

IndusInd Bank

Ref. No: ZO_Delhi/23-24/FRRG/022

Date: - 11-07-2023

To,

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| 1. Mr. Roshan Lal Sancheti (Borrower and Mortgagor) Prateek - 13, Milan Talkeej Road Hari Sewa Marg Bhilwara Rajasthan-311001 | 2. Mr. Prateek Sancheti (Guarantor) Prateek -13, Milan Talkies Road, Hari Sewa Marg Bhilwara Rajasthan- 311001 |
| 3. Mr. Asha Devi Sancheti (Guarantor) Prateek - 13, Milan Talkeej Road Hari Sewa Marg Bhilwara Rajasthan-311001 | |

Dear Sir/Madam,

Re.: Notice for Sale of immovable properties under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Security Interest Enforcement Rules, 2002 (SARFAESI Rules)

Kindly further refer to demand notice issued on 23-Feb-2022 u/s. 13(2) of the SARFAESI Act by IndusInd Bank Limited thereby calling upon you to pay the total outstanding dues of Rs. 62,55,598.12/- (Rupees Sixty-Two Lacs Fifty-Five Thousand Five Hundred Ninety-Eight and Twelve Paise only) being the aggregate amount due and payable in respect of the financial assistances together with interest thereon as on 31-Jan-2022 and further interest from 01-Feb-2022 plus costs, charges and expenses thereon within 60 (sixty) days from the date of the said demand notice as stated therein.

Pursuant thereto on your failure to repay the dues, Physical possession of the secured asset has been taken by Authorized Officer of IndusInd Bank Limited under the provisions of the SARFAESI Act and SARFAESI Rules, which you are aware of.

Please take notice that since you have failed to pay the total outstanding that is due and payable by you to IndusInd Bank Limited, we being the secured creditors are constrained to take further steps and therefore the secured asset as detailed in the schedule below is being put up for sale by the authorized officer of the secured creditor, viz. IndusInd Bank Limited under the provisions of SARFAESI Act and SARFAESI Rules which please note. The Auction sale is being conducted on 31-July-2023. The Auction Notice is also published on

Zonal Office Hyatt Regency, New Delhi: IndusInd Bank Limited, Hyatt Regency Complex, Block A District Court Building, Conna 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 3247 Visit us at www.indusind.com
CIN : L65191PN1994PLC076333



11-July 2023 in the Jaipur edition of two newspapers namely Business Standard (English +Hindi).

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indusind.com & <https://www.bankeauctions.com>.

Please treat this as statutory notice issued under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002.

Please also be informed that you may close your loan account and redeem the secured asset by making payment of the total outstanding dues aggregating to Rs. 71,01,534.12/- (Rupees Seventy-One Lacs One Thousand Five Hundred Thirty-Four and Twelve Paise Only) as on 31-Jan-2023, till payment / realization, any time before the said sale.

Description of Immovable Property

| Description of secured assets | Known Encumbrances | Reserve Price | EMD | Date & Time of Auction |
|--|--------------------|---------------|------------|--------------------------------------|
| Plot No. 69,70,87,88,89,90 situated at araji No. 4504 to 4512/1,4514/1,4515,4518,4519,4520 MIN, Mahaprgya Nagar, Negadiya Road, Gram Asind, Tehsil Asind, Dist-Bhilwada, Rajasthan, admeasuring area of 9072.45 Sq Ft. | Not Known | 50,93,280/- | 5,10,000/- | 31-07-2023 from 10:00AM till 11:00AM |
| Plot No. 91,92,93,94,95,96,97,98,99,100 situated at araji No.4504 to 4504 to 4512/1,4514/1,4515,4518,4519,4520 MIN, Mahaprgya Nagar, Negadiya, Road, Gram Asind, Tehsil Asind, Dist-Bhilwada, Rajasthan, admeasuring area of 13231.98 Sq Ft. | Not Known | 67,57,830/- | 6,76,000/- | 31-07-2023 from 11:30AM till 12:30AM |
| Plot No. 101 to 105, araji No. 4504 to 4512, 4514/1, 4515, 4518-2, 4520 MIN, Mahaprgya Nagar, Negadiya Road, Gram Asind, Tehsil Asind, Dist-Bhilwada, Rajasthan admeasuring area of 9072.45 Sq Ft. | Not Known | 44,95,500/- | 4,50,000/- | 31-07-2023 from 01:00AM till 02:00AM |

Yours faithfully,

Authorised Officer

Name: Nitin Mahajan



IndusInd Bank

Auction Sale Notice under SARFAESI ACT 2002

"APPENDIX- IV-A"

[See proviso to rule 8 (6)]

Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property mortgaged to IndusInd bank Limited, the possession of which had been taken by the Authorised Officer of the Bank under S. 13(4) of the Act will be sold by 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:

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| Details of Borrowers / Guarantors | Mr. Roshan Lal Sancheti and the Guarantors/Mortgagor Mrs Asha Devi Sancheti and Mr. Prateek Sancheti |
| Total Amount Due as on 31-01-2023 | Rs. 71,01,534.12/- (Rupees Seventy One Lacs One Thousand Five Hundred Thirty Four and Twelve Paise Only) |
| Nature of Possession | Physical Possession |
| Details of encumbrances over the property, as known to the Bank | NIL |

| Lot No | Description of secured assets | Reserve Price | EMD |
|--------|--|---------------|------------|
| 1 | Plot No. 69,70,87,88,89,90 situated at araji No. 4504 to 4512/1, 4514/1,4515,4518,4519,4520 MIN, Mahaprgya Nagar, Negadiya Road, Gram Asind, Tehsil Asind, Dist-Bhilwada, Rajasthan. Admesuring 9072.45 Sq. Ft. | 50,93,280/- | 5,10,000/- |
| 2 | Plot No. 91,92,93,94,95,96,97,98,99,100 situated at araji No.4504 to 4504 to 4512/1, 4514/1,4515,4518,4519,4520 MIN, Mahaprgya Nagar, Negadiya Road, Gram Asind, Tehsil Asind, Dist-Bhilwada, Rajasthan. Admesuring 13231.98 Sq. Ft. | 67,57,830/- | 6,76,000/- |
| 3 | Plot No. 101 to 105, araji No. 4504 to 4512, 4514/1, 4515, 4518 -2, 4520 MIN, Mahaprgya Nagar, Negadiya Road, Gram Asind, Tehsil Asind, Dist-Bhilwada, Rajasthan. Admesuring 9072.45 Sq. Ft. | 44,95,500/- | 4,50,000/- |

Zonal Office Hyatt Regency, New Delhi : IndusInd Bank Limited, Hyatt Regency Complex, Block A District Centre, Brij Kaji Sagar 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
CIN: L65191PN1994PLC076333



The details regarding Auction are mentioned below:

| | |
|--|--|
| Date and time of E-Auction | 31.07.2023 from 10:00-11:00AM, 11:30AM-12:30PM, & 01:00PM-02:00PM Respectively- with unlimited extension of 5 minutes (i.e. time mentioned in sale notice or upto 5 minutes from last bid placed by any bidder, whichever is later.) |
| Online Auction Website | https://www.bankeauction.com |
| Last date for submission of online bids | 28.07.2023 upto 5:00 PM |
| Minimum Bid Increment Amount | Rs. 1,00,000/- |
| Date and time of inspection of property for intending purchasers | 24.07.2023 |
| Contact details Authorised Officer | Mobile No. 9717375920 Email: Nitin.Mahajan@indusind.com |

The details regarding E Auction are mentioned below:

| | |
|------------------------|--|
| Name of Auction Agency | M/s C1 India Private Limited |
| Contact Persons | Mr Mithilesh Kumar-7080804466 |
| Email address | support@bankeauctions.com |
| Website Address | https://www.bankeauction.com |

TERMS & CONDITIONS:

1. The Auction sale is being conducted by Authorised Officer under the provisions of SARFAESI Act with the aid through e-auction. Action/Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankeauction.com> M/s C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of IndusInd bank, www.indusind.com and website of the service provider, <https://www.bankeauction.com> for bid documents and details of the secured assets put up for auction/obtaining the bid form.
3. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of A/c No. 00013564604005, IndusInd Bank Limited, Opera House Branch, IFSC Code: INDB00000001 before submitting bids.
4. 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. IndusInd Bank Limited, Block A, 11th Floor, Hyatt Regency Complex, Bhikaji Cama Place, New Delhi – 110 066 so as to reach the same on or before 01.06.2023 at 5:00 PM. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c of "Mr. Roshan Lal Sancheti LOT No _____".



5. 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.bankeauction.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.
6. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.
7. 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.bankeauction.com> For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.
8. 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.
9. 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.
10. 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.
11. 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 <https://www.bankeauction.com> 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.
12. 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.
13. In no eventuality the property would be sold below the Reserve Price.
14. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
15. 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 (4). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
16. 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.

17. The EMD of the unsuccessful bidders will be returned on the closure of the E-auction sale proceedings without interest.
18. 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.
19. 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.
20. 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.
21. 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 properties, 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. IndusInd Bank Ltd has appointed M/s C1 India Private Limited as a service provider who will assist the undersigned in conducting the auction.
28. 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 properties please contact the Authorised Officer Mr. Nitin Mahajan on 9717375920 / Nitin.Mahajan@indusind.com.



29. 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.
30. For further details, contact the Authorised Officer Mr. Nitin Mahajan on 9717375920/
Nitin.Mahajan@indusind.com.
31. The submission of the bids shall deem that the Intending Bidders have taken all precautions and satisfied themselves with respect to the conditions of the secured assets and the terms and conditions of the auction. It shall not be open for the Intending Bidders to raise any issue after having submitted the bids and/or participated in the sale proceedings.

Date:11/07/2023

Place: Delhi



**Authorized Officer
IndusInd Bank Limited**