ANNEXURE 17

INDIAN OVERSEAS BANK
Indian Overseas Bank, M I Road Branch, Jaipur (0158)
11, Rituraj Building, M I Road, Opp. Amarapura Darbar,
Jaipur, Rajasthan – 302001, Email: iob0158@iob.in
Ph. No.: 0141-2371711, 0141-2361710

e-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas M/s. **M/s. Agrim Dairy (Partnership Firm)** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on **29.11.2022** calling upon the borrowers and the guarantor as mentioned below:

Sl No	Borrower [Name & full address]	S No	Guarantor [Name & full address] (Indicate in bracket if guarantor is also mortgagor)
1.	**M/s Agrim Dairy (Partnership Firm) (Borrower)** **Address:** L-6, 1st Floor, Chittaranjan Park, South Delhi, Delhi – 110019 **Address:** Ground Floor, Shop No. 1921/19, GovindpuriExtn. Kalkaji, New Delhi, South Delhi-110019 **Unit/Farm Address**: Village Kumbhpuriya, Post- Nangal, Koju,PatwarHalkaNagalKoju, Tehsil Chomu, Sikar Road, District Jaipur-303804	6. 7.	**Mr. Shyam Singh Choudhary s/o Mr. Birbal Singh** (Guarantor) Address: M9, First Floor, Kalkaji, South Delhi-110019 Mob No. 9811306988 **Mr. Parminder Singh S/o Late Mr. Tehal Singh** (Guarantor & Mortgagor) Address: M9, First Floor, Kalkaji, South Delhi-110019 Mob No. 9811880637
2.	**Mr. Shyam Singh Choudhary s/o Mr. Birbal Singh** (Partner) **Address:**M9, First Floor, Kalkaji, South Delhi-110019, Mob No. 9811306988	8.	**Mr. Devang Agarwal S/o Mr. Suresh Kumar Agarwal** (Guarantor & Mortgagor) Address: M9, First Floor, Kalkaji, South Delhi-110019 Mob No. 9810659038
3.	**Mr. Parminder Singh S/o Late Mr. Tehal Singh** (Partner) **Address:**M9, First Floor, Kalkaji, South Delhi-110019, Mob No. 9811880637	9.	**Mr. Aditya Kumar AnujS/o Mr. ShyamSingh**(Guarantor & Mortgagor) Address: M9, First Floor, Kalkaji, South Delhi-110019 Mob No. 9811306988
4.	**Mr. Devang Agarwal S/o Mr. Suresh Kumar Agarwal** (Partner) Address: M9, First Floor, Kalkaji, South Delhi-110019, Mob No. 9810659038		
5.	**Mr. Aditya Kumar AnujS/o Mr. Shyam Singh** (Partner) **Address:**M9, First Floor, Kalkaji, South Delhi-110019, Mob No. 9811306988		

to pay the amount due to the Bank, being **Rs.91,89,283.52 (Rupees Ninety One Lakhs Eighty Nine Thousand Two Hundred Eighty Three and Fifty Two paisa only)** as on 31.10.2022 (date) payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 03.05.2023 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank"s dues. The dues to the bank as on the date of taking possession was intimated as Rs. **Rs.97,65,762.68 (Rupees Ninety**

Seven Lakhs Sixty Five Thousand Seven Hundred Sixty Two and Paisa Sixty Eight Only) as on 02.05.2023 (date) payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 29.02.2024 works out to **Rs. 1,08,77,126.32 (Rupees. One Crore Eight Lakh Seventy Seven Thousand One Hundred Twenty Six and Thirty Two Paisa Only)** after reckoning repayments, if any, amounting to Rs. NIL subsequent to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank"s dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY(IES)

All that part and parcel of the **Industrial property consisting Khata No. 48, Khasra No. 2017/2008, Rabka 0.63 Hect. i.e. 6300 Sq. Mts. At village Kumbhpuriya, Post- Nangal, Koju, Patwar Halka Nagal Koju, Tehsil Chomu, Sikar Road, District Jaipur, Rajasthan in the name of Mr. Aditya Kumar S/o Mr. Shyam Singh, Mr. Parminder Singh S/o Mr. Tehal Singh and Mr. Devang Agarwal S/o Mr. Suresh Kumar Agarwal**

Bounded

On the North by:	Khasra No: 1604
On the South by:	Road
On the East by:	Khasra No: 1609/1
On the West by:	Khasra No: 2009/1611

Date and time of E- Auction	**05.04.2024 (Tuesday) between 1.00 PM to 4.00 PM with auto extension of 10 minutes each till sale is completed.**
Reserve Price	Rs. 84,74,800/-
Earnest Money Deposit	Rs.8,47,480/-
EMD Remittance	Indian Overseas Bank, branch-MI Road, Address:- MI Road Branch11, Rituraj Building, Jaipur - 302001. Branch code-0158 IFSC:-IOBA0000158 **A/c No- 01580113035001** Account description: SARFAESI sale parking account Scheme Type: OAB
Bid Multiplier	Rs. 25,000/-
Inspection of property (Tentative)	18.03.2024 to 04.04.2024 11.00 AM to 4.00 PM (Prior Appointment)
Submission of online application for bid with EMD	18.03.2024 onwards
Last date for submission of online application for bid with EMD	04.04.2024 till 5.00 PM
*Outstanding dues Rs... of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not known to the Bank.

* Bank's dues have priority over the statutory dues

Date and time of e-auction: 05.04.2024 (date) between **1.00 P.M. to 4.00 P.M. (time)** with auto extension of **10 minutes** each till sale is completed at the platform of **https://www.mstcecommerce.com/auctionhome/ ibapl.**

For detailed terms and conditions of the sale, please refer to the service providers link **https://www.mstcecommerce.com/auctionhome/ibapl** or bank's website **www.iob.in**

Place: Jaipur

Date: 14.03.2024

Authorised Officer

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

इंडियन ओवरसीज बैंक INDIAN OVERSEAS BANK CODE 0158 M.I. ROAD, JAIPUR एम. आई. रोड़, जयपुर

Internal

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **https://www.mstcecommerce.com/auctionhome/ibapi** under the supervision of the of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal **https://www.mstcecommerce.com/auctionhome/ibapi** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 05.04.2024 (one day prior to e-auction day and closing time should be mentioned). Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from https://www.mstcecommerce.com/auctionhome/ibapi which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-Bक्रय – IBAPI portal (https://www.ibapi.in).

5. The submission of online application for bid with EMD shall start from 18.03.2024.

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of **120** Minutes with auto extension time of **10** minutes each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.25000/-** to the last higher bid of the bidders. **10** minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10** minutes to the last highest bid, the e-auction shall be closed.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank, M I Road Branch Jaipur" to the Special EMD A/C No. **01580113035001** Indian Overseas Bank, M I Road Branch **11, Rituraj Building, M I Road, Opp. Amarapura Darbar, Jaipur, Rajasthan – 302001** Branch Code:**0158** IFSC Code : **IOBA0000158.**

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

इण्डियन ओवरसीज बैंक INDIAN OVERSEAS BANK CODE 0158 M. I. ROAD, JAIPUR एम. आई. रोड, जयपुर

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.
*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1 % of the consideration as Income Tax.
19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, M I Road Branch, 11, Rituraj Building, M I Road, Jaipur-302001,Rajasthan during office hours **from 18.03.2024 to 04.04.2024 11.00 AM to 4.00 PM (Prior Appointment).**
20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authroised representative of e-auction service provider (https://www.mstcecommerce.com/auctionhome.ibapi), details of which are available on the e-Auction portal.
21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
22. Platform (https://www.mstcecommerce.com/auctionhome/ibapi) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website **https://www.mstcecommerce.com/auctionhome/ibapi**.

Authorised Officer

Place: Jaipur
Date: 14.03.2024

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