

Ref. No: ZO\_Delhi/23-24/FRRG/028

Date: 02/08/2023

**AUCTION CUM SALE OF SECURED ASSET**

To:

**1. Mrs. Krishna Rani**

W/o- Shri Madan Lal  
House No. 103C, Ward No.9,  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**2. Mrs. Savita Devi**

House No. 103C, Ward No.9  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**3. Mrs. Sunita Rani**

W/o- Shri Shyam Sunder  
House No. 103/564, Ward No.9  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**4. Mr. Madan Lal Garg**

S/o- Shri Inder Sain Garg  
House No. 103C, Ward No.9  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**5. Mr. Parmod Kumar**

S/o- Mr. Madan Lal Garg  
House No. 103C, Ward No.9  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**6. Mr. Shyam Sunder**

S/o- Mr. Madan Lal Garg  
House No. 103C, Ward No.9  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**7. Mr. Keshav Garg**

S/o- Mr. Vinod Kumar  
House No. 130/19, Ward No.9  
Chaudhariyan Mohalla,  
Hansi-125033, Haryana

**8. Mr. Vinod Kumar**

S/o- Shri Madan Lal Garg  
Barsi gate, Hansi  
Haryana-125033

Dear Sir/Madam,



**Subject -** Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 due to default in payment of loan outstanding in the name of Krishna Rani & Sunita Devi.

**Zonal Office Hyatt Regency, New Delhi :** IndusInd Bank Limited, Hyatt Regency Complex, Block A District Centre, Bhikaji Cama Place, R.K Puram, New Delhi - 110 066.

**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



We hereby intend to inform you that Authorised officer of IndusInd Bank Ltd. had issued demand notice dated 31.05.2017 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrowers / Co-Borrower / Guarantor /Mortgagor- **Mrs. Krishna Rani / Mrs. Savita Devi / Mrs. Sunita Rani / Mr. Madan Lal Garg / Mr. Parmod Kumar / Mr. Shyam Sunder / Mr. Keshav Garg / Mr. Vinod Kumar**, to repay the amount mentioned in the notice being **Rs.3,03,00,783.00/- (Rupees Three Crore Three Lacs Seven Hundred Eighty Three only) as on 31.05.2017** plus further interest @11.15% p. a. from 01.06.2017 mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002, within 60 days from the date of notice /date of receipt of the said notice together with further interest, incidental expenses, costs, charges etc. till date of payment and / or actual realization. The outstanding as on 28/02/2023 in the loan account number 541000000428 is Rs.5,73,28,985.00 (Rupees Five Crore, Seventy-Three Lacs, Twenty-Eight Thousand, Nine Hundred Eighty-Five Only).

The Borrowers / Co-Borrower / Guarantor /Mortgagor having failed to repay the amount, Authorised 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. Hence, after having taken 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 **23.08.2023 at 12:00 PM**, which is 15 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.

The Borrower/Mortgagor/Guarantors may treat this as a 15 days' sale notice. The Borrower/ Mortgagor/Guarantors are hereby given a last and final opportunity to discharge their liability in full as stated above within 15 days from the date of this Sale Notice and redeem the mortgage over the Secured Asset



The details of the Public Auction are as under: -

Loan Account Number & Name of Bank	Name of Borrower / Co-Borrower/ Guarantor / Mortgagor	Secured Asset Address & Size of the property .	Earnest Money Deposit (EMD) in INR. AND Reserve Price in INR.	Date & Time of Auction
IndusInd Bank Limited	Mrs. Krishna Rani Mrs. Savita Devi Mrs. Sunita Rani Mr. Madan Lal Garg Mr. Pramod Kumar Mr. Shyam Sunder Mr. Keshav Garg Mr. Vinod Kumar	<p><b>Property No 1.</b> All that piece and parcel land &amp; building situate being and lying at Godown constructed on land measuring 0K-08M being 8/60 share of total land measuring 3K-0M comprised in Khewat No. 5571, Khatauni No. 7832 and Khasra no. 543/19/1(3-0) situated at Ram Singh Colony, Hansi, Dist. Hisar owned by Mrs. Savita Rani.</p> <p><b>Property No 2.</b> All that piece and parcel of land &amp; building situate being and lying at Godown constructed on land measuring 0K-6M, being 26/212 share of total land measuring 10K-12M comprised in Khewat No. 5572, Khatauni No. 7834 and Khasra no. 543/18(8-0) 19/2(2-12) situated at Ram Singh Colony, Hansi, Tehsil Hansi, Dist. Hisar owned by Smt. Krishna Rani.</p> <p><b>Property No 3.</b> All that piece and parcel of land &amp; building situate being and lying at Godown constructed on land measuring 0K-6-2/3M being 20/1194 share of total land measuring 19K-18M, comprised in Khewat No. 5568, Khatauni No. 7289 at Ram singh Colony Tehsil Hansi, Hisar owned by Krishna Rani.</p>	<p><b>Reserve Price:</b> Rs.49,80,000/- (Rupees Forty-Nine Lacs, Eighty Thousand Only)</p> <p><b>Emd:</b> Rs.4,98,000/- (Rupees Four Lacs, Ninety-Eight Thousand Only)</p>	<p><b>Auction Date:</b> 23 August 2023</p> <p><b>Time:</b> 12pm-1:00 P.M.</p>

No further notice shall be henceforth given to you.

Thanking you,

Yours faithfully,

Authorised Officer

IndusInd Bank Ltd.





**"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 action/s under section 13(4) has been taken by the Authorised Officer of IndusInd Bank Limited (the Secured Creditor),

Now the properties 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 **23 August, 2023** for recovery of **Rs.3,03,00,783.00/- (Rupees Three Crore Three Lacs Seven Hundred Eighty Three only) as on 31.05.2017** plus further interest @11.15% p. a. from 1.06.2017 mentioned in notice which was issued u/s-13(2) of SARFAESI Act-2002, **dated 31 May 2017** to Borrowers/Guarantors/Mortgagors: Mrs. Krishna Rani / Mrs. Savita Devi / Mrs. Sunita Rani / Mr. Madan Lal Garg / Mr. Parmod Kumar / Mr. Shyam Sunder / Mr. Keshav Garg / Mr. Vinod Kumar. The outstanding as on 28/02/2023 in the loan account number 541000000428 is Rs.5,73,28,985.00 (Rupees Five Crore, Seventy-Three Lacs, Twenty-Eight Thousand, Nine Hundred Eighty-Five Only) which is due to the Secured Creditor from Borrowers/Guarantors/Mortgagors.

The Borrower/Mortgagor/Guarantors may treat this as a 15 days' sale notice. The Borrower/Mortgagor/Guarantors are hereby given a last and final opportunity to discharge their liability in full as stated above within 15 days from the date of this Sale Notice and redeem the mortgage over the Secured Asset, failing which the Secured Asset will be sold as per the terms and conditions mentioned below.

**Zonal Office Hyatt Regency, New Delhi :** IndusInd Bank Limited, Hyatt Regency Complex, Block A District Centre, Bhikaji Cama Place, R.K Puram, New Delhi - 110 066.

**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**



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
<b>Property No.1.</b> All that piece and parcel land & building situate being and lying at Godown constructed on land measuring OK-08M being 8/60 share of total land measuring 3K-0M comprised in Khewat No. 5571, Khatouni No. 7832 and Khasra no. 543/19/1(3-0) situated at Ram Singh Colony, Hansi, Dist. Hisar owned by Mrs. Savita Rani.	<b>Reserve Price:</b> Rs.49,80,000/- (Rupees Forty-Nine Lacs, Eighty Thousand Only)  <b>Emd:</b> Rs.4,98,000/- (Rupees Four Lacs, Ninety-Eight Thousand Only)	<b>Auction Date:</b> 23 August 2023  <b>Time:</b> 12pm-1:00 P.M.
<b>Property No.2.</b> All that piece and parcel of land & building situate being and lying at Godown constructed on land measuring OK-6M, being 26/212 share of total land measuring 10K-12M comprised in Khewat No. 5572, Khatoni No. 7834 and Khasra no. 543/18(8-0) 19/2(2-12) situated at Ram Singh Colony, Hansi, Tehsil Hansi, Dist Hisar owned by Smt Krishna Rani.	<b>Incremental Bid:</b> Rs 50,000/- (Rupees Fifty Thousand Only)  <b>Last Date of Bid Deposit:</b> 22 August,2023 upto 5:00 p.m.	
<b>Property No.3.</b> All that piece and parcel of land & building situate being and lying at Godown constructed on land measuring OK-6-2/3M being 20/1194 share of total land measuring 19K-18M, comprised in Khewat No. 5568, Khatauni No. 7289 at Ram singh Colony, Tehsil Hansi, Dist. Hisar owned by Krishna Rani.		

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. 9717375920.**

Place: Delhi

Date: 02 August 2023



Authorised Officer

**IndusInd Bank Limited**



**Sale notice for sale of immovable properties dated 02 August 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	Mrs. Krishna Rani Mrs. Savita Devi Mrs. Sunita Rani Mr. Madan Lal Garg Mr. Parmod Kumar Mr. Shyam Sunder Mr. Keshav Garg Mr. Vinod Kumar	<p><b>Property No 1.</b> All that piece and parcel land &amp; building situate being and lying at Godown constructed on land measuring 0K-08M being 8/60 share of total land measuring 3K-0M comprised in Khewat No. 5571, Khatouni No. 7832 and Khasra no. 543/19/1(3-0) situated at Ram Singh Colony, Hansi, Dist. Hisar owned by Mrs. Savita Rani.</p> <p><b>Property No 2.</b> All that piece and parcel of land &amp; building situate being and lying at Godown constructed on land measuring 0K-6M, being 26/212 share of total land measuring 10K-12M comprised in Khewat No. 5572, Khatoni No. 7834 and Khasra no. 543/18(8-0) 19/2(2-12) situated at Ram Singh Colony, Hansi, Tehsil Hansi, Dist Hisar owned by Smt Krishna Rani.</p> <p><b>Property No 3.</b> All that piece and parcel of land &amp; building situate being and lying at Godown constructed on land measuring 0K-6-2/3M being 20/1194 share of total land measuring 19K-18M, comprised in Khewat No. 5568, Khatauni No. 7289 at Ram singh Colony, Tehsil Hansi, Hisar owned by Krishna Rani.</p>	<p><b>Reserve Price:</b> Rs.49,80,000/- (Rupees Forty-Nine Lacs, Eighty Thousand Only)</p> <p><b>Emd:</b> Rs.4,98,000/- (Rupees Four Lacs, Ninety-Eight Thousand Only)</p> <p><b>Incremental Bid:</b> Rs 50,000/- (Rupees Fifty Thousand Only)</p> <p><b>Last Date of Bid Deposit:</b> 22 August, 2023 upto 5:00 p.m.</p> <p><b>Inspection date:</b> 18 August 2023.</p>

**The detailed terms and conditions of the sale must be read with the Sale notice dated 02 August, 2023 issued by secured creditor for sale of immovable property.**

**Terms & Conditions:**

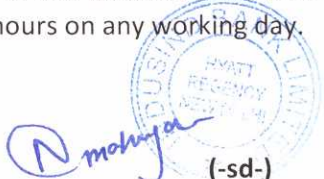
- The properties shall be sold on "as is where is, as is what is basis, whatever there is and No Recourse Basis. The Property will be sold on "As and where is basis", "as is what is basis", whatever is there is basis" and "No recourse Basis" the Secured Creditor shall not be responsible for handing over the Physical Possession to the Successful Bidder.
- All Offers shall be made by downloading Bid Document from the website of <https://www.bankeauction.com>



- C. The bid shall be submitted online on the portal <https://www.bankeauction.com> in the prescribed format by 22 August, 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 22 August, 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.bankeauction.com> will commence at **12 p.m. on 23 August, 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 50,000/-. The highest bidder amongst them after Inter-Se Bidding shall be declared as successful bidder.
- J. The 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

Date:02.08.2023

  
(-sd-)  
Authorised Officer  
IndusInd Bank Limited