

E-Auction Sale Notice under SARFAESI Act, 2002
Sale of immovable asset under the Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

IndusInd Bank

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property is mortgaged/ charged to the secured creditor, being IndusInd Bank Limited, the possession of under mentioned property had been taken by the Authorised Officer of the IndusInd Bank Limited under S. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below.

The property described below is being sold on "As is where is", "As is what is", and "Whatever there is" 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:

Names of Borrower	Prime Marketing
Co-Borrowers/Guarantors:	1) Mr. Abdul Aleem 2) Ms. Farha Naaz
Total Amount Due as on 30.04.2025	Rs. 1,44,64,830.99 (Rupees One Crore Forty-Four Lakhs Sixty-Four Thousand Eight Hundred Thirty and Paise Ninety-Nine Only)
Nature of Possession	Physical Possession
Date and time of E-Auction	23.06.2025, 11:00 AM to 12:00 PM
Reserve Price	Rs. 1,25,12,000 (Rupees One Crore Twenty Five Lakhs Twelve Thousand Only)
EMD	Rs. 12,51,200/- (Rupees Twelve Lakhs Fifty One Thousand Two Hundred only) RTGS/NEFT/Fund Transfer to the credit of "IndusInd Bank Ltd", Account No. 00083564604005
Bid Increment	Rs.50,000/- (Rupees Fifty Thousand only)
Mode of Auction	E-AUCTION
Description of secured asset	All that piece and parcel of immovable residential property bearing No. 33/2, old no. 33, earlier no. 42, new BBMP khata old pid no. 48-10-33/2 situated at M. Krishnappa layout, H. Siddiah Road, 9 th Cross, Bangalore-5600027, measuring east to west 46 feet and north to south 16 feet and measuring in all 736 sqft., having common passage on the north and bounded as follows: East: By property sold to S. Naseem; West: By 9 th Cross Road; North: By Common passage; South: By B.S Adinarayanna's property no. 33/1
Date of Inspection	20/06/2025 between 11:00 AM to 01:00 PM. please contact Mr. Vishal Rajvansh 7903439576; Mr. Jansi Rao 9886090570. Authorised Officer Mr. Ravindar Jatothu Mob: 8688709890 ravindar.jatothu@indusind.com
Last Date of Submission of bids (E-auction)	21/06/2025 up to 04:00 PM

The details regarding E Auction are mentioned below:

Name of Auction Provider	M/s. C 1 India Private Limited
Address	Gulf petro Chem, Building No.301,1 st floor, udyog vihar, Phase-2, Gurgaon Haryana- 122015.
Contact Person	Mr. P. Dharani Krishna
Contact no	91-9948182222
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

Regional Office, Hyderabad : IndusInd Bank Limited, # 1-10-72, 3rd Floor, Ashoka Janardhan Chambers, Begumpet, Hyderabad-500016. Tel : (040) 40916200.

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



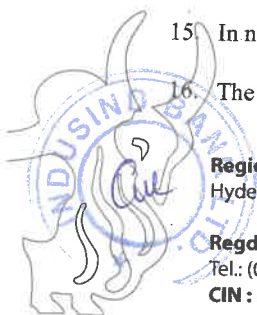
TERMS & CONDITIONS

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above property shall be conducted through e-auction only, on the said date i.e. 23.06.2025 mentioned by the Bank's e-auction service provider M/s. C1 India Private Limited, Contact person Mr. P. Dharani Krishna, Contact No. +91 9948182222 on the platform of the website ie: <https://www.bankeauctions.com>. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
3. Earnest Money Deposit (EMD) shall be deposited through DD/RTGS/NEFT/Fund Transfer to the credit of "IndusInd Bank Ltd", having Account No. **00083564604005**, IFSC: **INDB0000008**, and Branch Address IndusInd Bank Limited, # 13/2, Embassy Heights, Unit # 101 & 101M, 3rd Floor, "B" Block, Magrath Road, Bangalore 560025, before submitting bids.
4. Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s. C1 India Private Limited on support@bankeauctions.com; Mobile No. +91 9948182222.
5. The intending bidders should also submit a copy of the bid form submitted 'online' along with the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer, IndusInd Bank Ltd, 1-10-72, Ashoka Janardhan Chambers, Sardar Patel Road, Begumpet, Hyderabad-500011, so as to reach the same on or before 21/06/2025 at 4.00 pm. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c of "Prime Marketing"
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 website of service provider i.e. <https://www.bankeauctions.com>. For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.
9. It is the sole responsibility of the bidder to obtain the computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the E-auction Service Provider.
10. Bidders are required to comply with KYC norms and provide self-attested KYC documents **online as well as offline**. The genuinity of the KYC documents is the sole responsibility of the bidder.
11. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected.
12. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s. C1 India Private Limited to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.
13. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only).
14. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
15. In no eventuality the property would be sold below the Reserve Price.
16. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.

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17. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the E-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
18. The balance amount of the purchase money shall be paid to the Authorized Officer of IndusInd Bank Limited on or before 15th day from the date of E-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.
19. The EMD of the unsuccessful 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 or to any part of the sum for which it may be subsequently sold.
23. The property 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 property, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property 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 put for sale, charges/encumbrances over the property or on any other matter etc, will be entertained after submission of the bid/confirmation of sale.
25. The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.
26. Prospective bidders are advised to peruse the copies of title deed, if any available with the Secured Creditor and also carry out their own inquiries to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property. It is the sole responsibility of the prospective buyer and no claim against the bank will be entertained.
27. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this 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 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. C1 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. C1 India Private Limited, Address: Gulf petro Chem, Building No.301, 1st floor, udyog vihar, Phase-2, Gurgaon Haryana- 122015., Mr. P. Dharani Krishna, Contact No. +91 9948182222 Email address: support@bankeauctions.com.
31. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the property Please contact Mr. Vishal Rajvansh 7903439576, Mr. Jansi Rao Mob. 9886090570, Authorised Officer Mr. Ravindar Jatothu Mob: 8688709890 ravindar.jatothu@indusind.com.
32. The particulars specified in the Description of property have been stated to the best of information of secured creditor and the secured creditor will not be responsible for any error, misstatement or omission.
33. For further details, contact the Authorised Officer Mr. Ravindar Jatothu Mob: 8688709890 ravindar.jatothu@indusind.com.

IMPORTANT INSTRUCTIONS



ANNEXURE 1

BID FORM

- Name/s of Bidder/s (*In Capital*)* :
- Individual / Company :
- Father's / Husband's Name*
(In case of Company, please give
Name of Authorized Official) :
- Date of Birth / Incorporation* :
- Nationality* :
- Permanent/Registered Address* :
- Postal Address of Bidder/s* :
- Mobile Number & Email ID* :
- Fax Number* :
- PAN/TAN Number* :
- Aadhaar Number :
- Brief Description of Property /
Secured assets :
- EMD Details
 - Date of Demand Draft :
 - Name of Bank :
 - Branch :
- Bidder's Offer / Bid Amount _____ : Rs. _____ /- (Rupees _____
(in words and figures) only)
- Date of submission of Bid :

I declare that I have read and understood all the general, technical and other terms and conditions of the auction sale and shall abide by all of them. I also undertake to improve my bid by minimum one increment value notified in the sale notice if I am the sole bidder.

(Signature of the Bidder/s)

Encl.:

- Copy/s of Photo ID
- Copy/s of PAN/TAN/AADHAR Card
- Copy of address proof of the Bidder(s)
- In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s must submit copy/s of his / her valid Indian passport.
- In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s shall also submit a separate declaration by way of an affidavit in the format attached herein as
- Exhibit I.

*** Please carry original at the time of auction for the purposes of verification.**