



UCO BANK

Branch Office : Johari Bazar Branch Shop No.10,  
House no. 2209, Johari Bazar Jaipur (Rajasthan) 302 003, Tel. 0141-2577140

**E-AUCTION SALE NOTICE TO GENERAL PUBLIC**

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| (1) Date of Inspection   | 21/09/2020 |
| (2) Last Date of Submission of Earnest Money Deposit and KYC Documents | 22/09/2020 |
| (3) Date of E-Auction  | 23/09/2020 |

Whereas under section 13(2) of the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued Demand notice dated 16.10.2017 for the recovery of sum of **Rs. 19,92,86,808 (in words Rupees Nineteen crores Ninety Two Lac Eighty six thousand Eight hundred eight only) as on 30.09.2017 (inclusive of interest up to 30.09.2017)** from the borrowers/guarantors/mortgagars (herein referred to as borrowers). Further, in exercise of powers contained in the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the **Physical possession** of the under mentioned secured assets on 12/03/2019 which are held as securities in respect of Loan/credit facilities granted to **M/s R F Properties and Trading Ltd.(now known as world trade park )** Whereas sale of the secured asset/s is to be made through **Public E-Auction** for recovery of the secured debt due to **UCO BANK** amounting to **17,10,48,685.80 (in words Rupees Seventeen Crores Ten Lac Forty Eight Thousand Six hundred eighty five and Paise eighty only) inclusive of interest up to April 2017 . Plus interest W.e.f 01.05.2017 and expenses** incurred by the bank there on .The General Public is invited to bid either personally or by duly authorized agent.

**SCHEDULE OF THE SECURED ASSETS**

Name of the Borrower	Description of Secured Assets	Outstanding Amount	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 R.F. Properties Ltd. (Now known as World Trade Park Ltd.)	All the part and parcel of property consisting of Land and building portion in Hall B at Second floor and Hall C at Third Floor of A Block situated at world Trade Park , Jawahar Lal Nehru Marg Jaipur in the Name of M/s R.F. Properties & Trading Ltd(now known as M/s World Trade Park Ltd .) <u>Hall B at second floor</u> : ( Super built up area 33741 sq ft) On the North By : Hall A , On the south by :other property On the East By:-Open space , On the West By :- Open Space <u>Hall B at second floor</u> : (Super Built up area 24430 Sq ft) On the North By ; Open space , On the south by ; Hall D, On the East By:-Open space , On the West By :- Open Space	Rs. 17,10,48,685.80 /- plus interest w.e.f 01.05.2017 and expenses	Hall B- Reserve Price Rs. 20.26 Crore  Hall C:- Reserve Price Rs.13.41 Crore	Rs. 2.026 Crore /- for Hall B  And Rs. 1.341 Crore for Hall C  Date 22/09/2020 Up to 4.00 PM	21/09/2020  Time: 11.00 AM to 2.00 PM	23/09/2020  Time: 11.00 AM to 1.00 PM

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#### 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.mstce-commerce.com/auctionhome/ibapi/index.jsp>
- v. The bidders are also advised to go through the portal <https://ibapi.in> or <https://www.mstce-commerce.com/auctionhome/ibapi/index.jsp>
- vi. For detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings and or contact **Sh. Rahul Sharma , Nodal officer ( Mobile No. 9460759564)**.
- vii. 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.
- viii. 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.
- ix. **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**
- x. 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.
- xi. The bidders shall improve their offer in multiple of **Rs.5,00,000 /- (Rupees in words Five Lac only)**. In case bid is placed in the last five minutes of the closing time of the auction, the closing time will automatically get extended for five minutes.
- xii. 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.
- xiii. The successful bidder shall have to deposit 25% of the bid/sale amount immediately to the account mentioned at Sl. No. vi above or by Demand Draft and the earnest money shall be adjusted towards 25% of the bid/sale amount. In Case of default in payment of the remaining 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured asset will be resold.
- xiv. 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.
- xv. 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

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guarantor/s, at any time on or before the date fixed for sale, the sale of asset may be cancelled.

- xvi. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- xvii. The sale certificate shall be issued in the same name in which the Bid is submitted.
- xviii. 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.
- xix. 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.
- Xxi. The Bank may also go for self bidding for the eligible cases.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) 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: 05-09-2020  
Place: Jaipur

एम्प्लॉयर्स यूज फॉर  
For Use Bank

प्राधिकृत अधिकारी  
Authorized Officer

Authorized Officer  
UCO Bank