

IndusInd Bank

(E-Auction Sale Notice under SARFAESI Act 2002)

Notice is hereby given to the Borrower/Guarantors / Mortgagors in particular and the public in general that the below mentioned properties are mortgaged / charged to the Secured Creditor, being IndusInd Bank Limited, the possession of below mentioned properties had been taken by the Authorised Officer of the IndusInd Bank Limited under section 13(4) of the Act is scheduled to be sold by E-Auction as mentioned below for recovery of below mentioned dues and applicable interest, charges and costs etc.

The properties described below is being sold on "As is where is", "As is what is" and "Whatever there is" basis under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

The details regarding E-Auction are mentioned below:

Details of Borrower / Guarantors / Mortgagors	M/s Oplos Medicare Pharmaceuticals Private Limited, Mr. Vaibhav Vohra, Mr. Arpit Vohra, Legal heirs of Late Mr. Subhash Chandra Vohra and Mr. Nikita Agarwal Vohra
Total Amount due as on 15.06.2022 as per 13(2) notice	Rs. 2,41,47,355.00/- (Rupee Two Crore Forty-One Lac, Forty-Seven Thousand Three Hundred Fifty-Five only) as on 31.03.2022
Nature of Possession	Physical Possession
Details of encumbrances over the properties	Not known to the Bank

Description of Immovable Properties			
Lot No.	Property(ies) Description	Reserve Price	EMD
1.	Residential plot no. 43, situated at Gadhi Bhadauriya, Alok Nagar, Loha Mandi ward, tehsil & Distt. Agra (measuring area 305 sq. mtrs.) owned by Mr. Subhash Chandra alias Subhash Chandra Vohra	Rs. 251.25 lac	Rs. 25.13 lac

The details regarding Auction are mentioned below:

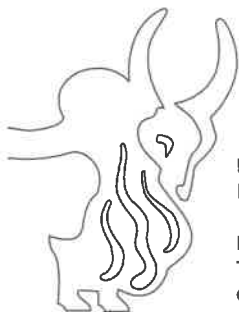
Date and Time of Auction	For Property 1 – 14.02.2025 from 10 AM to 11 AM Note – Unlimited extensions of 5 minutes from last placed bid will be provided for auction of each lot.
Online Auction Website	https://www.bankeauctions.com
Last date for submission of bids	12.02.2025 up to 4:00 PM
Minimum Bid Increment Amount	Rs 1 Lac for all units
Contact detail of Authorised Officer	Mobile No. 9990799379 E-mail ID: Kumar.yatendra@indusind.com

The details regarding E-Auction are mentioned below:

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt Regency Complex Block A District Centre Bhaiji 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



Name of Auction Agency	M/s C 1 India Private Limited
Contact Person	Mr. Mithalesh Kumar, Mob. No. - +91-7080804466
Support Landline Nos.	0124-4302020 / 2021 / 2022 / 2023 / 2024
E-mail address	support@bankeauctions.com

TERMS & CONDITIONS

1. 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.
2. The auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of IndusInd Bank Limited www.indusind.com and the website of the service provider, <https://www.bankeauctions.com> for bid documents and details of the secured assets put up for auction / obtaining the bid form.
3. 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
4. Earnest Money Deposit (EMD) shall be deposit through Demand Draft in favour of IndusInd Bank Limited, Sundry A/c Asset Mgt. Account no. 00053564604005 or through RTGS / NEFT / Fund Transfer to the credit of A/c No. 00053564604005, IndusInd Bank Limited, Dr. Gopal Das Bhawan, 28, Barakhamba Road, New Delhi - 110001, IFSC Code: INDB0000005
5. The intending bidders should also submit a copy of the bid form submitted 'online' along with copy of the Demand Draft or the UTR no. of NEFT / RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer, IndusInd Bank Ltd., Hyatt Regency Complex, 11th Floor, District Centre, Block-A, Bhikaji Cama Place, New Delhi – 110066, so as to reach the same on or before 12.02.2025 at 4:00 PM. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale in the Account of "Oplos Medicare Pharmaceuticals Private Limited"
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the website of <https://www.bankeauctions.com> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act / Rules.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.
8. The intending participants of the E-Auction may download copies of sale notice, terms and conditions of E-auction, help manual on operational part of E-Auction and process compliance form related to this e-auction from the above mentioned websites of IndusInd Bank Ltd. i.e. www.indusind.com and from website of service provider i.e.



18. 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.
19. The EMD of the successful bidders will be returned on the closure of the E-auction sale proceedings without interest.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
21. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount / closing bid amount and other charges, if any.
22. The defaulting purchaser / bidder shall forfeit all claims to the property(ies) or to any part of the sum for which it may be subsequently sold.
23. The property(ies) is sold in "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges / encumbrances on the properties, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property(ies) before submitting their bid. For any discrepancy in the property(ies) the participating bidder is solely responsible for all future recourses from the date of submission of bid.
24. No claim of whatsoever nature regarding the property(ies) put for sale, charges / encumbrances over the property(ies) or on any other matter etc. will be entertained after submission of the bid / confirmation of sale.
25. The Authorised Officer / Bank will not be responsible for any charge, lien, encumbrance, property(ies) tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the property(ies) under sale.
26. Prospective bidders are advised to peruse the copies of title deed, if any available with the Bank and also carry out their own inquiries to satisfy themselves regarding title to the property(ies), marketability, right, interest, encumbrances, dues if any, over the property(ies). It is the sole responsibility of the prospective buyer and no claim against the Bank will be entertained.
27. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale of add / delete / change any of the terms and conditions of the sale at any time without prior notice to the owner, bidder, public etc. and without assigning any reason.



28. The E-Auction sale is subject to the confirmation by the Secured Creditor / Bank. If the borrower/ guarantor / mortgagors pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale / auction is at the discretion of the Bank / Authorised Officer.
29. IndusInd Bank Ltd. has appointed M/s C 1 India Private Limited as a service provider who will assist the undersigned in conducting the auction.
30. Prospective bidders may avail online training on e-auction from M/s C 1 India Private Limited on <https://www.bankeauctions.com>; Contact Person Mr. Mithalesh Kumar, Mobile no. +91-7080804466, e-mail ID: support@bankeauctions.com
31. The intending purchasers can inspect the property(ies) with prior appointment at his / her expenses on the time and date mentioned above. For inspection of the properties, please contact Authorised Officer Mr. Yatendra Kumar on 9990799379 / Kumar.yatendra@indusind.com
32. The particulars specified in the Description of property(ies) have been stated to the best of information of the Secured Creditor and the Secured Creditor will not responsible for any error, misstatement or omission.
33. The submission of the bids shall deem that the Intending Bidders have taken all precautions and satisfied themselves with respect to the conditions of the secured assets and the terms and conditions of the auction. It shall not be open for the Intending Bidders to raise any issue after having submitted the bids and / or participated in the sale proceedings.

Date: 10/01/2025

Place: New Delhi


Authorised Officer
IndusInd Bank Limited