

(In terms of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) (SARFAESI Act, 2002)
Sale of immovable property mortgage to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No. 54 of 2002)
Whereas, the Authorized Officer of UCO Bank, New Palasia Branch, Indore had taken possession of the following property pursuant to the notice issued under section 13(2) of "SARFAESI Act" in the following loan account with right to sale the same strictly on "As is where is basis" & "As is what is basis" & "Whatever there is basis" & "Without recourse Basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under section 13(4) of the SARFAESI Act propose to realize the Bank's dues by sale of the said property. The Sale will be done by the undersigned through e-auction platform provided at website.

a) Name of the Borrower with address b) Name of the Guarantors with address	a) Amount due as per demand Notice b) Date of Joint Demand Notice c) Date of possession	Descriptions of charged/ Mortgaged Property/s & location	a) Reserve Price b) Earnest Money Deposit c) Incremental Price for which the Bid to be increased
<p>a) M/s Surya Treasure Island Pvt. Ltd. Registered Office: B-701, Poonam Residency, Holy X Road, IC Colony, Borivali (West) Mumbai - 400 103 (Maharashtra) Corporate Office: 6th Floor, Treasure Island, 11, Tukoganj, Main Road, Indore (M.P.) - 452001</p> <p>b) i. Mr. Manish Kalani S/o Shri Premswarup Kalani R/o 571, Suniket Apartment, Khajrana Main Road, Indore 452001 ii. M/s Entertainment World Developers Pvt. Ltd., Registered Office: Office No. 51, 2nd Floor, Juhu Supreme Shopping Centre Cross Road No. 9, Juhu Chakala, Andheri West Mumbai, 400049 Corporate Office: 6th Floor Treasure Island, 11, Tukoganj Main Road, Indore (M.P.) - 452001 iii. M/s Treasure World Developers Pvt. Ltd., Registered Office: G-16, Ground Floor RR Hosiery Building Shree Laxmi Woolen Mill Compound Opp. E Hoses Road Mahalaxmi Mumbai - 400011 Corporate Office: 6th Floor, Treasure Island, 11, Tukoganj, Main Road, Indore (M.P.) - 452001</p>	<p>a) UCO Bank New Palasia Rs. 1,17,19,97,311 + Interest and expenses from 17.01.2017 Plus ARCIL, Mumbai*</p> <p>Rs. 33,86,54,615 + Interest and expenses from 17.01.2017</p> <p>Total Rs. 1,51,06,51,926 + Interest and expenses</p> <p>b) 02.02.2017 C) 03.05.2017</p>	<p>Land and Building & constructions thereon in the name of M/s Surya Treasure Island Pvt. Ltd., Plant & Machineries installed therein with furniture & fixtures & fittings and other immovable fixed & current Assets of the Project of the Company at Khasra no. 744 Block no. B and 762 Block no. C at Junwani, Bhilai Tehsil & Dist. Durg (Chattishgarh) total area 1.97 Hectare (19700 Sq.Metre), total constructed area 6.21 lacs sq.ft. (approx.) Disputed SHOPS/OFFICES (58376 sq.ft. approx) of property in which bank had provided NOC/ specifically released by the Bank subject to fulfillment of terms and conditions mentioned therein. Bounded: North: Surya Vihar Development. South: 150.0 M Wide Road, East: Other Property, West: 100 m. Wide Road</p>	<p>a) Rs. 101.00 Crore b) Rs. 10.10 Crore c) Rs. 0.25 Crore</p>

Joint Demand Notice Date: UCO Bank & ARCIL - 02.02.2017 & Possession Date: 03.05.2017

The auctions sale will be 'online e-auction' bidding through website <https://ucobank.auctiontiger.net> on 03.05.2018 between 10.00 AM to 4.00 PM as per (IST) with unlimited extensions of 5 minutes each. Last date for submission of online bids is 01.05.2018, 5.00 P.M.

Terms & Conditions : (1) Property is being sold on "As is and where is" & "As is what is basis" & "Whatever there is basis" & "Without recourse Basis". Intending bidders are advised to conduct search in Revenue/ SRO records to satisfy title, identity, extent, dimensions, survey number, door number, boundaries or encumbrances in regard to the property proposed to be sold. (2) Intending bidder shall hold a valid Digital Signature Certificate and e-mail address for details with regard to digital signature. Contact M/s E-Procurement Technologies Ltd - Auction Tiger, Address: B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India), Help Line No. 079-40005440/401/416/418/437, Mr. Alpesh Gupta, Mo: +91 9893377336 & Mr. Tilak Maratha, Mo: +91 6351896832 & Email ID: mp@auctiontiger.net & tilak@auctiontiger.net (3) Bidders are advised to go through the website <https://ucobank.auctiontiger.net> (Auction tiger Mobile App) for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. (4) Prospective bidders may avail online training on e-auction from Contact M/s E-Procurement Technologies Ltd - Auction Tiger, Address: B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India), Help Line No. 079-40005440/401/416/418/437. (5) Bids shall be submitted through online only in the prescribed format with relevant details. Separate bid should be submitted for each item of property. (6) Bids should be submitted along with copy of identity documents as an attachment to the bid form. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Central /state Government shall be accepted as the identity documents and should be submitted along with the bid form. Original identity document (copy of which is submitted along with bid form) must be produced on demand. (7) 10% of the Upset Price/ Reserve Price must be remitted through Earnest Money Deposit (EMD) shall be deposited through RTGS/ NEFT Fund transfer to the Credit of Account Number 02580210003947, UCO Bank, New Palasia, Indore, IFSC Code No. UCBA0000258. EMD amount remitted by unsuccessful bidder shall be returned by the Bank without interest. Participating bidders are required to contact the Bank in this connection after the close of the auction. (8) A copy of the bid form along with its enclosure(s) submitted online (also mentioning UTR Number) and duly signed declaration shall be handed over / sent to the Authorized Officer at UCO Bank, New Palasia Branch, Girnar Tower, 2/5, New Palasia, Indore or soft copies of the same by e-mail to newpal@ucobank.co.in. The Bank shall not have any liability as regards delay in delivery/ non delivery of the bid form and / or enclosures at the bank by the Postal authority / Courier Agency / Carrier. (9) Incomplete bids, unsigned bids, as also bids not conforming to Sl. Nos. 2, 5, 6 & 7 above shall be summarily rejected. Bids which are not above the Upset / Reserve Price shall also be summarily rejected. The Authorized Officer has the absolute right and discretion to accept or reject any one or more bids or to adjourn/ postpone/ cancel the sale, modify any terms and conditions of the sale without any prior notice and assigning any reasons thereof. (10) Auction / bidding will be only through on line e-bidding. On line bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be only for the amount as mentioned above. (11) In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled / deferred. (12) If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by another five minutes. This process continues till no bid comes for a period of five minutes and e-auction gets closed. (13) Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right / title over the property until sale is confirmed in his favour. (14) Successful bidder shall remit 25% (twenty five percentage) of the bid amount (less EMD) immediately on the sale being knocked down in his / her favour, through RTGS/NEFT to the Bank account mentioned above in SL No. (7) The Authorized Officer shall issue sale Confirmation Letter in favour of the successful bidder in due course. In case of pendency of any Petition / Appeal, confirmation of sale be subject to the outcome of the Petition / Appeal. (15) The successful bidder shall remit the balance bid amount (remaining 75% of the bid amount) within 15 days of confirmation of sale in the same mode as stipulated in point No 7. If the successful bidder fails to remit the balance bid amount within the said period, EMD shall be forfeited and the property shall forthwith be sold again. Also, defaulting purchaser shall forfeit all claims on the property or to any part of the sum for which it may be subsequently sold. (16) Property can be inspected any working days between 10.00 A.M. IST to 5.00 P.M. IST with prior appointment. Further property details, if any required, can be had from Chief Manager, UCO Bank, New Palasia Branch, Indore-452001, (Phone-0731-2544414, 4701109). (17) Two or more persons may join together in submitting bid, in which case the sale certificate will be issued in their joint names only. No request for inclusion / substitution of names, other than those mentioned in bid in the sale certificate will be entertained. (18) In case of more than one item of property brought for sale, the sale of properties will be as per the convenience and it is not obligatory to go serially as mentioned in sale notice. (19) All intimations to bidders / auction purchaser will be primary through e-mail by the e-Auction Service Provider. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the e-Auction Service Provider. Non-receipt of intimation should not be an excuse for default / nonpayment. (20) There shall be no fresh sale notice if the sale is postponed for a period less than 30(thirty) days. (21) Sale will not be confirmed if the Borrower tenders to the Bank contractual dues along with other expenses prior to Authorized Officer issuing Sale Confirmation Letter to the successful bidder. In such case, the bank shall refund without interest the entire amount remitted by the successful bidder. (22) Statutory dues / liabilities etc., due to the Government / Local Body, if any, shall be borne by the successful bidder and the Authorized Officer will not be responsible for any charges, lien, encumbrances, property taxes or any other dues to government or anybody in respect of auctioned property. (23) Successful bidder shall bear the charges / fee payable for registration of the property as per law. (24) This notice is also to the Borrower(s) and Guarantor(s) in particular and the public in general. (25) The authorised officer reserves absolute right to accept or reject any one or more bids or to postpone/cancel the auction without assigning any reason. In event of cancellation of auction, EMD amount shall be returned by bank without interest. (26) No claim will be entertained after submission of the online bid.

*State Bank of India, Industrial Finance Branch, Indore has assigned their share to ARCIL, Mumbai. The auction sale is subject to confirmation of the secure creditor Bank. Further Inquiries, if any, in particular details of property, verification of documents and / or terms and conditions of sale can be obtained from the authorized officer, UCO Bank, New Palasia branch, Indore during business hours.
Place : Indore, Date : 31.03.2018
Authorized Officer, UCO Bank