

"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 **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 **11 July, 2023** for recovery of **Rs 3,80,38,066/- (Rupees Three Crore Eighty Lacs Thirty eight thousand Sixty six only)** as on **30 June, 2019** as per the Notice dated 16 July, 2019 issued to the Borrowers/Guarantors/Mortgagors under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, together with further interest, cost & expenses etc; due to the Secured Creditor from Borrowers/Guarantors/Mortgagors: **M/s Sarawagi Automobiles through its prop- Mr Mukesh Kumar Jain, Mr. Mukesh Kumar Jain / Mr Arpit Jain/ Mrs Babita Jain, pertaining to the loan number 650014048660.** 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 / Time
Property No. 1: - "All That Piece and Parcel of Property Situated at Nai Basti Gram Panchayat Sumel, Village Bagrana, District Jaipur, Rajasthan, measuring 400 Sqr Yards Owned by Mrs. Babita Jain." AND Property No. 2: - "All That Piece and Parcel of Property Situated at Nai Basti Gram Panchayat Sumel, Village Bagrana, District Jaipur, Rajasthan, Measuring 233.33 Sqr Yards. Owned by Mrs. Babita Jain.	Reserve Price: Rs. 2,37,60,000/- (Rupees Two Crore, Thirty-Seven Lacs, Sixty Thousands only) EMD: Rs 23,76,000/- (Rupees Twenty-Three Lacs, Seventy-Six thousand Only) Incremental Bid: Rs 1,00,000/- (Rupees One Lac Only) Last Date of Bid Deposit: 10 July, 2023 upto 5:00 p.m.	Possession: Physical Auction Date: 11 July, 2023 Time: 12pm-1:00 p.m.

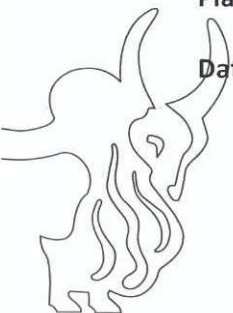
For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.IndusInd.com or <https://sarfaesi.auctiontiger.net> or contact **Mr Nitin Mahajan at Mobile No. 9717375920.**

Place: Delhi

Date: 21 June 2023

(-Sd-)

Authorised Officer
IndusInd Bank Limited



M/s Sarawagi Automobiles
Sale notice for sale of immovable properties dated 21 June 2023
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	<ol style="list-style-type: none"> 1. M/s Sarawagi Automobiles through its prop-Mr Mukesh Kumar Jain, 2. Mr. Mukesh Kumar Jain 3. Mr Arpit Jain 4. Mrs Babita Jain <p>Total Liabilities: Rs 3,80,38,066/- (Rupees Three Crore Eighty Lacs Thirty-eight Thousand Sixty-six only) as on 30/06/2019</p>	<p>Property No. 1: - "All That Piece and Parcel of Property Situated at Nai Basti Gram Panchayat Sumel, Village Bagrana, District Jaipur, Rajasthan, Measuring 400 Sqr Yards Owned by Mrs. Babita Jain."</p> <p>AND</p> <p>Property No. 2: - "All That Piece and Parcel of Property Situated at Nai Basti Gram Panchayat Sumel, Village Bagrana, District Jaipur, Rajasthan, Measuring 233.33 Sqr Yards Owned by Mrs. Babita Jain."</p>	<p>Reserve Price: Rs. 2,37,60,000/- (Rupees Two Crore, Thirty-Seven Lacs, Sixty Thousands only)</p> <p>EMD: Rs 23,76,000/- (Rupees Twenty-Three Lacs, Seventy-Six thousand Only)</p> <p>Incremental Bid: Rs 1,00,000/- (Rupees One Lac Only)</p> <p>Auction Date: 11 July, 2023 Time: 12pm-1:00 p.m.</p> <p>Last Date of Bid Deposit: 10 July, 2023 upto 5:00 p.m.</p> <p>Inspection Date: 05 July, 2023</p>

The detailed terms and conditions of the sale must be read with the Sale notice dated 21 June, 2023 issued by secured creditor for sale of immovable property.

Terms & Conditions:

- 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.
- All Offers shall be made by downloading Bid Document from the website of www.bankeauctions.com
- The bid shall be submitted online on the portal www.bankeauctions.com in the prescribed format by 10 July, 2023 upto 5 P.M. i.e. (Last date and time for submission of bids).
- EMD shall be deposited by way of Demand Draft (**Beneficiary - Sundry A/c Asset Mgt.**) payable at Par.
- Last date for submission of bids along with EMD is 10 July, 2023 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 www.bankeauctions.com will commence at **12 p.m. on 11 July, 2023.**
- 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 1,00,000/-. 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.
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Authorised Officer of IndusInd Bank Limited reserves the right to postpone/cancel the auction without assigning any reason thereof.
- P. 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

(-SD-)

Date: 21 June 2023

Authorised Officer
IndusInd Bank Limited