

MULAPETA BRANCH

24/255, RAJAGARI STREET, NEAR ALANKAR CENTRE, MULAPETA, SPSR NELLORE
Tel No.0861-2326680, 2348247 Email: bm0898@unionbankofindia.com

E- AUCTION 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 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 symbolic possession of which has been taken by the Authorised Officer of **Union Bank of India (erstwhile Andhra Bank) Mulapeta Branch**, Secured Creditor, will be sold on “AS IS WHERE IS”, “ AS IS WHAT IS”, and “WHATEVER THERE IS” on **15.09.2020**, for recovery of Rs. 4,14,942.60 as on date due to the Union Bank of India (erstwhile Andhra Bank) Mulapeta Branch, with subsequent interest thereon along with cost and expenses incurred by Secured Creditor from (**Borrower**) Mr. Shaik Mubeen S/o Shaik Nazeer Basha Door No. 27-1-88, Maszid Centre, Balaji Nagar, SPSR Nellore-524003 (**Guarantor/ Mortgagor**) Mr. Shaik Nayab Basha S/o Shaik Khadar Basha, JLA 309, Khaja Nagar, Buchireddypalem, SPSR Nellore-524305. **The Reserve Price will be Rs. 4,50,000/- and the Earnest Money Deposit (EMD) will be 45,000/-.** Last date for EMD: 14.09.2020.

Short description of immovable property: All that part and parcel of residential vacant land belonging to Shaik Nayab Basha (D.No. 49/2012, SRO Butchireddypalem) admeasuring 152 Sqyds located at Plot No. 309, SyNo. 84 & 85, Vavveru Grama Panchayat area, Vavveru village, Butchireddypalem, SPSR Nellore district and bounded by **East:** Plot No. 310 **North:** Plot No. 254 **West:** Plot No. 308 **South:** 20 feet wide road.

For detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India website www.unionbankofindia.co.in and the e-auction providers' website <https://bankauctions.in> of M/s 4closure. To the best information and knowledge of the Authorized Officer, there is no encumbrance on the property. The interested bidder may contact the Branch Manager **Sri P Murali** ascertaining the details of auction and for inspection of property on date 21-08-2020 contact No. **9177977057 (M)**, TelNo. 0861-2326680, 2348247, e-mail id: bm0898@unionbankofindia.com.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/Rule 9(1) OF SECURITY 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.

Place : Nellore
Date : 05-08-2020

Sd/- Authorised Officer
Union Bank of India (erstwhile Andhra Bank)
Mulapeta Branch

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE

1. The Property is being sold on “AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS”. As such, sale is without any kind of warranties & indemnities.
2. Date and time of Auction: **15.09.2020** between **11:00 AM to 1:00 PM** with unlimited extension of 05 minutes each i.e., the end time of e-auction will be extended by 05 minutes each if bid is made within the last 05 minutes before closure of auction.
3. Reserve Price: **Rs. 4,50,000/-** (Rupees Four Lakh Fifty Thousand Only).
4. Earnest Money Deposit (EMD): **Rs. 45,000/-** (Rupees Forty Five Thousand Only).
5. Last date of submission of bids: On or before **14.09.2020 by 5:00 PM**.
6. Bid increment amount by: **Rs. 10,000/-** (Rupees Ten Thousand Only).
7. 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. Actual extent & dimensions may differ.
8. 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.
9. Auction/ bidding shall only be through “**online electronic mode**” through the website <https://bankauctions.in> by the service provider **M/s 4Closure, Hyderabad**, who shall arrange and coordinate the entire process of auction through the e- auction platform.
10. 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.
11. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/s 4 Closure, Hyderabad, Contact No.040-23836405, 8142000067, 8142000061 e-Mail Id: info@bankauctions.in**.
12. For participating in the e-auction sale, the intending bidders should register their details with the service provider **M/s 4 Closure, Hyderabad** 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.
13. 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: **089811100001866** Union Bank of India, **Mulapeta** Branch through IFSC Code **ANDB0000898** or by DD/Pay order favouring Union Bank of India, **Mulapeta** Branch payable at **Nellore**.
14. The intending bidders should submit the duly filled in Bid Form (format available in the above website) 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, **Mulapeta** Branch, **latest by 14-09-2020 before 5.00 PM**. The sealed cover should be super scribed with “***Bid for participating in E-Auction Sale- in the A/c. of “Shaik Mubeen”***”.
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 4 Closure, Hyderabad** 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.

16. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse 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. 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 Authorised Officer, Union Bank of India and to the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
19. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same 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 **089811100001866** Union Bank of India, **Mulapeta** Branch through IFSC Code **ANDB0000898** or by DD/Pay order favouring Union Bank of India, **Mulapeta** Branch payable at **Nellore**.
20. 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.
21. At the request of the successful bidder in writing, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
22. Municipal/ Panchayat Taxes, Society dues, Electricity dues (if any) has to be paid by the successful bidder only.
23. Sale Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of the entire purchase price/ bid amount.
24. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
25. 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.
26. The decision of the Authorised Officer is final, binding and unquestionable.
27. 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: Nellore
Date: 05-08-2020

Sd/- Authorised Officer
Union Bank of India (erstwhile Andhra Bank)
Mulapeta Branch

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.