

(Stressed Asset Management Branch)

603B, Konnectus Tower, Bhav Bhuti Marg New Delhi-110001

E-mail : ubin0906069@unionbankofindia.bank.in

Contact Details: 9721002758

Ref.DEL:SAMB:OR:964:2025-26

दिनांक Date:09.03.2026

By Regd. Post & Courier**BY REGISTERED POST ACK DUE AND COURIER**M/s Rainbow Worldwide Private Limited
Registered Office: A-37, Milap Nagar, Uttam
Nagar, Delhi-110059.Mr.Luv Bharadwaj S/o Late Mr. Ramanuj Dayal
Sharma, R/o-74, Vasant Enclave, Vasant Vihar,
New Delhi-110057.Mr. Ravi Bhola S/o Mr. Banarsi Bhola, R/o-WZ-
317B, Tihar Village, New Delhi -110018.M/s Rangoli International Private Limited,
Registered Office: B 13 S, Vijeta Vihar, Delhi Police
Society, Sector-13, Rohini, New Delhi-110006.**Corporate Office:** 9 H, 9th floor,
Hansalaya Building,15, Barakhamba
Road, New Delhi-110001.

प्रिय महोदय /Dear Sir,

विषय Subject: Notice for sale of immovable secured assets under Rule 8 of the
Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, (Stressed Asset Management Branch), at 603B, Konnectus Towers Opp New Delhi railway Station, New Delhi 110001 the secured creditor, caused a demand notice dated 16.02.2015 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Physical possession notice 20.04.2016 issued by the Authorized Officer, as per appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession by the Authorized officer, will be sold by holding public E-auction on 27.03.2026 from 12:00 NOON to 5:00 PM by inviting Bids from the public through online on <https://baanknet.com>.
3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place : DELHI

Date : 09.03.2026

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIAAUTHORISED OFFICER
FOR UNION BANK OF INDIAStress Assets Management Branch
एस ए एम्, 603 बी, कनेक्टस टॉवर्स, भावभूति मार्ग, नई दिल्ली-110001
SAM, 603 B, Konnectus Towers, Bhavbhuti Marg, New Delhi-110001

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[Appendix - IV-A]

[See provision to rule 8 (6)]

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 proviso to Rule 8 (6) of the 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 the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27-03-2026, for recovery of Rs 65.98 Crore as on 31-12-2025 plus future interest and other charges thereon due to Secured Creditor, Union Bank of India from (Borrowers/Guarantors)- 1. M/s Rainbow Worldwide Private Limited, 2. Mr.Luv Bharadwaj S/o Late Mr. Ramanuj Dayal Sharma, 3. Mr. Ravi Bhola S/o Mr. Banarsi Bhola and 4. M/s Rangoli International Private Limited.

The reserve price will be as per table mentioned below and the earnest money deposit will be 10% of the reserve price.

Description of Immovable Property

Various shops bearing Pvt Shop Nos.1, 2, 3, 12, 14, 15, 16, 17, 18, 19, 20, 21,22, 23, 24, 29, 30, 31, 32, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 56, 57, 120, 122, 123, 127, 128, 129, 130, 131, 132, 133-142,145-167,168-169 and entire first floor (With Roof Rights), Located at Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi (As per Deed)-ALL THE ABOVE MENTIONED SHOPS TO BE SOLD SEPARATELY.

List of Encumbrances:

a) Not known

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx>. The same is also enclosed herewith.

Place : Delhi

Date : 09-03-2026

Encl: Terms of sale

Classification: Public

कृते यूनियन बैंक ऑफ़ इंडिया
For UNION BANK OF INDIA
Sachin Arora
AUTHORISED OFFICER
प्रधिकृत हस्ताक्षर
Stressed Asset Management Branch
FOR UNION BANK OF INDIA
एस ए एन 603 बी, कनेक्टस टॉवर, भावभूति मार्ग, नई दिल्ली-110001
SAM, 603 B, Konnectus Towers, Bhavbhuti Marg, New Delhi-110001

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TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1.Name and address of the Borrower, Co-Applicant and Guarantor	M/s Rainbow Worldwide Private Limited Registered Office: A-37, Milap Nagar, Uttam Nagar, Delhi-110059. Mr.Luv Bharadwaj S/o Late Mr. Ramanuj Dayal Sharma, R/o-74, Vasant Enclave, Vasant Vihar, New Delhi-110057. Mr. Ravi Bhola S/o Mr. Banarsi Bhola, R/o-WZ-317B, Tihar Village, New Delhi -110018. M/s Rangoli International Private Limited, Registered Office: B 13 S, Vijeta Vihar, Delhi Police Society, Sector-13, Rohini, New Delhi-110006. Corporate Office: 9 H, 9th floor, Hansalaya Building,15, Barakhamba Road, New Delhi- 110001.
2. Name and address of the Secured Creditor:	Union Bank of India, Stressed Asset Management Branch, 603B, Konnectus Towers, Opp. New Delhi Railway Station, New Delhi-110001.
3. Description of immovable secured assets to be Sold.	
DESCRIPTION OF THE PROPERTY Various shops bearing Pvt Shop Nos.1, 2, 3, 12, 14, 15, 16, 17, 18, 19, 20, 21,22, 23, 24, 29, 30, 31, 32, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 56, 57, 120, 122, 123, 127, 128, 129, 130, 131, 132, 133-142,145-167,168-169 and entire first floor (With Roof Rights), Located at Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi (As per Deed)-ALL THE ABOVE MENTIONED SHOPS TO BE SOLD SEPARATELY.	
4.The details of encumbrances, if any known to the Secured Creditor	Not known
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	Not Known
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7.Date & Time of auction	27.03.2026,12:00 Noon to 5:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.65.98 Crores as on 31-12-25 plus future interest and other charges thereon.



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9. Reserve price for the properties below which the immovable property may not be sold:

DESCRIPTION OF THE PROPERTIES (Carpet area measurement)	Reserve Price (In Lacs)
1. Shop bearing Pvt no.1 (without roof rights) measuring 186 Sq. ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.60
2. Shop bearing Pvt no.2(without roof rights) measuring 371 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	12.89
3. Shop bearing Pvt no.3 (without roof rights) measuring 157 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.42
4. Shop bearing Pvt No. 12 (without roof rights) measuring 157 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.42
5. Shop bearing Pvt No. 14 (without roof rights) measuring 295 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	10.25

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6. Shop bearing Pvt no.15 (without roof rights) measuring 180 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.36
7. Shop bearing Pvt no.16 (without roof rights) measuring 120 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.90
8. Shop bearing Pvt no.17 (without roof rights) measuring 169 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.91
9. Shop bearing Pvt no.18 (without roof rights) measuring 120 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.90
10. Shop bearing Pvt no.19 (without roof rights) measuring 110 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.50
11. Shop bearing Pvt no.20 (without roof rights) measuring 160 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.54



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12. Shop bearing Pvt no.21 (without roof rights) measuring 194 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.93
13. Shop bearing Pvt no.22 (without roof rights) measuring 160 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.54
14. Shop bearing Pvt no.23 (without roof rights) measuring 130 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.91
15. Shop bearing Pvt no.24 (without roof rights) measuring 135 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.18
16. Shop bearing Pvt no.29 (without roof rights) measuring 130 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.91
17. Shop bearing Pvt no.30 (without roof rights) measuring 113 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	5.31





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18. Shop bearing Pvt no.31 (without roof rights) measuring 105 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.29
19. Shop bearing Pvt no.32 (without roof rights) measuring 44 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	1.80
20. Shop bearing Pvt no.35 (without roof rights) measuring 95 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.47
21. Shop bearing Pvt no.36 (without roof rights) measuring 94 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	3.84
22. Shop bearing Pvt no.37 (without roof rights) measuring 181 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.40
23. Shop bearing Pvt no.38 (without roof rights) measuring 55 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	2.25



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24. Shop bearing Pvt no.40 (without roof rights) measuring 117 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.78
25. Shop bearing Pvt no.41 (without roof rights) measuring 144 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	5.88
26. Shop bearing Pvt no.42 (without roof rights) measuring 134 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	5.48
27. Shop bearing Pvt no.43 (without roof rights) measuring 149 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.09
28. Shop bearing Pvt no.44 (without roof rights) measuring 204 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	8.34
29. Shop bearing Pvt no.45 (without roof rights) measuring 100 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.70





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30. Shop bearing Pvt no.46 (without roof rights) measuring 106 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.33
31. Shop bearing Pvt no.47 (without roof rights) measuring 194 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.93
32. Shop bearing Pvt no.48 (without roof rights) measuring 80 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	2.78
33. Shop bearing Pvt no.49 (without roof rights) measuring 165 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	6.74
34. Shop bearing Pvt no.50 (without roof rights) measuring 121 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.94
35. Shop bearing Pvt no.51 (without roof rights) measuring 115 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	5.40

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36. Shop bearing Pvt no.53 (without roof rights) measuring 105 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.29
37. Shop bearing Pvt no.56 (without roof rights) measuring 292 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	10.14
38. Shop bearing Pvt no.57 (without roof rights) measuring 182 Sq.ft. at basement in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	7.44
39. Shop bearing Pvt no.120 (without roof rights) a measuring 84 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	8.87
40. Shop bearing Pvt no.122 (without roof rights) a measuring 95 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	10.03
41. Shop bearing Pvt no.123 (without roof rights) a measuring 93 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	9.82



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42. Shop bearing Pvt no.127 (without roof rights) a measuring 84 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	8.87
43. Shop bearing Pvt no.128 (without roof rights) measuring 50 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.59
44. Shop bearing Pvt no.129 (without roof rights) measuring 60 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	4.68
45. Shop bearing Pvt no.130 (without roof rights) measuring 176 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	13.73
46. Shop bearing Pvt no.131 (without roof rights) measuring 164 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	15.06
47. Shop bearing Pvt no.132 (without roof rights) measuring 166 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	15.24



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48. Shop bearing Pvt no.168-169 (without roof rights) measuring 540 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	42.14
49.Shop bearing Pvt no.133-142 & 145-167 (without roof rights) Marriage Hall measuring 6070 Sq.ft. at Ground Floor in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	306.52
50.Entire 1st floor (with roof rights) measuring 11205 Sq.ft. in the double stories building with basement built on land area 1896 Sq. Yds. known as "Apna Bazar" bearing Municipal Nos No.106-110-A-B, 111 to 114, 115-A/5-13, 115-B/1-9, 120-B, C, D, E & F, situated at Chota Bazar, Teliwara, Shahdara, Delhi-110092	585.55

9.1. EMD Payable

10% of the Reserve Price mentioned above.

10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website.

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.



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10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home
- For auction related queries e-mail to ubin0906069@unionbankofindia.bank.in or contact Union Bank of India, 603B, Konnectus Towers , Bhav Bhuti Marg , Opp. New Delhi Railway Station, New Delhi-110001, Ph.: 9721002758.

10.6 Steps Involved

Register on <https://baanknet.com> using mobile number and email ID.

Upload requisite KYC Documents.

Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.

Link/Map the EMD amount with the property ID from the wallet of the bidder/purchaser ID.

Submission of bid shall be through Online mode on the auction date and time.

In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd. after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorized Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. (a) In case of bidding the bid increment shall not be less than Rs. 30,000.00 for properties mentioned at Sr. No. 1-47, Rs. 43,000.00 for property mentioned at Sr. 48, Rs. 3,07,000.00 for property mentioned at Sr. 49 and Rs. 5,86,000.00 for property mentioned at Sr. 50 in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs. 30,000.00 and Rs. 43,000.00, Rs. 3,07,000.00 and Rs. 5,86,000.00 respectively.

(b) Invariably, the first bid of the property will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favor of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.



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15. The successful bidder so declared by the Authorized Officer shall deposit 25% of the Sale Price (inclusive of EMD) immediately on the sale day or not later than next working day with the Bank in the Account bearing Number 060621980050000 of Union Bank of India, IFSC code: UBIN0906069 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.

In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorized Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorized Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful tenderer / bidder, the Authorized Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per Section 194-IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and the PAN number as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than Agricultural land).

In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorized Officer will deliver the property on the basis of possession taken on "as is where is basis" to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.



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21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorized Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com>. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.

25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorized Officer, there is no encumbrance on the property except as stated above in point no. 4 & 5. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the 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 to sell the property. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place : DELHI

Date :09.03.2026

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

(Signature)
Authorized Officer
Stressed Assets Management Branch
FOR UNION BANK OF INDIA
एन ए एम, 603 बी, कनेक्टस टावर्स, भवभूति मार्ग, नई दिल्ली-110001
SAM, 603 B, Konnectus Towers, Bhavbhuti Marg, New Delhi-110001

