

Appendix-IV-A [See provisio to rule 6(2)]

SALE NOTICE FOR SALE OF MOVABLE PROPERTIES

E-auction Sale Notice For Sale of movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 6(2) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the borrower(s)/guarantor(s) that the below described movable properties Hypothecated/pledged/charged to UCO Bank, **Arera Colony Branch**, the secured creditor, the possession of which has already been taken by the authorized officer of UCO Bank, Arera Colony Branch, the secured creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **31.05.2025**, for recovery of amount mentioned below plus any unrecovered interest and other expenses due to UCO Bank, Arera Branch, the secured creditor from below mentioned Borrowers & Guarantors.

Date & Time of E-auction : 31.05.2025 between 11.00 AM to 5.00 PM

as per (IST) with unlimited extensions of 10 minutes each.

Last date for submission of online bids is 30.05.2025 upto 5.00 P.M.

Name of the Borrowers & Guarantors	Demand notice Date Possession Notice Outstanding Amount.	Description of Movable Properties to be sold situated at Plot no. 4, sector-C, New Industrial Area, Mandideep	Reserve Price
			EMD Bid Increment Amount
Borrower : M/s RVR Technologies Ltd. Directors – 1. Mr. Akshay Pahwa s/o Mr. Rajneesh Pahwa 2. Mr. Ravindra Thapar 3. Mr. Prabhu Narayan Pandey Guarantors: 1. Mr. Akshay Pahwa s/o Mr. Rajneesh Pahwa 2. Mr. Rajneesh Pahwa s/o Mr. Sant Prakash Pahwa	20/04/2021	Scrap & remainders of Banbury Plant, Local (jointed) Tube Unit Machines, Export Oriented Unit, Latex Tube Machine, Boiler, Transformer with sub station, Tyres, tubes & Raw material Owner- M/S RVR Technologies Ltd. through its Directors. (Note- All the fixtures & items permanently attached with the shed/plant are not included in the list of items to be e-auctioned)	₹ 3,44,25,000/-
	24/09/2021		₹ 34,42,500/-
	₹ 7,40,03,740.63		₹ 10,000/-
	+ Any unrecovered interest/expense & charges.		Physical possession

For detailed terms and conditions of the sale, please refer to the link provided : <https://baanknet.com>

The borrower/guarantor are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered along with interest and cost. This is also treated as 15 days statutory notice under SARFAESI Act.

Terms & Condition of E-auction :

- 1.E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" & "WITHOUT RECOURSE BASIS" and will be conducted "Online". Bank reserves its right for sale of the property either in one lot or separately. The auction will be conducted through service provider (PSB Alliance) at the web portal: <https://baanknet.com>
2. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/dues/encumbrances.
3. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/items (scrap) to be sold, before submission of the bid. Bidder has to make their own due diligence regarding property. Intending bidders/Purchasers can inspect the property/items put on e-auction on 17.05.2025, 21.05.2025 & 28.05.2025 between 12:00 PM and 4:00 PM.
4. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee, all the statutory dues payable to Government, society, builder and other authority etc. and also bear all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees, cost & expenses specified under known/unknown/ future encumbrances etc. owing to anybody. Such amount will be above the sale consideration amount.
5. The Purchaser is expected to take possession of sold items & move/shift the same from the premises within 15 days from the date of e-auction and all the charges/expenses of moving/shifting the scrap/machinery/ remainders to be borne by the purchaser only. Any permission for extension of time period shall be at the discretion of bank and purchaser may be required to pay the applicable rent for the period for which extension is granted.
6. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
7. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
8. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
9. In case of bidding amount Rs.50.00 lakhs and above, The purchaser shall pay the applicable 1% TDS amount and submit original copy of TDS certificate to the bank.

Date: 13.05.2025

Place: Bhopal

Authorised Officer

UCO Bank