

# IndusInd Bank

Date: 05<sup>th</sup> Nov 2024

To,

1. **Vivid Mobile Repairing And Training Centre  
Through Its Proprieter Mr. Jagdish Choudhary**  
Shop No M-6 Mazzenine Plot No 79 Yashwant Plaza  
South Tukoganj Indore 452001

**Vivid Mobile Repairing And Training Centre  
Through Its Proprieter Mr. Jagdish Choudhary**  
House No. 104, Ward No. 4 Pipal Ke Pass  
Choudhary Sonda Devas, Madhya Pradesh-455001

2. **Mr. Jagdish Choudhary S/O Mr. Ramnarayan Choudhary**  
Shop No M-6 Mazzenine Plot No 79  
Yashwant Plaza South Tukoganj Indore 452001

**Mr. Jagdish Choudhary S/O Mr. Ramnarayan Choudhary**  
House No. 104, Ward No. 4 Pipal Ke Pass  
Choudhary Sonda Devas, Madhya Pradesh - 455001

3. **Mrs. Ravina Choudhary W/O Mr. Jagdish Choudhary**  
Shop No M-6 Mazzenine Plot No 79 Yashwant Plaza  
South Tukoganj Indore 452001

**Mrs. Ravina Choudhary W/O Mr. Jagdish Choudhary**  
House No. 104, Ward No. 4 Pipal Ke Pass  
Choudhary Sonda Devas, Madhya Pradesh – 455001

**Sub: Intimation of Sale of property**

**Ref: Notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 issued on 19<sup>th</sup> Sept 2024**

Dear Sir/Madam,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) dated **19<sup>th</sup> Sept 2024** under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That Bank has issued Notice dated **19<sup>th</sup> Sept 2024** asking you to repay the entire outstanding and close the loan but till date we have not received any response from you all despite multiple reminders.

2. The Notice hereby given to you, that under signed being Authorized officer of Indusind Bank Ltd, now proceeds to sell the secured asset by adopting any one of the methods mentioned in Rule 8(5) of above Rules as you all have fail or neglect to pay the entire outstanding loan amount of Indusind Bank Ltd within stipulated time frame therefore, Bank shall now proceed to sell the secured property at the reserve price under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002.

Dated: 05<sup>th</sup> Nov 2024

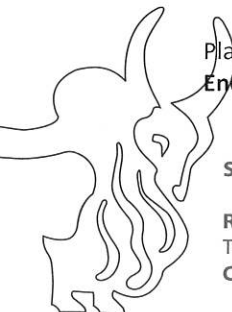
Authorized Officer INDUSIND Bank Ltd.  
**Mr. Ghanshyam Panchariya**

Place: Indore

Enclosed: Copy of auction notice

**Sangam Tower, Jaipur Branch** : IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur - 302001.

**Regd. Office:** 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.  
Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)  
**CIN : L65191PN1994PLC076333**



# IndusInd Bank

## APPENDIX IV-A

### Under Rule 9(1)

[See proviso to Rule 8(6)]

### Sale Notice for sale of Immovable Property

**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 (SARFAESI Act).**

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **05/04/2024** by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **28/11/2024**, for recovery of **Rs. 38,51,233.59/- (Rupees Thirty Eight Lakh Fifty One Thousand Two Hundred Thirty Three Paise Fifty Nine Only)** as on **24/10/2024** together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower, Co Borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of "IndusInd Bank Ltd having Account No. **00073564611092**, **IFSC: INDB0000007**, and Branch Address: **No. 3 Village Road Nungambakkan, Chennai -600034**.

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower, Co Borrower, Guarantor with Address	<p>1. Vivid Mobile Repairing And Training Centre Through Its Proprieter Mr. Jagdish Choudhary Shop No M-6 Mazzenine Plot No 79 Yashwant Plaza South Tukoganj Indore 452001</p> <p>Vivid Mobile Repairing And Training Centre Through Its Proprieter Mr. Jagdish Choudhary, House No. 104, Ward No. 4 Pipal Ke Pass, Choudhary Sonda Devas, Madhya Pradesh-455001 (Borrower)</p> <p>2. Mr. Jagdish Choudhary S/O Mr. Ramnarayan Choudhary Shop No M-6 Mazzenine Plot No 79 Yashwant Plaza South Tukoganj Indore 452001</p> <p>Mr. Jagdish Choudhary S/O Mr. Ramnarayan Choudhary, House No. 104, Ward No. 4 Pipal Ke Pass, Choudhary Sonda Devas, Madhya Pradesh - 455001 (Co-Borrower)</p> <p>3. Mrs. Ravina Choudhary W/O Mr. Jagdish Choudhary Shop No M-6 Mazzenine Plot No 79 Yashwant Plaza South Tukoganj Indore 452001</p> <p>Mrs. Ravina Choudhary W/O Mr. Jagdish Choudhary, House No. 104, Ward No. 4 Pipal Ke Pass, Choudhary Sonda Devas, Madhya Pradesh - 455001 (Co-Borrower)</p>
Loan Account Numbers	III00499N & III00787N
Description Of The Immovable Property/ Secured Asset	Property Located At "Shop No M-6 Mazzenine Plot No 79 Yashwant Plaza South Tukoganj Indore- 452001 Having Admeasuring Area 421

**Sangam Tower, Jaipur Branch :** IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur - 302001.

**Regd. Office:** 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.

Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)

**CIN : L65191PN1994PLC076333**





# IndusInd Bank

	Sq. Ft. (Super Built Up Area),312 Sq. Ft. (Built Up Area), Owned By Mr. Jagdish Choudhary & Mrs. Ravina Choudhary.
Reserve Price	Rs. 34,10,000/- (Rupees Thirty Four Lakh Ten Thousand Only)
Earnest Money Deposit (EMD)	Rs. 3,41,000/- (Rupees Three Lakh Fourty One Thousand Only)
Date & Time of E-auction	28/11/2024 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	27/11/2024 upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	20/11/2024 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
13(2) Demand Notice Date	30/07/2022
13(2) Demand Notice Amount	Rs. 28,87,933.14/-
Physical Possession Date	05-04-2024
Total Outstanding Amount (As on date)	Rs. 38,51,233.59/- (Rupees Thirty Eight Lakh Fifty One Thousand Two Hundred Thirty Three Paise Fifty Nine Only) as on 24/10/2024

## Terms and Conditions:-

- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis and will be conducted "Online".
- 2) The auction will be conducted through Indusind Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal [www.bankeauctions.com](http://www.bankeauctions.com).
- 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. <https://www.indusind.com> or website of service provider i.e. <https://www.bankeauctions.com>
- 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Indusind Bank.
- 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3<sup>rd</sup> floor, sector 44, Gurgaon,122003 Haryana. Support No.: 7291981124,25,26, & Contact No. Sh. Bhavik- 8866682937 (Manager- Bankeauctions) Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya, Ph.- 8769889898.
- 6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.
- 7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

## STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 05<sup>th</sup> Nov 2024

Place: Indore

  
 Authorised Officer  
 Indusind Bank Ltd



**Sangam Tower, Jaipur Branch** : IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur - 302001.

**Regd. Office:** 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.

Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)

**CIN : L65191PN1994PLC076333**