

**"APPENDIX- IV-A"****[See proviso to rule 8 (6)]****M/s Dayal Industries (Borrower) – 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 **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 **25 April, 2024** for recovery of ₹ 5,61,20,673/- (Rupees Five-Crore, Sixty-One Lacs, Twenty thousand, Six-Hundred Seventy-Three only) as on 31.05.2019, mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002 in notice dated 25 June,2019 to Borrowers/Guarantors/Mortgagors: **M/s Dayal Industries (Borrower) / Mr. Amarik Singh (Guarantor) / Mr. Prabhsaran Singh (Guarantor) / Mr. Saravjeet Kaur (Guarantor) / Mr. Satpal Singh (Guarantor) / Mr. Gagandeep Singh (Guarantor) / Mr. Amratpal Singh (Guarantor) / Smt. Jaswant Kaur (Guarantor) / Mr. Manvinder Singh (Guarantor)**, together with further interest from 01.06.2019 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.

**Regd. Office:** 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001, India.  
Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at [www.indusind.com](http://www.indusind.com)  
**CIN : L65191PN1994PLC076333**



**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
<p>1.All those piece and parcel of commercial property situate being and lying at Khasra No. 556 min at Village Khanpur Purav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 3560 Sq mtr owned by Mr Prabhsharan Singh S/o Mr. Amar Singh</p> <p>2. NA Plot for commercial use situated at Khata Khatoni No. 136 of 1417-1422 Khasra no. 556, situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 3060 Sq. mtr owned by Mrs. Saravjit Kaur W/o Mr. Amrik Singh.</p> <p>3.All that piece and parcel of commercial property situate being and lying at Khata No. 00136, Khasra No. 556 situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 1520 Sq mtr owned by Mr. Amrik Singh S/o Mr. Dayal Singh</p> <p>4. All that piece &amp; parcel of commercial property situate being and lying at Khasra No. 556 situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 1520 Sq mtr owned by Mr. Satpal Singh S/o Mr. Dayal Singh.</p> <p>5.All that piece and parcel of commercial property situate being and lying at Khata No. 00136 Khasra No. 556 min situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 3060 Sq mtr owned by Mr. Gagandeep Singh, Mr. Amratpal Singh, Mr. Satpal Singh S/o Mr. Dayal Singh and Mrs. Jaswant kaur W/o Mr. Satnam Singh</p>	<p><b>Reserve Price:</b> ₹ 11,00,00,000/- (Rupees Eleven Crores only)</p> <p><b>EMD:</b> ₹ 1,10,00,000/- (Rupees One Crore Ten Lacs Only)</p> <p><b>Incremental Bid:</b> ₹ 1,00,000/- (Rupees One Lac Only)</p>	<p>Possession: Physical</p> <p><b>Auction Date:</b> 25 April, 2024</p> <p><b>Time:</b> 10:00AM- 11:00 AM.</p> <p><b>Last Date of Bid Deposit:</b> 24 April, 2024 upto 5:00 p.m</p>

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. [www.IndusInd.com](http://www.IndusInd.com) or <https://www.bankeauctions.com> or contact **Mr Nitin Mahajan at Mobile No. +91 9717375920** ✉ [nitin.mahajan@indusind.com](mailto:nitin.mahajan@indusind.com).

Place: Delhi

Date: 13 March,2024



Authorised Officer

**IndusInd Bank Limited**



**M/s Dayal Industries**

**Sale notice for sale of immovable properties dated 13 March 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	<u>DESCRIPTION OF THE IMMOVEABLE PROPERTIES</u>	Reserve Price / EMD/ Incremental Bid
IndusInd Bank Limited	<p>1.M/s Dayal Industries (Borrower)</p> <p>2.Mr. Amarik Singh (Guarantor)</p> <p>3.Mr. Prabhsharan Singh (Guarantor)</p> <p>4. Mr. Saravjeet Kaur (Guarantor)</p> <p>5. Mr. Satpal Singh (Guarantor)</p> <p>6. Mr. Gagandeep Singh (Guarantor)</p> <p>7. Mr. Amratpal Singh (Guarantor)</p> <p>8. Smt. Jaswant Kaur (Guarantor)</p> <p>9. Mr. Manvinder Singh (Guarantor),</p> <p><b>Total Liabilities:</b> ₹ 5,61,20,673/- (Rupees Five-Crore, Sixty-One Lacs, Twenty thousand, Six-Hundred Seventy-Three only) as on 31.05.2019.</p>	<p>1.All those piece and parcel of commercial property situate being and lying at Khasra No. 556 min at Village Khanpur Purav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 3560 Sq mtr owned by Mr Prabhsharan Singh S/o Mr. Amar Singh</p> <p>2. NA Plot for commercial use situated at Khata Khatoni No. 136 of 1417-1422 Khasra no. 556, situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 3060 Sq. mtr owned by Mrs. Saravjit Kaur W/o Mr. Amrik Singh.</p> <p>3.All that piece and parcel of commercial property situate being and lying at Khata No. 00136, Khasra No. 556 situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 1520 Sq mtr owned by Mr. Amrik Singh S/o Mr. Dayal Singh</p> <p>4. All that piece &amp; parcel of commercial property situate being and lying at Khasra No. 556 situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 1520 Sq mtr owned by Mr. Satpal Singh S/o Mr. Dayal Singh.</p> <p>5.All that piece and parcel of commercial property situate being and lying at Khata No. 00136 Khasra No. 556 min situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 3060 Sq mtr owned by Mr. Gagandeep Singh, Mr. Amratpal Singh, Mr. Satpal Singh S/o Mr. Dayal Singh and Mrs. Jaswant kaur W/o Mr. Satnam Singh</p>	<p><b>Reserve Price:</b> ₹ 11,00,00,000/- (Rupees Eleven Crores only)</p> <p><b>EMD:</b> ₹ 1,10,00,000/- (Rupees One Crore Ten Lacs Only)</p> <p><b>Incremental Bid:</b> ₹ 1,00,000/- (Rupees One Lac Only)</p> <p><b>Auction Date:</b> 25 April, 2024</p> <p><b>Time:</b> 10:00AM-11:00 AM.</p> <p><b>Last Date of Bid Deposit:</b> 24 April, 2024 upto 5:00 p.m</p>



The detailed terms and conditions of the sale must be read with the Sale notice dated 13 March, 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 24 April, 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 24 April, 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 **10:00AM to 11:00 AM on 25 April, 2024.**
- G. No any 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

Date: 13 March, 2024

IndusInd Bank Limited



Ref No: ZO\_Delhi/23-24/FRRG/98

13 March,2024

**By Speed Post AD/Registered Post AD**

Without Prejudice

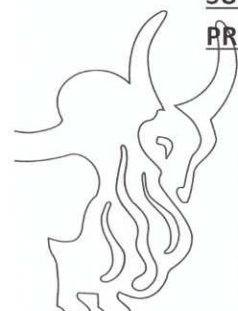
To,

<p><b>1. Dayal Industries (Borrower)</b>  <b>Prop: Mr. Amrik Singh</b>  Rudrapur Road, Village- Dhoulpur,  P.O. Khanpur Gadarpur, Udham Singh  Nagar, Uttrakhand - 263152</p>	<p><b>2. Mr. Amarik Singh (Guarantor)</b>  S/o Mr. Dayal Singh,  House No 153, Village Khanpur Purav,  Amarpur, Tehsil Gadarpur, Udham Singh  Nagar 263152  <b>Also at: -</b>  Village-Dhoulpur, Jafarpur, Khanpur,  Udham Singh Nagar,  Uttrakhand – 263153</p>
<p><b>3. Mr. Prabsharan Singh (Guarantor)</b>  S/o Mr. Amar Singh,  Village-Dhoulpur, Jafarpur, Khanpur,  Udham Singh Nagar,  Uttrakhand – 263153  <b>Also at: -</b>  House No 153, Village Khanpur Purav,  Amarpur, Tehsil Gadarpur, Udham Singh  Nagar-263152</p>	<p><b>4. Mrs. Saravjeet Kaur (Guarantor)</b>  S/o MR. Mohan Lal,  House No. 349, Sector-15A,  NOIDA – 201301, UP</p>
<p><b>5. Mr. Satpal Singh (Guarantor)</b>  S/o Mr Dayal Singh,  House No. 140, Khanpur Purav,  Tehsil Gadarpur, Uttrakhand-263153  <b>Also at: -</b>  Village-Dhoulpur, Jafarpur, Khanpur,  Udham Singh Nagar,  Uttrakhand – 263153</p>	<p><b>6. Mr. Gagan Deep Singh (Guarantor)</b>  S/o Mr. Satpal Singh,  Dhoulpur, Jafarpur, Khanpur,  Udham Singh Nagar, Uttrakhand – 263153  <b>Also at: -</b>  House No. 140, Khanpur Purav,  Tehsil Gadarpur,  Uttrakhand-263153</p>
<p><b>7. Mr. Amratpal Singh (Guarantor)</b>  S/o Mr. Dayal Singh,  Village-Dhoulpur, Jafarpur, Khanpur,  Udham Singh Nagar,  Uttrakhand – 263153</p>	<p><b>8. Smt. Jaswant Kaur (Guarantor)</b>  W/o Mr. Satpal Singh,  House No. 140, Khanpura,  Rudrapur, Nainital,  Uttrakhand – 263153</p>
<p><b>9. Mr. Manvinder Singh (Guarantor)</b>  S/o Mr. Phool Singh, Ward No. 9  Main Bazaar, Gadarpur,  Udham Singh Nagar, Uttrakhand</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.**

**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



Sir/Madam,

We hereby intend to inform you that Authorised officer of IndusInd Bank Ltd. had issued demand notice dated 25.06.2019 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrowers / Co-Borrower / Guarantor /Mortgagor- **M/s Dayal Industries (Borrower) / Mr. Amarik Singh (Guarantor) / Mr. Prabhsaran Singh (Guarantor) / Mr. Saravjeet Kaur (Guarantor) / Mr. Satpal Singh (Guarantor) / Mr. Gagandeep Singh (Guarantor) / Mr. Amratpal Singh (Guarantor) / Smt. Jaswant Kaur (Guarantor) / Mr. Manvinder Singh (Guarantor)**, to repay the amount mentioned in the notice being ₹ 5,61,20,673/- (Rupees Five-Crore, Sixty-One Lacs, Twenty thousand, Six-Hundred Seventy-Three only) as on 31.05.2019 within 60 days from the date of notice /date of receipt of the said notice together with further interest at contractual rates from 01.06.2019 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 ₹ 5,61,20,673/- (Rupees Five-Crore, Sixty-One Lacs, Twenty thousand, Six-Hundred Seventy-Three only) as on 31.05.2019 together with further interest from 01.06.2019 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 25.04.2024 at 10:00 AM to 11:00 AM**, which is thirty days from the date of the this notice.

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:**

<b>ACCOUNT DETAILS: BORROWER NAME:</b>	<b>Loan Account Number-634000000663</b> M/s Dayal Industries (Borrower) / Mr. Amarik Singh (Guarantor) / Mr. Prabhsaran Singh (Guarantor) / Mr. Saravjeet Kaur (Guarantor) / Mr. Satpal Singh (Guarantor) / Mr. Gagandeep Singh (Guarantor) / Mr. Amratpal Singh (Guarantor) / Smt. Jaswant Kaur (Guarantor) / Mr. Manvinder Singh (Guarantor)
<b>DESCRIPTION OF SECURED PROPERTY:</b>	<b>1.</b> All those piece and parcel of commercial property situate being and lying at Khasra No. 556 min at Village Khanpur Purav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 3560 Sq mtr owned by Mr Prabhsharan Singh S/o Mr. Amar Singh <b>2.</b> NA Plot for commercial use situated at Khata Khatoni No. 136 of 1417-1422 Khasra no. 556, situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 3060 Sq. mtr owned by Mrs. Saravjit Kaur W/o Mr. Amrik Singh. <b>3.</b> All that piece and parcel of commercial property situate being and lying at Khata No. 00136, Khasra No. 556 situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttrakhand) measuring 1520 Sq mtr owned by Mr. Amrik Singh S/o Mr. Dayal Singh





	<p>4. All that piece &amp; parcel of commercial property situate being and lying at Khasra No. 556 situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 1520 Sq mtr owned by Mr. Satpal Singh S/o Mr. Dayal Singh.</p> <p>5. All that piece and parcel of commercial property situate being and lying at Khata No. 00136 Khasra No. 556 min situated at Village Khanpur Poorav, Tehsil Gadarpur, Distt. U.S. Nagar (Uttarakhand) measuring 3060 Sq mtr owned by Mr. Gagandeep Singh, Mr. Amratpal Singh, Mr. Satpal Singh S/o Mr. Dayal Singh and Mrs. Jaswant kaur W/o Mr. Satnam Singh</p>
<b>SECURED DEBT:</b>	₹ 5,61,20,673/- (Rupees Five-Crore, Sixty-One Lacs, Twenty thousand, Six-Hundred Seventy-Three only) as on 31.05.2019 together with further interest from 01.06.2019 plus costs, charges and expenses thereon.
<b>RESERVE PRICE (RP):</b>	₹ 11,00,00,000/- (Rupees Eleven Crores only)
<b>INSPECTION DATE:</b>	19.03.2024 –
<b>INSPECTION TIME:</b>	10:30 AM to 12:30 NOON
<b>TIME:</b>	10:00 AM 11:00 AM
<b>DATE:</b>	25.04.2024
<b>PLACE: For E-AUCTION</b>	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
<b>LAST DATE AND TIME FOR BID SUBMISSION:</b>	24.04.2024 On or before 5:00 pm
<b>EMD:</b>	₹ 1,10,00,000/- (Rupees One Crore Ten Lacs Only)
<b>Incremental Bid:</b>	₹ 1,00,000/- (Rupees One Lac Only)
<b>CONTACT:</b>	Ms. Nitin Mahajan at Mobile No. +91 9717375920 ✉ <a href="mailto:nitin.mahajan@indusind.com">nitin.mahajan@indusind.com</a>

**Encumbrances if any:** 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 & Dainik Jagarn** dated 14.04.2024.

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 30 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](http://www.indusind.com) and [www.bankeauctions.com](http://www.bankeauctions.com).

Yours faithfully,



**Nitin Mahajan**  
Authorised Officer

IndusInd Bank Ltd.