

Ref No: ZO_Delhi/24-25/FRRG/004

19 April,2024

By Speed Post AD/Registered Post AD

Without Prejudice

To,

<p>1. M/s. Gupta Sales (Borrower) Through its Proprietor Mr. Ashish Kumar, S/o- Sh Bhagwan Dass Commercial property No. 72/31, Situated at Bhupendra Nagar, Behind Old Hansi Road, Landmark-Near Sai Mandir, Jind Haryana-126102 Also at: Shop No. 151,152- Diwan Khana Market, Jind-126102 Haryana Also at: Property number 634/28, Ward No. 28 (01) Situated at Durga Colony, Jind Haryana-126102. Also at: Property No. 1935/30, Situated at Govindpura, Rohtak-Bhiwani bypass, Jind Haryana-126114</p>	<p>2. Mr. Ashish Kumar (Guarantor / Mortgagor) S/o- Sh. Bhagwan Dass House No.307, Rajender Colony Uchana Mandi, Jind-126115 Haryana Also at: Property number 634/28, Ward No. 28 (01) Situated at Durga Colony, Jind Haryana-126102 Also at: Property / Khasara No.54//25, min (0-7), Khewat No. and Khata No. 471/712, Near PWD Rest House, Rajendra Colony, Uchana Mandi, Tehsil & District- Jind, Haryana</p>
<p>3. Mrs. Pooja Bansal (Guarantor / Mortgagor) House No. 147, Ward No.1, Rajender Colony Uchana mandi, Uchanakalan, Tehsil-Narwana, Jind-126115, Haryana Also at: Property number 634/28, Ward No. 28 (01) Situated at Durga Colony, Jind Haryana-126102 Also at: Commercial property No. 72/31, Situated at Bhupendra Nagar, Behind Old Hansi Road, Landmark-Near Sai Mandir, Jind Haryana-126102</p>	

SUB: INTIMATION FOR SALE OF SECURED ASSET BY WAY OF E AUCTION BEING IMMOVABLE PROPERTIES UNDER RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Sir/Madam,

We hereby intend to inform you that Authorised officer of IndusInd Bank Ltd. had issued demand notice dated 21.10.2020 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrowers / Co-

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt regency complex block A District Centre Bhikaiji Cama Place R.K Puram New Delhi 110066.
Tel (11) 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



Borrower / Guarantor /Mortgagor- **M/s. Gupta Sales (Borrower) Through its Proprietor Mr. Ashish Kumar / Ashish Kumar (Guarantor / Mortgagor) / Mrs. Pooja Bansal (Guarantor / Mortgagor)**, to repay the amount mentioned in the notice being **₹ 1,20,35,607.84/- (Rupees One Crore Twenty Lacs Thirty five thousand Six hundred Seven and Paise eighty four only)** as on **30.09.2020** within 60 days from the date of notice /date of receipt of the said notice together with further interest at contractual rates from 01.10.2020 and incidental expenses, costs, charges etc. till date of payment and / or actual realization.

The Borrowers / Co-Borrower / Guarantor /Mortgagor having failed neglected to make the requisite payment as mentioned therein and as result of which Authorized 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 While we have given sufficient time and opportunity for repayment of outstanding dues lying against your enterprise, however till date you have not shown any bonafide towards repayment of your liability and failed to make payments as required.

In order to recover total outstanding dues of **₹ 1,75,92,727.84/- (Rupees One Crore, Seventy five lacs, Ninety two thousand Seven Hundred twenty seven and Paise Eighty four only)** as on **30.04.2023** together with further interest from 01.05.2023 plus costs, charges and expenses thereon, after having taken Physical 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 10.05.2024 at 11:00 AM to 12:00 Noon**, which is Fifteen (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.

Details of Auction:

ACCOUNT DETAILS: BORROWER NAME:	650014051831 M/s. Gupta Sales (Borrower) / Mr. Ashish Kumar (Guarantor / Mortgagor) / Mrs. Pooja Bansal (Guarantor / Mortgagor)
DESCRIPTION OF SECURED PROPERTY:	Residential Property situated in Khasra No. 54//25 min (0-7), khewat no. and khata no. 471/712, sale deed no. 457 dated 27/05/2014, Near PWD Rest House, Rajendra Colony, Uchana Mandi, Tehsil and Dist Jind, Haryana. Area : 210 sq yards
SECURED DEBT:	₹ 1,75,92,727.84/- (Rupees One Crore, Seventy five lacs, Ninety two thousand Seven Hundred twenty seven and Paise Eighty four only) as on 30.04.2023 together with further interest from 01.05.2023
RESERVE PRICE (RP):	₹ 32,54,000/- (Rupees Thirty-two lacs, Fifty-Four Thousand only)
INSPECTION DATE: INSPECTION TIME:	03.05.2024 10:30 AM to 11:30 AM
TIME: DATE: PLACE: For E-AUCTION	11:00 AM-12:00 NOON 10.05.2024 https://www.bankeauctions.com



LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 pm on 09.05.2024
EMD:	₹ 3,26,000/- (Rupees Three Lacs, Twenty-Six Thousand Only)
Incremental Bid:	₹ 50,000/- (Rupees Fifty thousand Only)
CONTACT:	Ms. Nitin Mahajan at Mobile No. +91 9717375920 ✉ nitin.mahajan@indusind.com

Encumbrances if any: Not known to the secured creditor

The property(ies) shall be sold on "AS IS WHERE IS, AS IS WHAT IS BASIS, WHATEVER THERE IS AND NO RECOURSE BASIS". The sale notice is being also published in newspaper Financial Express and Jansatta dated 19.04.2024.

We hereby give you an opportunity to come forward with a better offer to settle the due amount amicably, failing which we shall sell the above properties under SARFAESI Act, 2002.

The said intimation of notice of 15 days is made here as per the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions refer to the Bank's website www.indusind.com and www.bankeauctions.com.

Yours faithfully,


Nitin Mahajan
Authorised Officer



IndusInd Bank Ltd.

IndusInd Bank

"APPENDIX- IV-A"

[See proviso to rule 8 (6)]

M/s. Gupta Sales – 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 **Physical Possession** of which has been taken by the Authorised Officer of IndusInd Bank Limited, the Secured Creditor, 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 **10 May, 2024** for recovery of ₹ 1,20,35,607.84/- (Rupees One Crore Twenty Lacs Thirty five thousand Six hundred Seven and Paise eighty four only) as on 30.09.2020, mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002 on notice dated 21 October 2020 to Borrowers/Guarantors/Mortgagors: **M/s. Gupta Sales (Borrower) Through its Proprietor Mr. Ashish Kumar / Ashish Kumar (Guarantor / Mortgagor) / Mrs. Pooja Bansal (Guarantor / Mortgagor)**. That as on 30.04.2023 the total outstanding is ₹ 1,75,92,727.84/- (Rupees **One Crore, Seventy-five lacs, Ninety-two thousand Seven Hundred twenty-seven and Paise Eighty-four only**) together with further interest from 01.05.2023 plus costs, charges and expenses thereon

due to the Secured Creditor from Borrowers/Guarantors/Mortgagors:

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt regency complex block A District Centre Bhikaji Cama Place R.K Puram New Delhi 110056.
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CIN : L65191PN1994PLC076333



The auction details of the mortgaged property are shared below.

Short description of the immovable properties.

Description of property	Reserve Price / EMD/ Incremental Bid/ Last Date of Bid Deposit	Possession/Auction Date
Residential Property situated in Khasra No. 54//25 min (0-7), khewat no. and khata no. 471/712, sale deed no. 457 dated 27/05/2014, Near PWD Rest House, Rajendra Colony, Uchana Mandi, Tehsil and Dist Jind, Haryana. Area : 210 sq yards.	Reserve Price: ₹ 32,54,000/- (Rupees Thirty-two lacs, Fifty-Four thousand only) Emd: ₹ 3,26,000/- (Rupees Three Lacs, Twenty-Six Thousand Only) Incremental Bid: ₹ 50,000/- (Rupees Fifty Thousand Only)	Possession: Physical Auction Date: 10 May, 2024 Time: 11:00 AM-12:00 NOON. Last Date of Bid Deposit: 09 May, 2024 upto 5:00 p.m.

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 Nitin Mahajan at Mobile No. 9717375920.**

Place: Delhi

Date: 19 April 2024


Authorised Officer

IndusInd Bank Limited

M/s. Gupta Sales

Sale notice for sale of immovable properties dated 19 April 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	DESCRIPTION OF THE IMMOVEABLE PROPERTIES	Reserve Price / EMD/ Incremental Bid
IndusInd Bank Limited	<p>1. M/s. Gupta Sales (Borrower) Through Its Proprietor Mr. Ashish Kumar</p> <p>2. Mr Ashish Kumar (Guarantor / Mortgagor)</p> <p>3. Mrs. Pooja Bansal (Guarantor / Mortgagor)</p> <p>Total Liabilities: ₹ 1,75,92,727.84/- (Rupees One Crore, Seventy-five lacs, Ninety-two thousand Seven Hundred twenty-seven and Paise Eighty-four only) as on 30.04.2023.</p>	<p>Residential Property situated in Khasra No. 54//25 min (0-7), khewat no. and khata no. 471/712, sale deed no. 457 dated 27/05/2014, Near PWD Rest House, Rajendra Colony, Uchana Mandi, Tehsil and Dist Jind, Haryana. Area : 210 sq yards.</p>	<p>Reserve Price: ₹ 32,54,000/- (Rupees Thirty-two lacs, Fifty-four thousand only)</p> <p>Emd: ₹ 3,26,000/- (Rupees Three Lacs twenty-six thousand Only)</p> <p>Incremental Bid: ₹ 50,000/- (Rupees Fifty Thousand Only)</p> <p>Inspection date for the property: 03 May, 2024.</p> <p>Last Date of Bid Deposit: 09 May, 2024 upto 5:00 p.m.</p>



The detailed terms and conditions of the sale must be read with the Sale notice dated 19 May 2024 issued by secured creditor for sale of immovable property.

Terms & Conditions:

- A. 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.
- B. All Offers shall be made by downloading Bid Document from the website of <https://www.bankeauctions.com>
- C. The bid shall be submitted online on the portal <https://www.bankeauctions.com> in the prescribed format by 09 May, 2024 upto 5 P.M. i.e. (Last date and time for submission of bids).
- D. EMD shall be deposited by way of Demand Draft (**Beneficiary - Sundry A/c Asset Mgt.**) payable at Par.
- E. Last date for submission of bids along with EMD is 09 May, 2024 upto 5 P.M. The bids without EMD amount and or/less than the reserve price shall be disqualified.
- F. The online auction at the portal <https://www.bankeauctions.com> will commence at **11:00 AM on 10 May, 2024.**
- G. There are no known encumbrances on the immovable properties known to the secured creditor.
- H. 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.
- I. The Online Portal allows the bidder/s to increase the bid by Rs 50,000/-. The highest bidder amongst them after Inter-Se Bidding shall be declared as successful bidder.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Authorised Officer of IndusInd Bank Limited reserves the right to postpone/cancel the auction without assigning any reason thereof.
- O. For further details, Mr Nitin Mahajan, Authorised Officer of the IndusInd Bank Limited (Mobile No. 9717375920) may be contacted during office hours on any working day.

Place: Delhi

Date: 19 April,2024


Authorised Officer

IndusInd Bank Limited