

IndusInd Bank

Ref. No: ZO_Delhi/24-25/FRRG/057

Date: 14/10/2024

AUCTION CUM SALE OF SECURED ASSET

To:

1. Mrs. Krishna Rani W/o- Shri Madan Lal House No. 103C, Ward No.9, Chaudhariyan Mohalla, Hansi-125033, Haryana	2. Mrs. Savita Devi House No. 103C, Ward No.9 Chaudhariyan Mohalla, Hansi-125033, Haryana
3. Mrs. Sunita Rani W/o- Shri Shyam Sunder House No. 103/564, Ward No.9 Chaudhariyan Mohalla, Hansi-125033, Haryana	4. Mr. Madan Lal Garg S/o- Shri Inder Sain Garg House No. 103C, Ward No.9 Chaudhariyan Mohalla, Hansi-125033, Haryana
5. Mr. Parmod Kumar S/o- Mr. Madan Lal Garg House No. 103C, Ward No.9 Chaudhariyan Mohalla, Hansi-125033, Haryana	6. Mr. Shyam Sunder S/o- Mr. Madan Lal Garg House No. 103C, Ward No.9 Chaudhariyan Mohalla, Hansi-125033, Haryana
7. Mr. Keshav Garg S/o- Mr. Vinod Kumar House No. 130/19, Ward No.9 Chaudhariyan Mohalla, Hansi-125033, Haryana	8. Mr. Vinod Kumar S/o- Shri Madan Lal Garg Barsi gate, Hansi Haryana-125033

Dear Sir/Madam,

Subject - Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 due to default in payment of loan outstanding in the name of Krishna Rani.

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt Regency Complex Block A District Centre Bhikaji Cama Place R.K Puram New Delhi 110066. Tel. : (011) 42505100.

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



We hereby intend to inform you that Authorised officer of IndusInd Bank Ltd. had issued demand notice dated 31.05.2017 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrowers / Co-Borrower / Guarantor /Mortgagor- **Mrs. Krishna Rani / Mrs. Savita Devi / Mrs. Sunita Rani / Mr. Madan Lal Garg / Mr. Parmod Kumar / Mr. Shyam Sunder / Mr. Keshav Garg / Mr. Vinod Kumar**, to repay the amount mentioned in the notice being **Rs.3,03,00,783.00/- (Rupees Three Crore Three Lacs Seven Hundred Eighty Three only) as on 31.05.2017** plus further interest @11.15% p. a. from 01.06.2017 mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002, within 60 days from the date of notice /date of receipt of the said notice together with further interest, incidental expenses, costs, charges etc. till date of payment and / or actual realization.

The Borrowers / Co-Borrower / Guarantor /Mortgagor having failed to repay the amount, Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules. Hence, after having taken possession of the premises as mentioned in the below mentioned table, we do hereby inform you that **we shall sell the said premises by Public Auction to be held on 07.11.2024**, which is 15 days from the date of the letter/notice as this will be the subsequent sale of the mortgage property.

This notice is being given to you in compliance of Rule 8 sub-rule 6 of Security Interest (Enforcement) Rules, 2002 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Borrower/Mortgagor/Guarantors may treat this as a 15 days' sale notice. The Borrower/Mortgagor/Guarantors are hereby given a last and final opportunity to discharge their liability in full as stated above within 15 days from the date of this Sale Notice and redeem the mortgage over the Secured Asset



The details of the Public Auction are as under: -

Loan Account Number & Name of Bank	Name of Borrower / Co-Borrower/ Guarantor / Mortgagor	Secured Asset Address & Size of the property .	Reserve Price / Earnest Money Deposit (EMD) / Last date / Inspection date / Date of Auction / Time of Auction
IndusInd Bank Limited	Mrs. Krishna Rani Mrs. Savita Devi Mrs. Sunita Rani Mr. Madan Lal Garg Mr. Pramod Kumar Mr. Shyam Sunder Mr. Keshav Garg Mr. Vinod Kumar	All those piece and parcel of land and building situate being and lying at Khasra No. 40//12/2 (6-16) 13/1(6-0) 13/2(2-0) 14(8-0) Khewat No. 1924, admeasuring 22K-16M, situated at Mauja Barsi, Tehsil Bawani Khera Distt. Bhiwani owned by Smt. Krishna Rani and Smt. Savita Devi. Owner: Smt. Krishna Rani and Smt. Savita Devi	Reserve Price: Rs.2,57,00,000/- (Rupees Two Crores Fifty-Seven Lacs Only) Emd: Rs.25,70,000/- (Rupees Twenty-Five Lacs and Seventy Thousands Only) Last Date of Bid Deposit: 06 November, 2024 upto 5:00 p.m. Inspection date: 25 October 2024. Time of Inspection - 10:30AM-12:30 NOON Date of Auction- 07 November 2024 Time of Auction- 10:30AM-11:30AM

No further notice shall be henceforth given to you.

Thanking you,

Yours faithfully,

Authorised Officer

IndusInd Bank Ltd.



IndusInd Bank

"APPENDIX- IV-A"

[See proviso to rule 8 (6)]

Sale Notice for sale of immovable properties

Sale Notice for selling of Immovable Assets under the Securitization 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 properties mortgaged to the Secured Creditor, the action/s under section 13(4) has been taken by the Authorised Officer of IndusInd Bank Limited (the Secured Creditor),

Now the properties will be sold through public auction "on "As and where is basis", "as is what is basis", whatever is there is basis" and "No recourse Basis" on **07 November, 2024** for recovery of **Rs.3,03,00783.00/- (Rupees Three Crore Three Lacs Seven Hundred Eighty Three only) as on 31.05.2017** plus further interest @11.15% p. a. from 1.06.2017 mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002, **dated 31 May 2017** to Borrowers/Guarantors/Mortgagors: **Mrs. Krishna Rani / Mrs. Savita Devi / Mrs. Sunita Rani / Mr. Madan Lal Garg / Mr. Parmod Kumar / Mr. Shyam Sunder / Mr. Keshav Garg / Mr. Vinod Kumar**, which is due to the Secured Creditor from Borrowers/Guarantors/Mortgagors.

The auction details of the mortgaged property are shared below.



IndusInd Bank Limited
HYATT
REGENCY
NEW DELHI

Nimantan Rao

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt Regency Complex Block A District Centre Bhikaji Cama Place R.K Puram New Delhi 110066. Tel.: (011) 42505100.

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CIN : L65191PN1994PLC076333



Short description of the immovable properties.

Description of property	Reserve Price / EMD/ Incremental Bid/ Last Date of Bid Deposit	Auction Date / Time
All those piece and parcel of land and building situate being and lying at Khasra No. 40//12/2 (6-16) 13/1(6-0) 13/2(2-0) 14(8-0) Khewat No. 1924, admeasuring 22K-16M, situated at Mauja Barsi, Tehsil Bawani Khera Distt. Bhiwani owned by Smt. Krishna Rani and Smt. Savita Devi. Owner: Smt. Krishna Rani and Smt. Savita Devi.	Reserve Price: Rs.2,57,00,000/- (Rupees Two Crores Fifty-Seven Lacs Only) Emd: Rs.25,70,000/- (Rupees Twenty-Five Lacs and Seventy Thousand Only) Last Date of Bid Deposit: 06 November, 2024 upto 5:00 p.m. Inspection date: 25 November 2024.	Auction Date: 07 November, 2024 Time: 10:30 AM-11:30 AM

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.IndusInd.com or <https://www.bankeauctions.com> or contact **Mr Nirmlankur Rao** at **Mobile No. 9721779359**.

Place: Delhi

Date: 14 October 2024


Authorised Officer
IndusInd Bank Limited

Sale notice for sale of immovable properties dated 14 October, 2024

See provision to rule 8 (6)] Security Interest (Enforcement) Rules 2002

NAME OF THE SECURED CREDITOR	NAME OF THE BORROWER, MORTGAGOR & GUARANTORS / TOTAL LIABILITIES	<u>DESCRIPTION OF THE IMMOVEABLE PROPERTIES</u>	Reserve Price / EMD/ Incremental Bid
IndusInd Bank Limited	Mrs. Krishna Rani Mrs. Savita Devi Mrs. Sunita Rani Mr. Madan Lal Garg Mr. Parmod Kumar Mr. Shyam Sunder Mr. Keshav Garg Mr. Vinod Kumar	All those piece and parcel of land and building situate being and lying at Khasra No. 40//12/2 (6-16) 13/1(6-0) 13/2(2-0) 14(8-0) Khewat No. 1405, Khatoni No.1924, as per the Jamabandi year 1999-2000 admeasuring 22K-16M, situated at Mauja Barsi, Tehsil Bawani Khera Distt. Bhiwani owned by Smt. Krishna Rani and Smt. Savita Devi. Owner: Smt. Krishna Rani and Smt. Savita Devi.	<p>Reserve Price: Rs.2,57,00,000/- (Rupees Two Crores Fifty-Seven Lacs Only)</p> <p>Emd: Rs.25,70,000/- (Rupees Twenty-Five Lacs Seventy Thousand Only)</p> <p>Last Date of Bid Deposit: 06 October, 2024 upto 5:00 p.m.</p> <p>Inspection date: 25 October 2024.</p>

Nishant Kumar



The detailed terms and conditions of the sale must be read with the Sale notice dated 14 October, 2024 issued by secured creditor for sale of immovable property.

Terms & Conditions:

- A. The Auction Sale is being conducted by Authorised Officer under the provision of SARFAESI Act with the aid through e-auction. Action / Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankeauctions.com> M/s C 1 India Private Limited is the service provider to arrange platform for e-auction.
- B. Bids shall be submitted online only in the prescribed format with relevant details. For details, please contact above person of M/s C 1 India Private Limited Mr. Mithalesh Kumar Mobile no. +91-7080804466, E-mail ID: support@bankeauctions.com
- C. The properties shall be sold on "as is where is, as is what is basis, whatever there is and No Recourse Basis. The Property will be sold on **Physical Possession** Basis and the Secured Creditor shall not be responsible for handing over the Physical Possession to the Successful Bidder.
- D. All Offers shall be made by downloading Bid Document from the website of <https://www.bankeauction.com>
- E. The bid shall be submitted online on the portal <https://www.bankeauction.com> in the prescribed format by 06 November, 2024 upto 5 P.M. i.e. (Last date and time for submission of bids).
- F. EMD shall be deposited by way of Demand Draft (Beneficiary - Sundry A/c Asset Mgt.) payable at Par.
- G. Last date for submission of bids along with EMD is 06 November, 2024 upto 5 P.M. The bids without EMD amount and or/less than the reserve price shall be disqualified.
- H. The online auction at the portal <https://www.bankeauction.com> will start at 10:30 A.M. on 07 November, 2024.
- I. There are no known encumbrances on the immovable properties known to the secured creditor.
- J. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.



- K. The Online Portal allows the bidder/s to increase the bid by Rs 1,00,000/-. The highest bidder amongst them after Inter-Se Bidding shall be declared as successful bidder.
- L. The Sale shall be subject to confirmation by the secured creditor. The successful bidder will have to deposit 25% of the total bid amount/purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount/purchase within 15 days of confirmation of the sale of immovable properties or such extended period as may be agreed upon by the purchaser, the secured creditor, in any case not exceeding 3 (three) months.
- M. The successful applicant shall bear the responsibility to pay applicable TDS of 1% on the purchase money of the property(ies) to Income Tax Department. The TDS amount is to be deducted from the purchase money to be paid to the Bank by the successful applicant. Post payment of TDS, applicant is required to submit Form 26QB as proof of payment of TDS, to the Bank, post which only, Sale Certificate will be issued to the successful applicant.
- N. In case the successful bidder fails to pay the balance sale price as stated above, all deposits including EMD shall be forfeited without any notice by Bank to the said successful bidder and the properties shall be resold.
- O. The EMD of unsuccessful bidder will be returned within 05 working days of closure of the auction sale proceedings. No interest shall be paid on EMD refunded.
- P. The purchaser shall bear the stamp duty and charges, including those of sale certificate registration charges, all statutory dues payable to government, taxes and rates, outgoing both existing and future related to the properties.
- Q. Authorised Officer of IndusInd Bank Limited reserves the right to postpone/cancel the auction without assigning any reason thereof.
- R. For further details, Mr Nirmlankur Rao, Authorised Officer of the IndusInd Bank Limited (Mobile No. 9721779359) may be contacted during office hours on any working day.

Place Delhi

Date:14 October 2024


Authorised Officer
IndusInd Bank Limited
