

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

The undersigned being the Authorised Officer of Unity Small Finance Bank Ltd (the erstwhile Punjab & Maharashtra Co-Operative Bank Ltd., since amalgamated with and named as Unity Small Finance Bank Ltd in accordance with the notification issued by the Government of India dated 25.01.2022) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act' 2002 (54 of 2002), and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002, hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues.
The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Sr. No.	Name of the Borrower	Amount of Secured Debt as per Demand Notice (Amt. in Rupees)	Description of Property	Last Date for submission of Bid	Date & time of E - Auction of Property	Reserve Price (Amt. in Rupees)	Earnest Money Deposit (Amt. in Rupees)
1	Shah Enterprises "Borrower", Mr. Dinesh Lalubhai Shah ("Partner / Guarantor"), Mr. Amar Dinesh Shah ("Partner / Guarantor"), Mr. Rajinder Kumar Miglani ("Guarantor") and M/s Shree Uttam Steel & Power Ltd ("Corporate Guarantor / Mortgagor")	Rs. 1,43,05,84,737.00 (Rupees One Hundred Forty Three Crore Five Lakh Eighty Four Thousand Seven Hundred Thirty Seven Only)	Vacant Land situated at Village Satarda, Taluka Sawantwadi, District Sindhudurg with admeasuring 70.2250 Acres mortgaged by M/s Shree Uttam Steel & Power Limited. Vacant Land situated at Village Satarda / Satose, Taluka Sawantwadi, District Sindhudurg with admeasuring 58.3900 Acres mortgaged by M/s Shree Uttam Steel & Power Limited.	26.03.2024	On 27.03.2024 Between 11.00 a.m. To 1.00 p.m. (Unlimited extension of 10 minutes each)	Rs. 29,20,00,000/- (Rupees Twenty Nine Crore Twenty Lakhs Only)	Rs.2,92,00,000/- (Rupees Two Crore Ninety Two Lakh Only)
2	M/s Shah Steel Impex Pvt Ltd ("Borrower"), Mrs. Mita Ambrish Shah ("Director / Guarantor"), Mr. Amar Dinesh Shah ("Director / Guarantor"), Mr. Rajinder Kumar Miglani ("Guarantor") and M/s Shree Uttam Steel & Power Ltd ("Corporate Guarantor / Mortgagor")	Rs. 107,81,86,852.63 (Rupees One Hundred Seven Crore Eighty One Lakh Eighty Six Thousand Eight Hundred Fifty two and Paise Sixty Three Only)	Vacant Land situated at Village Satarda, Taluka Sawantwadi, District Sindhudurg with admeasuring 142.7090 Acres mortgaged by M/s Shree Uttam Steel & Power Limited	26.03.2024	On 27.03.2024 Between 11.00 a.m. To 1.00 p.m. (Unlimited extension of 10 minutes each)	Rs. 32,39,00,000/- (Rupees Thirty Two Crore Thirty Nine Lakh Only)	Rs. 3,23,90,000/- (Rupees Three Crore Twenty Three Lakh Ninety Thousand Only)
3	M/s Jwala Energy Resources Pvt Ltd ("Borrower"), Mr. Rajvir Juneja ("Director / Guarantor"), Mr. Gautam Kunzru ("Director / Guarantor") and M/s Shree Uttam Steel & Power Ltd ("Corporate Guarantor / Mortgagor")	Rs. 80,85,58,452.00 (Rupees Eighty Crore Eighty Five Lakh Fifty Eight Thousand Four Hundred Fifty Two Only)	Plots of Land situated at 435 Plots of Satarda and 4 Plots of Satose aggregating 161.6280 acres mortgaged by M/s Shree Uttam Steel & Power Limited	26.03.2024	On 27.03.2024 Between 11.00 a.m. To 1.00 p.m. (Unlimited extension of 10 minutes each)	Rs. 36,70,00,000/- (Rupees Thirty Six Crore Seventy Lakhs Only)	Rs. 3,67,00,000/- (Rupees Three Crore Sixty Seven Lakh Only)
4	M/s Asutri Trading Pvt Ltd ("Borrower"), Mr. Rajkumar Goel ("Director/ Guarantor"), Mr. Sidharth M Bagrecha ("Director / Guarantor"), M/s Shree Uttam Steel & Power Ltd ("Corporate Guarantor / Mortgagor"), M/s R K Construction ("Mortgagor / Guarantor"), Mr. Nitin Shriram Bhabal ("Mortgagor / Guarantor") and M/s Kaved Realty Pvt Ltd ("Mortgagor / Guarantor")	Rs. 66,53,75,967.48 (Rupees Sixty Six Crore Fifty Three Lakh Seventy Five Thousand Nine Hundred Sixty Seven and Paise Forty Eight Only)	Land at Village Satada and Satose total area 112.4213 Acres mortgaged by M/s Shree Uttam Steel & Power Limited	26.03.2024	On 27.03.2024 Between 11.00 a.m. To 1.00 p.m. (Unlimited extension of 10 minutes each)	Rs. 25,50,25,000/- (Rupees Twenty Five Crore Fifty Lakh Twenty Five Thousand Only)	Rs. 2,55,02,500/- (Rupees Two Crore Fifty Five Lakh Two Thousand Five Hundred Only)

TERMS AND CONDITIONS OF E-AUCTION SALE

- The property shall be sold below the reserve price and sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on "AS IS WHERE IS" and "AS IS WHAT IS" and "NO RECOURSE BASIS".
- E-auction will be conducted "online" through Bank's approved service provider M/s. ARCAEMART PVT LTD at the web Portal- www.auctionbazaar.com.
- Bidders shall hold a valid email ID {e-mail id is necessary for the intending bidder as all the relevant information and allotment of ID & Password by M/s ARCAEMART PVT LTD (Auctionbazaar.com) may be conveyed through email}.
- The prospective qualified bidders may avail of online training on e-auction from M/s ARCA EMART PVT LTD, 7-1-28/1/A/1, Park Avenue 1, Ameerpet, Secunderabad, Telangana - 500016. Website at www.auctionbazaar.com, help line no. 8370969696, Email ID - contact@auctionbazaar.com, support@auctionbazaar.com. Prior to the date of e-auction neither the Authorised Officer / Bank nor M/s ARCA EMART PVT LTD (Auctionbazaar.com) will be held responsible for any internet network problem / power failure/ any other technical lapses/failure etc. toward off such contingent situations the interested bidders are requested to ensure that they are technically well - equipped with adequate power back-up etc. for successfully participating in the e-auction event.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No. 00600380001827, Name of the Bank: HDFC Bank Limited, Branch: Fort, Mumbai, Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code : HDFC0000060** Please note that the Cheque/Demand Draft shall not be accepted towards EMD.
- The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in **multiple of Rs. 5,00,000/- (Rupees Five Lakh Only)**.
- The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable.
- If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of Authorized Officer.
- The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction as per process.
- The particulars given by the Authorized officer are stated to the best of his / her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
- The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
- The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
- Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
- For further details, contact **Ms. Anjali Parab, Authorised Officer and Mr. Ashokkumar Manda, Mobile No. 9892294841** of Unity Small Finance Bank Limited at above mentioned address.
- The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the immovable asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the Authorized Officer. Further, the sale certificate in the name of the purchaser(s) only and will not be issued in any other name(s).
- The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- Auction Notice can be viewed on Bank's website- <https://theunitybank.com/regulatory-disclosures.html>

THIS NOTICE WILL ALSO SERVE AS STATUTORY 30 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER BEING SUBSEQUENT AUCTION / SALE.