Mettupalayam, Coimbatore-641301	Mrs. Raziya (Guarantor) W/o Noorul Haq, No.2, Street No.13A, NIT Quarters, Thiruvallur, Trichy - 620015.
Mrs.Suguna (Guarantor) W/o Natarajan, No.6, Sivasamy Thottam Koli Pannai, Othakalmandapam, Coimbatore - 641032.	

E- Auction Sale Notice (For Sale Of Immovable Properties)

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 provision to Rule 8(6) of 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 Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Union Bank of India, Secured Creditor, will be sold with **Physical Possession** and on “AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” on **15-12-2020**, for recovery of **Rs. 60,76,775.00 (Rupees Sixty Lakhs Seventy Six Thousand Seven Hundred Seventy Five Only)** as on **30-09-2020** and expenses & interests from **01-10-2020** due to the Union Bank of India, Secured Creditor from **M/s Faraaz SS Modular Commercial Kitchen & Equipments** (Represented by its Partners Mrs. N Shahanaz & Mr. M Jaffer Sheriff).

The reserve price for **property No:1** will be **Rs. 56,00,000.00 (Rupees Fifty Six Lakhs Only)** and Earnest Money Deposit (EMD) for property No:1 will be **Rs. 5,60,000.00 (Rupees Five Lakh Sixty Thousand Only)**.

The reserve price for **property No:2** will be **Rs. 16,50,000.00 (Rupees Sixteen Lakhs Fifty Thousand Only)** and Earnest Money Deposit (EMD) for property No:2 will be **Rs. 1,65,000.00 (Rupees One Lakh Sixty Five Thousand Only)**.

(SHORT DESCRIPTION OF PROPERTY WITH KNOWN ENCUMBRANCES, IF ANY)

Property:1: EMD of Residential Vacant Land to the extent of 2860 sft (DTP No: 281/92) belonging to Mrs. N Raziya, W/o Dr A Noorul Haq, Partner at SF No: 585/2A, Site no: 13, “Swaranpuri Layout”, Kuniamuthur Village, Coimbatore -641008.

Boundaries of the property:-

East Of: Site No.12, **West Of:** 30 Feet wide north south Road, **North Of:** 23 Feet wide east west Layout Road, **South Of:** Site No.14

Property:2: EMD of land admeasuring 1485 sft and residential building of 735 sft (Approval: BA no: 44/2008-09 dt 04.07.2008, Na.Ka. No: 209/208 dt 02.07.2008, approved by Executive Officer, Othakalmandapam Town Panchayat, Coimbatore), belonging to Mrs N Suguna, W/o S Nadarajan at SF No: 292/1, Site no: 6, Sri Viveka Garden’s, Othakalmandapam Village & Town Panchayat, Kinathukadavu SRO, Coimbatore - 641032.

Boundaries of the property:

East of:23 Feet wide north south layout Road, **West of:** S.F.No.292/2, **North of:** Site No.7, **South of:** Site No.5

Encumbrances known to the Secured Creditor: **NIL**

However bidders are requested to make their own enquiry and to verify EC from Registrar office.

For details terms and conditions of sale, please refer to the link provided in Secured Creditor’s website i.e., www.unionbankofindia.co.in

STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) /RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

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TERMS & CONDITIONS OF ONLINE E- AUCTION SALE

1.	Description of the immovable property to be auctioned	<p>Property:1 EMD of Residential Vacant Land to the extent of 2860 sft (DTP No: 281/92) belonging to Mrs. N Raziya, W/o Dr A Noorul Haq, Partner at SF No: 585/2A, Site no: 13, "Swaranpuri Layout", Kuniamuthur Village, Coimbatore -641008. Boundaries of the property:- East Of: Site No.12, West Of: 30 Feet wide north south Road, North Of: 23 Feet wide east west Layout Road, South Of: Site No.14</p> <p>Property:2 EMD of land admeasuring 1485 sft and residential building of 735 sft (Approval: BA no: 44/2008-09 dt 04.07.2008, Na.Ka. No: 209/208 dt 02.07.2008, approved by Executive Officer, Othakalmandapam Town Panchayat, Coimbatore), belonging to Mrs N Suguna, W/o S Nadarajan at SF No: 292/1, Site no: 6, Sri Viveka Garden's, Othakalmandapam Village & Town Panchayat, Kinathukadavu SRO, Coimbatore - 641032. Boundaries of the property: East of:23 Feet wide north south layout Road, West of: S.F.No.292/2, North of: Site No.7, South of: Site No.5</p>
2.	Name of Borrower	M/s. Faraaz S.S Modular Commercial Kitchen Equipments Represented by its Partners 1. Mrs. N Shahanaz & 2. Mr.MJaffer Sheriff
	Name of Guarantor	<ol style="list-style-type: none"> 1. Mrs. N Shahanaz (Partner) 2. Mr.MJaffer Sheriff (Partner) 3. Mrs.Raziya 4. Mrs.Suguna
	Name of Mortgagor	<ol style="list-style-type: none"> 1. Mrs.Raziya 2. Mrs.Suguna
3.	Date and time of Auction	15-12-2020 between 11:00 AM To 12.00 Noon with unlimited extension of "5"minutes each i.e. the end time of e-auction will be extended by 5 Minutes each time if bid is made within the last 5 minutes before closure of auction.
4.	Reserve Price	Property No:1 Rs. 56,00,000.00 (Rupees Fifty Six Lakhs Only) Property No:2 Rs. 16,50,000.00 (Rupees Sixteen Lakhs Fifty Thousand Only)
5.	Earnest Money Deposit (EMD)	Property No:1 Rs. 5,60,000.00 (Rupees Five Lakh Sixty Thousand Only). Property No:2: Rs. 1,65,000.00 (Rupees One Lakh Sixty Five Thousand Only).
6.	Last date of submission of bids	On or before 14-12-2020 (latest by 05:00 pm)
7.	Bid Increment Amount by	Property No:1 Rs. 25,000.00 (Rupees Twenty Five Thousands Only) Property No:2 Rs. 15,000.00 (Rupees Fifteen Thousand Only)
8.	Debt Due with interest and cost	Rs. 60,76.775.00 (Rupees Sixty Lakhs Seventy Six Thousand Seven Hundred Seventy Five Only) as on 30-09-2020 and expenses & interests there after 01-10-2020
9.	Date & Time of inspection of property for intending purchasers	19-10-2020 onwards between 10.00 a.m to 05:00 p.m
10.	Details of encumbrances over the property, as known to the Bank	Nil; However Also bidders are requested to make their own enquiry and to verify EC from Registrar office.

11. **The Property is being sold with Physical Possession and on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"**. As such, sale is without any kind of warranties & indemnities.
12. Particulars of the property/asset (viz. extent & measurements specified in the E-Auction Sale Notice) have been stated to the best of information of the Authorized Officer and Authorized Officer shall not be answerable for any error, misstatement or omission. Symbolic extent & dimensions may differ.

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13. E-Auction Sale Notice issued by the Bank is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Bank. Interested bidders are advised to peruse the copies of title deeds with the Bank and to conduct own independent enquiries/due diligence about the title & present condition of the property/ assets and claims/ dues affecting the property before submission of bid/s.
14. Auction/ bidding shall only be through “online electronic mode” through the website www.bankeauctions.com by the service provider M/s C1 INDIA PVT LTD who shall arrange and coordinate the entire process of auction through the e-auction platform.
15. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Banks/service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc.
16. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s C1 INDIA PVT LTD Contact Person Mr. K N Shrinathth Phone No. 09840446485/0124-4302020 Help Line e-mail ID: tn@c1india.com and Mr. Umapathy T, Branch Head, Chinnavedampatti Branch, Cell: 9840218030.
17. For participating in the e-auction sale, the intending bidders should register their details with the service provider M/s C1 INDIA PVT LTD well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
18. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of reserve price by way of RTGS/NEFT/Funds Transfer to the credit of A/c. No: 103711100002306, AC Name: Authorised Officer Coimbatore E Auction A/C, Union Bank of India, SME Coimbatore Branch through IFSC Code: ANDB0001037 or or by DD/Pay order favoring Union Bank of India, SME Coimbatore payable at Coimbatore.
19. The intending bidders should submit the duly filled in Bid Form (format available in the www.bankeauctions.com) along with the DD/ PO or quoting the UTR No. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorized Officer, Union Bank of India, Regional Office-Coimbatore, 1087D, Krishna Towers, 3rd Floor, Avinashi Road, Coimbatore-641 037 latest by 05.00 PM on 14-12-2020. The sealed cover should be super scribed with “Bid for participating in E-Auction Sale- in the A/c: M/S Faraaz Ss Modular Commercial Kitchen & Equipments (Represented by its Partners 1. Mrs. N Shahanaz & 2. Mr.MJaffer Sheriff).
20. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Bank) to the service provider M/s C1 India Pvt Ltd to enable them to allow only those bidders to participate in the online inter se bidding /auction proceedings on the date and time mentioned in E-Auction Sale Notice.
21. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interese bidding, there will be unlimited extension of “5” minutes each, i.e. the end time of e- auction shall be automatically extended by 5 Minutes each time if bid is made within 5 minutes from the last extension.
22. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
23. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY FAX/ EMAIL both to the Authorized Officer, Union Bank of India and to the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
24. The successful bidder shall deposit 25% of the bid amount (including EMD) latest by next working day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of e-auction by RTGS/NEFT/Funds Transfer to the credit of A/c. No: 103711100002306, AC Name: Authorised Officer Coimbatore E Auction A/C, Union Bank of India, SME Coimbatore through IFSC Code ANDB0001037 or by DD/Pay order favouring Union Bank of India, SME Coimbatore payable at Coimbatore.
25. In case of default in payment of above stipulated amounts by the successful bidder /auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
26. At the request of the successful bidder in writing, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
27. Municipal/ Panchayat Taxes, Society dues, Electricity dues (if any) has to be paid by the successful bidder only. Bank is not liable to pay and discharge the statutory dues pertaining to the property. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.

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28. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of the entire purchase price/ bid amount.
29. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
30. The Authorized officer may postpone/ cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
31. The decision of the Authorised Officer is final, binding and unquestionable.
32. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

Place: Coimbatore
Date: 19-10-2020

Authorized Officer
Union Bank of India

Special Instructions / Caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither the Bank/Authorized Officer nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.