

Ref No: ZO_Delhi/23-24/FRRG/57-A

05th December, 2023**By Speed Post AD/Registered Post AD**

Without Prejudice

To,

1. M/S GAURI SHANKAR CATTLE FEED (BORROWER) THROUGH ITS PROPRIETOR MR. RAJESH GUPTA H. NO. 25/122, STREET NO. 1, NEAR TAKSHILA PUBLIC SCHOOL, KABIR NAGAR, SHAHDARA, DELHI - 110094 Also At: H. No.112, Janta Flat, Vivek Vihar, Delhi-110095	2. MR. RAJESH GUPTA (GUARANTOR) S/O MR. PURSHOTTAM DAS GUPTA H. NO. 25/122, STREET NO. 1, NEAR TAKSHILA PUBLIC SCHOOL, KABIR NAGAR, SHAHDARA, DELHI - 110094 Also At: H. No.112, Janta Flat, Vivek Vihar, Delhi-110095
3. MR. AMIT GUPTA ((GUARANTOR) S/O MR. PURSHOTTAM DAS GUPTA H. NO. 25/122, STREET NO. 1, NEAR TAKSHILA PUBLIC SCHOOL, KABIR NAGAR, SHAHDARA, DELHI - 110094 Also At: H. No.112, Janta Flat, Vivek Vihar, Delhi-110095	4. MRS. BIMLA GUPTA (GUARANTOR/MORTGAGOR) W/O MR. PURSHOTTAM DAS GUPTA H. NO. 25/122, STREET NO. 1, NEAR TAKSHILA PUBLIC SCHOOL, KABIR NAGAR, SHAHDARA, DELHI - 110094 Also At: H. No.112, Janta Flat, Vivek Vihar, Delhi-110095

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 18.05.2023 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrowers / Co-Borrower / Guarantor /Mortgagor- **M/S Gauri Shankar Cattle Feed (Borrower) Through its Proprietor Mr. Rajesh Gupta / Mr Rajesh Gupta (Guarantor) / Mr Amit Gupta (Guarantor) / Mrs Bimla Gupta, (Guarantor / Mortgagor)** to repay the amount mentioned in the notice being **₹ 7,66,07,553.37/- (Rupees Seven Crore Sixty Six Lacs Seven thousand Five-hundred Fifty-Three and Paise Thirty Seven only)** as on **30.04.2023** within 60 days from the date of notice /date of receipt of the said notice together with further interest at contractual rates from 01.05.2023 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 Hyatt Zonal Office : IndusInd Bank Limited, Hyatt regency complex block A District Centre Bhikaji 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



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 ₹ 7,66,07,553.37/- (Rupees Seven Crore Sixty Six Lacs Seven thousand Five-hundred Fifty-Three and Paise Thirty Seven 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 27.12.2023 at 10:00AM to 11:00 AM**, which is Fifteen 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:	518003411223, 518003411230, 571000005709, 571000005851, 618000004155 M/S Gauri Shankar Cattle Feed (Borrower) Through its Proprietor Mr. Rajesh Gupta / Mr Rajesh Gupta (Guarantor) / Mr Amit Gupta (Guarantor) / Mrs Bimla Gupta, (Guarantor / Mortgagor)
DESCRIPTION OF SECURED PROPERTY:	Residential House at Plot No. 39, Municipal No. 25/122, Khasra No. 125 (934/125), North Chajjupur, Kabir Nagar, Delhi - 110032 Owned by Smt Bimla Devi W/O Sh. Purshottam Dass Admeasuring 291.50 Sq Yards Bounded as North - Remaining Portion of Property No. 39. West - Remaining Portion of Property No. 39, South - Road 20 Ft Wide, East - Takshila Public School. The Proeprty Is Residential Double Storied Building Having Ground Floor, First Floor Build of Freehold Property.
SECURED DEBT:	₹ 7,66,07,553.37/- (Rupees Seven Crore Sixty Six Lacs Seven thousand Five-hundred Fifty-Three and Paise Thirty Seven only) as on 30.04.2023 together with further interest from 01.05.2023
RESERVE PRICE (RP):	₹ 3,60,00,000/- (Rupees Three Crores, Sixty Lacs only)
INSPECTION DATE: INSPECTION TIME:	22.12.2023 10:30 PM to 11:30 AM
TIME: DATE: PLACE: For E-AUCTION	10:00 AM 11 AM 27.12.2023 https://www.bankeauctions.com
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 pm on 26.12.2023
EMD:	₹ 36,00,000/- (Rupees Thirty Six Lacs Only)
Incremental Bid:	₹ 1,00,000/- (Rupees One Lac Only)
CONTACT:	Ms. Nitin Mahajan at Mobile No. +91 9717375920 nitin.mahajan@indusind.com



Encumbrances if any: S.A filed by M/s Gauri Shankar Cattle Feed in DRT-1 Delhi and the same is pending, no any other Encumbrances 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 05.12.2023.

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.

"APPENDIX- IV-A"**[See proviso to rule 8 (6)]****M/S Gauri Shankar Cattle Feed – 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 **27 December, 2023** for recovery of **₹ 7,66,07,553.37/- (Rupees Seven Crore Sixty Six Lacs Seven thousand Five-hundred Fifty-Three and Paise Thirty Seven only)** as on **30.04.2023**, mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002 on notice dated 18 May, 2023 to Borrowers/Guarantors/Mortgagors: **M/S Gauri Shankar Cattle Feed (Borrower) Through its Proprietor Mr. Rajesh Gupta / Mr Rajesh Gupta (Guarantor) / Mr Amit Gupta (Guarantor) / Mrs Bimla Gupta, (Guarantor / Mortgagor)** together with further interest from 01.05.2023 plus costs, charges and expenses thereon due to the Secured Creditor from Borrowers/Guarantors/Mortgagors:

The auction details of the mortgaged property are shared below.

Hyatt Zonal Office : IndusInd Bank Limited, Hyatt regency complex block A District Centre Bhikaji Cama Place R.K Puram New Delhi 110066. Tel : (11) 42505100.

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Short description of the immovable properties.

Description of property	Reserve Price / EMD/ Incremental Bid/ Last Date of Bid Deposit	Possession Type /Auction Date / Last Date of BID
Residential House at Plot No. 39, Municipal No. 25/122, Khasra No. 125 (934/125), North Chajjupur, Kabir Nagar, Delhi - 110032 Owned by Smt Bimla Devi W/O Sh. Purshottam Dass Admeasuring 291.50 Sq Yards Bounded as North - Remaining Portion of Property No. 39. West - Remaining Portion of Property No. 39, South - Road 20 Ft Wide, East - Takshila Public School. The Proeprty Is Residential Double Storied Building Having Ground Floor, First Floor Build of Freehold Property..	Reserve Price ₹3,60,00,000/- (Rupees Three Crores, Sixty Lacs only) EMD ₹ 36,00,000/- (Rupees Thirty-Six Lacs Only) Incremental Bid: ₹ 1,00,000/- (Rupees One Lac Only)	Possession: Physical Auction Date: 27 Dec, 2023 Time: 10:00 AM -11:00 A.M. Last Date of Bid Deposit: 26 Dec, 2023 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: 05th December,2023



Authorised Officer

IndusInd Bank Limited

M/s. Gauri Shanker Cattle Feed

Sale notice for sale of immovable properties dated 05 December 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 Gauri Shankar Cattle Feed (Borrower) Through its Proprietor Mr. Rajesh Gupta2. Mr Rajesh Gupta (Guarantor)3. Mr Amit Gupta (Guarantor)4. Mrs Bimla Gupta, (Guarantor / Mortgagor) <p>Total Liabilities: ₹ 7,66,07,553.37/- (Rupees Seven Crore Sixty Six Lacs Seven thousand Five-hundred Fifty-Three and Paise Thirty Seven only) as on 30.04.2023.</p>	<p>Residential House at Plot No. 39, Municipal No. 25/122, Khasra No. 125 (934/125), North Chajjupur, Kabir Nagar, Delhi - 110032 Owned by Smt Bimla Devi W/O Sh. Purshottam Dass Admeasuring 291.50 Sq Yards Bounded as North - Remaining Portion of Property No. 39. West - Remaining Portion of Property No. 39, South - Road 20 Ft Wide, East - Takshila Public School. The Property Is Residential Double Storied Building Having Ground Floor, First Floor Build of Freehold Property.</p>	<p>Reserve Price ₹3,60,00,000/- (Rupees Three Crores, Sixty Lacs only)</p> <p>EMD ₹ 36,00,000/- (Rupees Thirty-Six Lacs Only)</p> <p>Incremental Bid: ₹ 1,00,000/- (Rupees One Lac Only)</p> <p>Inspection date for the property: 22 December, 2023.</p> <p>Last Date of Bid Deposit: 26 December, 2023 upto 5:00 p.m.</p>



The detailed terms and conditions of the sale must be read with the Sale notice dated 05 December, 2023 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 26 December, 2023 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 26 December, 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 <https://www.bankeauctions.com> will commence at **10:00 AM to 11:00 AM on 27 December, 2023.**
- G. S.A filed by M/s Gauri Shankar Cattle Feed in DRT-1 Delhi and the same is pending, no any other 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. 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



Authorised Officer

IndusInd Bank Limited

Date: 05 December, 2023