



भारत सरकार का उपक्रम A Government of India Undertaking



Regional Office, Indore  
12/12, Jeevan Pradeep Bldg., Anoop Nagar, Indore – 452 011;  
Tel. No. 0731 - 2426650 / 2426651-2426673

#### APPENDIX- IV-A

[See proviso to rule 8 (6)]

#### **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 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), mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the property nos. 1, 3, 4, 9, 10, 13, 19 to 21 being in physical possession, and the remaining properties in constructive possession of the Authorised Officers, will be sold on **18.11.2020** "As is where is", "As is what is", and "Whatever there is" through auction for recovery of amount due to Bank.

| Sl. No. | Property description  | Borrower & Guarantor   | Amount to be recovered as on (excluding expenses)   | Reserve price / EMD / Branch   |
|---------|---|--|---|--|
| 1       | All piece and parcel of Property at Shop No 103, Gandhi Tower, Plot no. 191, RNT Marg, Indore, M.P.<br><b>(Physical possession)</b> | 1.Mr. Vishal Nanda (Proprietor - M/s Indore Drug House) (Borrower)   | Rs. 18,59,267.45 (Rs. Eighteen lakhs Fifty-nine thousand Two hundred Sixty-seven and paise forty-five only) as on 31.05.2020          | <u>Rs. 10,80,000.00</u><br><u>Rs. 1,08,000.00</u><br>Geeta Bhawan    |
| 2       | Flat no. 202, 2 <sup>nd</sup> floor, Hayat Residency, near Officer colony, Ratlam; admeasuring 800 sq. feet carpet area.            | 1. Mr. Nasir Khan S/o Rahim Bux Khan (Borrower)<br>2. Mr. Abid Hussain (Guarantor)   | Rs. 17,15,345.09 (Rs. Seventeen lakhs Fifteen thousand Three hundred Forty-five and Paise nine only) as on 31.05.2020                 | <u>Rs. 13,00,000.00</u><br><u>Rs. 1,30,000.00</u><br><u>Ratlam</u>   |
| 3       | Property located at P H NO-03, Survey NO-282/2, Situated at Bagod, M.P.; admeasuring 0.688 HECT.<br><b>(Physical possession)</b>    | 1.M/s Sobhag Chand and Sons (Borrower, Proprietor - Mr. Anil Kumar Jain, s/o Sobhag Chand Jain)<br>2.Mr. Kapoor Chand Jain S/o Sobhag Chand Jain (Guarantor) | Rs. 2,52,64,786.00 (Rs. Two Crores Fifty two lakhs Sixty four thousand Seven hundred eighty six and paise zero only) as on 31.05.2020 | <u>Rs. 1,81,00,000.00</u><br><u>Rs. 18,10,000.00</u><br><u>Bagod</u> |

|   |   |   |   |  |
|---|---|---|---|--|
| 4 | Factory land and building, Survey no.37/2, PH no.15, Village - Khedi Bujurg, Tehsil and District - Khargone; Admeasuring 65340 Sq. Ft. <b>(Physical possession)</b> | <p>1.Shree Balaji Oil Industries(Borrower )<br/>Proprietor- Smt.Ritu Goyal W/O Sanjay Agrawal<br/>2.MR. Sanjay Agrawal S/o Dagduji (Guarantor)<br/>3.MR.Tarachand Goyal S/O Dagduji (Guarantor)<br/>4.Mohan Lal S/O Dagduji (Guarantor)<br/>5.Mukesh Kumar S/O Dagduji (Guarantor)<br/>&amp;<br/>1. Shree Balaji Ginning Factory (Borrower and Partnership Firm)<br/>2. MR. Sanjay Agrawal S/o Dagduji (Partner and Guarantor)<br/>3. MR.Tarachand Goyal S/O Dagduji (Partner and Guarantor)<br/>4. Mohan Lal S/O Dagduji (Partner and Guarantor)<br/>5. Mukesh Kumar S/O Dagduji (Partner and Guarantor)</p> | Rs. 4,64,71,043.00 (Rs. Four Crores Sixty-four lakhs Seventy one thousand Forty-three and paise zero only) as on 31.05.2020   | <u>Rs. 3,33,00,000.00</u><br><u>Rs. 33,30,000.00</u><br><u>Khargone</u>    |
| 5 | Property at No. 15/1/6 Sampat Farm, Bhicholi Mardana, Opp. Agrawal Public School, Indore - 452016, M.P.   | <p>1. Shri Rahul Patodi S/o Raj Kumar Patodi (Borrower)<br/>2. Shri Raj Kumar Patodi S/o Manakchand Patodi (Borrower)</p> <p>1. Rahul Patodi S/o Raj Kumar Patodi (Borrower)<br/>2. Sri Raj Kumar Patodi S/o Manakchand Patodi (Borrower)<br/>3. Smt Vidhi Patodi W/o Rahul Patodi (Borrower)</p>   | <p>Rs. 1,95,24,793.04 (Rs. One Crore Ninety five lakhs Twenty four thousand Seven hundred ninety-three and paise four only) as on 31.05.2020</p> <p>Rs. 2,25,63,104.97 (Rs. Two crore Twenty-five lakhs Sixty three thousand One hundred four and paise ninety-seven only) as on 31.05.2020</p> | <u>Rs. 4,98,00,000.00</u><br><u>Rs. 49,80,000.00</u><br><u>Indore main</u> |

|   |   |  |   |   |
|---|---|--|---|---|
| 6 | All that part and parcel of Land with Building admeasuring 14702 Sq. Ft. at Plot No. 1A 1, Scheme No.71, Indore in the name of Ms. Chandabai Khandelwal   | M/s Hajarilal & Co<br>1. M/s Hajarilal & Co (Borrower, Proprietorship)<br><u>Guarantors</u> -<br>1. Mr. Sanjay Khandelwal<br>2. Chandabai khandelwal<br>3. Harinarayan khandelwal<br>4. Manakchand khandelwal                                | Rs. 4,77,88,096.19 (Rs. Four Crores Seventy-seven lakh Eighty-eight thousand Ninety-six and paise Nineteen only) as on 31.05.2020               | <u>Rs. 8,46,00,000.00</u><br><u>Rs. 84,60,000.00</u><br><u>Vishnupuri</u> |
|   |   | M/s Bhagirath Dhannalal<br>1. M/s Bhagirath Dhannalal (Borrower, Proprietor - Shri Manakchand Khandelwal)<br><u>Guarantors</u> -<br>1. Smt. Chandabai Khandelwal<br>2. Shri Harinarayan Khandelwal   | Rs. 8,62,65,753.04 (Rs. Eight Crores Sixty-two lakhs Sixty-five thousand Seven hundred fifty-three and paise four only) as on 31.05.2020        |   |
| 7 | All that part and parcel of Land with Building at Plot No. 30-A (1152 sq. feet) and 30-B (1152 sq. feet), Sitaram Park Colony, Indore in the name of Mr. Harinarayan Khandelwal and Mr. Manakchand Khandelwal | <u>Borrowers</u> -<br>1. M/s Hari Pulses<br>2. Smt. Chandabai Khandelwal<br>3. Shri Rajendra Khandelwal<br>4. Smt. Kalawati Khandelwal<br><u>Guarantors</u> -<br>1. Shri Manakchand Khandelwal<br>2. Shri Harinarayan Khandelwal             | Rs. 9,31,34,606.72 (Rs. Nine Crores Thirty-one lakhs Thirty-four thousand Six hundred six and paise seventy two only) as on 31.05.2020          | <u>Rs. 1,92,00,000.00</u><br><u>Rs. 19,20,000.00</u><br><u>Vishnupuri</u> |
|   |   |  |   |   |
| 8 | Land admeasuring 1800 Sq. Meters at Plot No. 5-A, Sector A, Scheme No.71, Indore in the name of Mr. Harinarayan Khandelwal, Mr. Rajendra Khandelwal and Mr. Manakchand Khandelwal                             | <u>Borrowers</u> -<br>1. M/s Apoorv Trading Co. (Proprietor - Shri Girdhar Khandelwal)<br><u>Guarantors</u> -<br>1. Shri Pranav Khandelwal<br>2. Shri Harinarayan Khandelwal<br>3. Shri Rajendra Khandelwal<br>4. Shri Manakchand Khandelwal | Rs. 6,93,62,630.34 (Rs. Six Crores Ninety three lakhs Sixty two thousand Six hundred thirty and paise thirty four only) as on 31.05.2020        | <u>Rs. 6,40,00,000.00</u><br><u>Rs. 64,00,000.00</u><br><u>Vishnupuri</u> |
|   |   | M/s Hindustan Organics<br>1.M/s Hindustan Organics (Borrower, Proprietor - Shri Pranav Khandelwal)<br><u>Guarantors</u> -<br>1. Shri Girdhar Khandelwal  | Rs. 3,51,75,651.78 (Rs. Three Crores Fifty-one lakhs Seventy-five thousand Six hundred fifty-one and paise seventy-eight only) as on 31.05.2020 |   |

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|----|---|---|---|---|
|    |   | 2. Shri Harinarayan Khandelwal<br>3. Shri Rajendra Khandelwal<br>4. Shri Manakchand Khandelwal                                      |   |   |
| 9  | Flat No.104, Simran Arkade, Plot No.211, Rani Bagh Main, Gram Limbodi Tehsil & District Indore Admeasuring 1050 sq. feet (97.58 Sq. Metre) belonging to Mr. Banwari Lal Lakhotiya & Mrs. Mamta Lakhotiya. <b>(Physical possession)</b>                          | <u>Borrowers:</u><br>1. Mr. Banwari Lal Lakhotiya<br>2. Mrs. Mamta Lakhotiya  | Rs. 44,11,920/-<br>(Rs. Forty Four Lakhs Eleven Thousand Nine Hundred Twenty) as on 30.06.2020                | <u>Rs. 17,00,000/-</u><br><u>Rs. 1,70,000/-</u><br><br>Chhawani Branch<br>(e Andhra Bank) |
| 10 | Flat No.404, 4 <sup>th</sup> Floor, Situated at plot no.129, Pooja Apartment Silicon Valley, Gram Rau Tehsil & Dist. Indore admeasuring Built up Area 793 Sq.Feet (73.69Sq.Metre) Superbuilt Up area 1071 Sq. Feet (99.53 Sq. Mtr) <b>(Physical possession)</b> | <u>Borrowers:</u><br>1. Mr. Mukesh Maheshwari<br>S/o Shri Parshuram Maheshwari<br>2. Mrs. Baljinder Kaur<br>W/o Shri Amardeep Khera | Rs. 25,43,297/- (Rs. Twenty Five Lakhs Fourty Three Thousand Two Hundred Ninety Seven Only) as on 30.06.2020  | <u>Rs. 11,00,000/-</u><br><u>Rs.1,10,000/-</u><br><br>Chhawani Branch<br>(e Andhra Bank)  |
| 11 | Residential House (Under Construction), Southern portion of Plot no. 48, Green Life City, Part-2, Village Bihadiya Tehsil & District Indore (M.P.), Admeasuring area 58.08 Sq. Mtre (625 Sq. Feet)  | <u>Borrowers:</u><br>1. Padma Shyam Prakash Tiwari<br>2. Sachin Vyas S/o Shri Narendra Vyas   | Rs. 45,45,300/- (Rs. Forty Five Lakhs Forty Five Thousand Three Hundred Only) as on 30.06.2020                | <u>Rs. 10,50,000/-</u><br><u>Rs. 1,05,000/-</u><br><br>Chhawani Branch<br>(e Andhra Bank) |
| 12 | Residential House/Flat<br>Flat No.407, Milan Dream`s, Fourth Floor, Plot No. A-9, Shriji Valley, Bicholi Mardana Indore-452016 admeasuring area 640 sq.ft.  | <u>Borrower:</u><br>1. Shri Satendra Singh Rawat<br><u>Guarantor:</u><br>1. Shri Shyam Singh Bhadauria                              | Rs.12,46,333/-<br>(Rs Twelve Lakh Fourty Six Three Hundred Thirty Three Only) as on 30.06.2020                | <u>Rs.9,00,000/-</u><br><u>Rs.1,00,000/-</u><br><br>Chhawani Branch<br>(e Andhra Bank)    |
| 13 | Flat no. 202, 2 <sup>ND</sup> Floor of plot no.82, New No. 138-139 (New No.168-169), Devi Ahilya Marg, Jail road, Indore, MP, admeasuring 480 Sq Ft.(44.61 sq.metre) <b>(Physical possession)</b>   | <u>Borrowers:</u><br>1. Mr. Sunil Mishra S/o Ravendra Mishra<br>2. Mr. Amardeep Khera   | Rs.87,13,877/-<br>(Rs Eighty Seven Lakhs Thirteen Thousand Eight Hundred Seventy Seven Only) as on 30.06.2020 | <u>Rs.15,00,000/-</u><br><u>Rs.1,50,000/-</u><br><br>Chhawani Branch<br>(e Andhra Bank)   |
| 14 | All pieces and parcel of Plot No.21, Singapur Township, Phase-II, Village: Dhabli, Tehsil Sanver Dist. Indore   | <u>Borrowers:</u><br>1. Ajay Singh Jatav<br>2. Meharbaan Singh  | Rs. 1,17,71,696/-<br>(Rs One Crore Seventeen Lakh Seventy One Thousand Six Hundred                            | <u>Rs.16,00,000/-</u><br><u>Rs 1,60,000/-</u>   |

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|    | admeasuring area 1000 sq. feet ( 92.93 sq mtre.). Property belongs to Ajay Singh Jatav only., Bounded as follows : East: Other Plot, West: Colony Road, North: Plot No. 22, South: Plot No. 20  |  | Ninety Six Only) as on 30.06.2020   | <u>Chhawni Branch</u><br>(e Andhra Bank)  |
| 15 | Residential Plot/House at Plot No.SE-37, Gyansheela City, Dhabli, Sanver District Indore (MP), Admeasureing83.61 Sq.Mtr. (899.64 Sq.Feet) only. Bounded as follows: East: Road North: Plot No.SE-38, West:Plot No.RE-37, South: Plot No.SE-36   | <u>Borrowers:</u><br>Mr.Rakesh Kumar Narvaria S/o Shri Babulal Narvaria<br>15/1,LahiyaColony,KabirKhedi, Indore-452010<br><u>Co-obligant</u><br>Mr.Parvat Singh<br>157,Surya Palace, Kabit Khedi,Indore              | Rs.43,71,665/- (Rs. Forty Three Lacs Seventy One Thousand Six Hundred Sixty Five Only) as on 30.06.2020                                   | <u>Rs.19,00,000/-</u><br><u>Rs.1,90,000/-</u><br><br><u>Chhawni Branch</u><br>(e Andhra Bank)       |
| 16 | Residential House at Plot No.32,Singapore Township Phase-II, Admeasuring 92.93 Sq. Mtr.(1000Sq.Feet) only. Bounded as follows: East: Other Plot, West: Colony Road, North: Plot No.33, South: Plot No.31  | Borrower: Shri Sanjay Singh S/o Shri Meharbaan Singh<br><br>Co-Applicant: Shri Ajay Singh S/o Shri Meharbaan Singh   | Rs. 48,92,718/-<br>(Rs. Fourty Eight Lakhs Ninety Two Thousand Seven Hundred Eighteen.) as on 30.09.2020                                  | <u>Rs.28,30,000/-</u><br><u>Rs. 3,00,000/-</u><br><br><u>Chhawni Branch</u><br>(e Andhra Bank)      |
| 17 | Flat No. 401, 4th Floor, Radhe Regency, Block-C, situated at survey no 55/2/1 part,55/2/3 part PH NO 10 Village Hukumakhedi, Tehsil and District Indore (MP) with area admeasuring 1137 Sq. Ft In the name of Mr. Prakash Saini and bounded by : East - Open, West - Common Passage, North - open and stairs South - Flat no 402. | <u>Borrower-</u><br>1. M/s. Sitaram Trading Co. (Proprietor - Mr. Prakash Saini S/o Richipal Saini)<br><u>Guarantor -</u><br>1. Mrs. Rachna Saini W/o Prakash Saini<br>2. Mr. Richipal Saini S/o Mr. Devisahai Saini | Rs. 3,55,21,615.59 (Rs. Three Crores Fifty-five lakhs Twenty one thousand Six hundred fifteen and paise fifty-nine only) as on 30.06.2020 | <u>Rs. 20,00,000.00</u><br><u>Rs. 2,00,000.00</u><br><br><u>Ushanagar Branch</u><br>(e Andhra Bank) |
| 18 | Flat No. 409, 4th Floor, Radhe Regency, Block-C, situated at Ward No. 79, Village Hukumakhedi, Tehsil and District Indore (MP) with area admeasuring 1137 Sq. Ft In the name of Mr. Richipal Saini (Owner of the Property) and bounded by : East-   |  |   | <u>Rs. 20,00,000.00</u><br><u>Rs. 2,00,000.00</u><br><br><u>Ushanagar Branch</u><br>(e Andhra Bank) |

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|    | Open, West- Common Passage , North- Flat No. 408, & South- Open & Stairs  |   |  |  |
| 19 | Building-Office no 402 A, 4th Floor, Prithviraj Silver Mall Block A, Plot No 8A, South Tukoganj street No 2, Indore(M.P.) belong to M/s Artemis Greenland Infraway Pvt. Ltd, adm. 1230 Sft <b>(Physical possession)</b>                                   | <u>Borrowers –</u><br>1. M/s V T Energy Ventures Technocon Private Limited<br>2. Mr. Vijay Dwivedi (Director)<br>3. Mr. Rajesh Shukla (Director)  | Rs. 7,43,44,706.79 (Seven Crores Forty-three lakhs Forty-four thousand Seven hundred six and paise seventy nine only) as on 30.06.2020 | <u>Rs. 27,00,000.00</u><br><u>Rs. 2,70,000.00</u><br>Vijay Nagar, Indore Branch, (e-Andhra Bank) |
| 20 | Building-Office no 402 B, Fourth Floor Prithviraj Silver Mall Block A. Plot no 8A, South Tukoganj street No 2, Indore(M.P) M/s Artemis Greenland Infraway Pvt. Ltd., adm 1230 Sft <b>(Physical possession)</b>  | <u>Guarantors-</u><br>1. M/s Artemis Greenland Infraway Pvt Ltd Rep. By Vijay Dwivedi<br>2. Mr. Rakesh Kumar Singh Tiwari   |  | <u>Rs. 27,00,000.00</u><br><u>Rs. 2,70,000.00</u><br>Vijay Nagar, Indore Branch, (e-Andhra Bank) |
| 21 | Building-Office no 403 Fourth Floor Prithviraj Silver Mall Block A, Plot No 8A, South Tukoganj street No 2, Indore(M.P) M/s Artemis Greenland Infraway Pvt. Ltd., adm 1230 Sft <b>(Physical possession)</b>   |   |  | <u>Rs. 26,10,000.00</u><br><u>Rs. 2,61,000.00</u><br>Vijay Nagar, Indore Branch, (e-Andhra Bank) |
| 22 | Land and Building situated at survey no.4/1/2, Mhow Neemuch main road, near Reliance Petrol Pump, Sector 2, Village-Akoliya, Dhar admeasuring area as per sale deed 20228.80 SQ.FT. But remaining area after widening of Road Approximate 17162.86 SQ.FT. | <u>Borrowers –</u><br>1. Shri Krishnan Tradings (Borrower)<br>2. Proprietor- Shri Anshuman Krishnan (Borrower)<br><u>Guarantors-</u><br>1. Mrs.Simona Krishnan (Guarantor)<br>2. Shri Manjit Singh Bhatia (Guarantor) | Rs. 6,51,72,870.00 (Rs. Six Crores Fifty one lakhs Seventy two thousand Eight hundred seventy and paise zero only) as on 31.05.2020    | <u>Rs. 3,24,00,000.00</u><br><u>Rs. 32,40,000.00</u><br>A B Road (Khajrana)                      |
| 23 | Land and Building situated at survey no.4/2/1, Mhow Neemuch main road, near Reliance Petrol Pump, Sector 2, Village-Akoliya, Dhar admeasuring area as per sale deed 11298 SQ.FT. but remaining area after widening of Road Approximate 10000 SQ.FT.       |   |  | <u>Rs. 1,82,00,000.00</u><br><u>Rs. 18,20,000.00</u><br>A B Road (Khajrana)                      |
| 24 | Residential House situated at Plot No.81/1, Survey No.20, Village-Gangaliya Khedi, New signal vihar   |   |  | <u>Rs. 1,43,00,000.00</u><br><u>Rs. 14,30,000.00</u><br>A B Road (Khajrana)                      |

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| colony, Mhow, Indore admeasuring<br>13665 SQ. FT. |  |  |  |
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For detailed terms and conditions of the sale, please refer to the link '<https://www.unionbankofindia.co.in/english/TendelViewAllAuction.aspx>' provided in Secured Creditor's website i.e. ([www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)) and website <https://ubi.auctiontiger.net> of Service Provider "**M/s e-Procurement Technologies limited (Auction Tiger)**" Ahmedabad, contact No. 079-40270 538/568/576/587/594/596/598, Contact persons : Mr. Alpesh Gupta, Mo: 9893377336 & Mr. Hardik, Mobile No. 07940005402; E-mail [mp@auctiontiger.net](mailto:mp@auctiontiger.net) & [hardik@auctiontiger.net](mailto:hardik@auctiontiger.net).

**Date: 20.10.2020**

**Place: Indore**

**Sd/  
Authorised Officer  
Union Bank of India**

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

This may also be treated as notice u/r 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 AND CONDITIONS OF E- AUCTION –**

1. Auction/bidding shall only be through "online electronic mode" through the website <https://ubi.auctiontiger.net> provided by the service provider '**M/s e-Procurement Technologies limited (Auction Tiger)**' who shall arrange & coordinate the entire process of auction through the e-auction platform.
2. The sale shall be strictly as per the provisions of The Security Interest (Enforcement) rules, 2002 as amended till date.
3. Date & time of auction – **18.11.2020** between 11.00 AM to 1.00 PM. with unlimited extension of "10"minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
4. Last date of submission of bids – By 4:00 PM on **17.11.2020**
5. **Bid increment amount will be Rs. 20,000/- (Rs. Twenty thousand only).**
6. Contact details for inspection – Union Bank of India, Regional Office, CRLD, 12/12, Jeevan Pradeep Bldg., Anoop Nagar, Indore – 452 011; Tel. No. 0731 - 2426650 / 2426651 /2426673.

7. For participating in e-auction, the intending bidders have to deposit BID form along with a refundable EMD by way of RTGS/NEFT/Funds/DD/ Pay order to the credit of account of the branch mentioned against the details of the borrower / property.
8. Bidders are advised to visit the website <https://ubi.auctiontiger.net> provided by the service provider '**M/s e-Procurement Technologies limited (Auction Tiger)**', for detailed terms and conditions of e-auction sale and other details before submitting their Bids for taking part in the e-auction. Bidders may also visit the Bank's website '[www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)'.
9. The Properties are being sold on "**AS IS, WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS**". As such sale is without any kind of warranties & indemnities.
10. Particulars of the properties/assets (viz. extent & measurements) specified in the E-Auction Sale Notice has been stated to the best of information of the Bank and Bank shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
11. 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.
12. Auction/bidding shall only be through "online electronic mode" through the website <https://ubi.auctiontiger.net> of Service Provider '**M/s e-Procurement Technologies limited (Auction Tiger)**,' who shall arrange & coordinate the entire process of auction through the e-auction platform.
13. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
14. For participating in the e-auction sale the intending bidders should register their details with the service provider '**M/s e-Procurement Technologies limited (Auction Tiger)**,' 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.
15. 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 e-Procurement Technologies limited (Auction Tiger)**,' to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice. Bidders qualified for E-auction shall be informed by Authorised Officer/Service Provider before conducting E-Auction.
16. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 minutes each time if bid is made within 10 minutes from the last extension.



17. 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.
18. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day or on the 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 sale by RTGS/NEFT/Funds Transfer or by DD/Pay order.
19. 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.
20. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
21. Municipal / Panchayat Taxes, Electricity dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
22. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges/dues.
23. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
24. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale schedule is postponed to a later date before 30 days from the next scheduled date of sale, it will be displayed on the website of the service provider.
25. The decision of the Authorised Officer is final, binding and unquestionable.
26. 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: Indore**

**Date: 20.10.2020**

**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 Union Bank of India 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.