

Public Auction for Sale of Assets through E-Auction under SARFAESI Act, 2002

Date and Time of Auction: On 17.12.2018 between 11.30 A.M. to 1:00 P.M.

SR NO	Zone / BRANCH	Details of Borrower/ Mortgagor	Description of the property to be sold with known encumbrances	Nature of Possession	Secured debt for recovery of which the property is to be sold	Reserve price (Rs in lakh)	Earnest Money Deposit (EMD)/ Account number where EMD to be deposited	Name & Contact No of the Authorised officer/ Branch Manager / Law Officer
2	Anand/ Mahudha	M/s Dhruv Beverages, Mr.Maheshbhai Ratilalbhai Patel & others	Factory Land and Building Immovable property being NA Land and building situated at revenue survey no. 138 paikie 1 having new revenue survey no. 179/P1 and 182/P1 at Moti Khadol Ta. Mahudha Dist. Kheda having area 2880.50 Sq. meter and construction thereon.	Physical	26.00 (As per Demand Notice)	20.00	EMD Rs.2.00 lakhs A/c No. 014911999999 IFSC Code - BKDN0220149	Shri Pragnesh Parmar M-9152940149 Shri Rajendra Sandera M-7567880242
4	Anand/ SP Nadiad	Shri Ketan Kanubhai Nayak & others	Residential flat no. 3 (Second Floor) admeasuring about 73.14 sq. meter, at Shiv Shakti Complex, Nadiad-Manjipura Road, Ta-Nadiad, Dist. Kheda	Physical	10.73 (As per Demand Notice)	10.52	EMD Rs.1.06 lakhs A/c No. 003611999999 IFSC Code - BKDN0220036	Shri Jayant Mehta M-9152940036 Shri Rajendra Sandera M-7567880242

TERMS AND CONDITIONS

The properties as mentioned in e-Auction sale notice (published in newspapers and also placed on this website) which are in the physical/symbolic possession of the Bank will be sold **by e- auction on 17.12.2018 strictly on “As is where is basis and whatever there is basis”** towards recovery of Bank’s secured debt plus costs, charges and future interest thereon as per details given below. The auction will be online e-auctioning through website <https://denabank.auctiontiger.net>.



(A Government of India Enterprise)
Anand Zonal Office, 3rd Floor,
Raghuvir City Centre,
Bhalej Road, Anand -388001
Ph: 02692-269102/103/104

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Inspection of securities can be done on 12.12.2018 with prior confirmation with Branch Manager / Authorised officer.

Terms & Conditions

1. Interested bidders holding valid digital certificates are requested to register themselves with the portal and obtain login ID and Password.
2. The intending bidders shall hold a valid Digital Signature Certificate. For details contact **Mr. Jinesh Jariwala (M) 09537046315, 09978591888 and Hardik (M) 07968135402, E-procurement Technologies Ltd., (Auction Tiger), B-704, Wall Street –II, Opposite Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006 (Gujarat)** Contact no. 079- 68135402 / 444 / 438 / 420 / 416 / 422 / 440 / 400 / 411. Toll Free Number : 1800 103 5342. Email id: gujarat@auctiontiger.net; Jinesh.jariwala@auctiontiger.net; hardik@auctiontiger.net
3. . The last date to pay EMD amount is **15/12/2018 up to 17.30 hrs.**
4. Only buyers holding valid Digital Signature Certificate and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction. The EMD shall be payable through NEFT/RTGS as mentioned in the account
5. Bids shall be submitted through online mode only in the format prescribed. The bid form can be downloaded from <https://denabank.auctiontiger.net>. Last date for submission of EMD & online bid (not below the reserve price) is 20/11/2018 up to 17.30 Hrs.
6. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
7. Bidders can improve their offer as under:

Reserve Price of Secured Asset	Incremental Bid Amount
Upto Rs.10.00 Lacs	Rs. 10,000/-
Above Rs.10.00 Lacs and upto Rs.100.00 Lacs	Rs. 25,000/-
Above Rs. 100.00 Lacs	Rs. 50,000/-

8. If any offer is received within the last 5 minutes of closing time, the bidding time will be extended automatically by another 5 minutes and if no bid higher than last quoted highest bid is received within the extended 5 minutes, the auction sale will automatically get closed at the expiry of extended 5 minutes.
9. The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder subject to approval by the Authorised Officer.
10. Upon confirmation of the sale, the successful purchasers shall deposit 25% of the sale price (including EMD amount already paid) immediately and balance 75% within 15 days failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In default of payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
11. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a Sale Certificate as per format prescribed under SARFAESI Act & Rules 2002. The purchaser shall bear the expenses on Stamp duty and Registration charges if any on the Sale Certificate.
12. Any statutory and other dues payable and due on the properties shall be borne by the Purchaser. The offers not confirming to the terms of sale shall be rejected. The Bank reserves its rights to reject any or all of the offers or accept offer for one or more properties received without assigning any reasons, whatsoever.
13. The sale in respect of factory land and building shall be confirmed by Authorised officer only if e-auction in respect of plant and machinery is successful
14. The e-auction advertisement Sale Notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank.
15. In case Final Bid amount / Sale consideration of asset under auction is Rs.50.00 lac or the successful purchaser shall deduct 1% of the sale price as TDS in the name of the owner of the property and remit the same to Income tax Department as per section 194-IA of the Income Tax and only 99% of the sale amount has to be remitted to the Bank within stipulated time. PAN number of borrower / mortgagor as deductee can be obtained from Branch Manager / Authorised Officer after completion of bidding



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16. In such cases Sale consideration of asset under auction is Rs.50.00 Lac or above, the successful bidder / purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a Sale Certificate for the subject property as per format prescribed under SARFAESI Act & Rules 2002 only upon receipt of Challan-cum-Statement in form No. 26QB having remitted the TDS. The Certificate for TDS in form 16B to be submitted to the Bank subsequently.

17. This is also a mandatory notice of 15 days as per the provisions of the SARFAESI Act, 2002 to the Borrowers /Guarantors / Mortgagors of above accounts informing them about holding of sale/auction on aforesaid dates and to redeem the assets, if so desire by them, by paying the secured debt mentioned hereinabove along with cost before the scheduled auction.

18. Further inquiries, if any and/or terms and conditions for sale can be obtained from the Authorized Officer / Branch.

Place: Anand

Authorised Officer