

NOTICE OF INTENDED SALE
(Including for e-auction mode)

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1- Borrower:

- I. M/S Ansal Properties and Infrastructure Limited
115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-110001
1202, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001
YMCA Building 13 Rana Pratap Marg, Lucknow-226001

2- Board Of Directors :

- I. Shri Sushil Ansal, 26, Feroze Shah Road, New Delhi - 110001
II. Shri Pranav Ansal, 26, Feroze Shah Road, New Delhi - 110001
III. Shri Anil Kumar, 104, Pocket - I, Jasola, New Delhi - 110025
IV. Shri Dharmendar Nath Davar, B-5/82, Safdarjung Enclave, New Delhi-110029.
V. Sri. Ramesh Chandra Vaish, 169, Golf Link, New Delhi - 110003
VI. Dr. Prem Singh Rana, 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-110001
VII. Dr. Lalit Bhasin, 10, Hailey Road, 10th Floor, Dakshineswar Building New Delhi - 110001
VIII. Shri Prithvi Raj Khanna, H. No. 70, Sunder Nagar, New Delhi - 110003
IX. Smt. Archana Capoor, C-221, SFS, Sheikh Sarai, Phase-I, New Delhi - 110017

3- Mortgagers:

- I. M/S Ansal Properties and Infrastructure Limited,
115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-110001
1202, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001
YMCA Building 13 Rana Pratap Marg, Lucknow-226001
- II. M/s Kanchanjunga Realtors Pvt Ltd.
Add: 206, B, Wing, 2nd Floor, Naurang House, 21, K.G. Marg, New Delhi-110001.
Add: 3rd Floor, YMCA Building, 13 Rana Pratap Marg, Lucknow-226001
E mail: satnamcs@gmail.com
- III. Mr. Mishri Lal S/o Bankey Lal
Add: Mirzapur, Bhitari, Post- Navgaon, Tehsil & District Fatehpur. Uttar Pradesh

4- Guarantors:

- I. Mr. Sushil Ansal S/o Chiranji Lal
Add: 26 Firoz Shah Road ,New Delhi-110001
- II. Mr. Pranav Ansal S/O Sushil Ansal.
Add: 26 Firoz Shah Road ,New Delhi-110001
- III. M/s Kanchanjunga Realtors Pvt Ltd.

Add: 206, B,Wing,2nd Floor ,Naurang House, 21, K.G. Marg ,New Delhi-110001.

Add: 3rd Floor ,YMCA Building ,13 Rana Pratap Marg ,Lucknow-226001
E mail:satnamcs@gmail.com

Directors- Mr. Surinder Kumar Kapoor Add : R/O 86 Hargobind Enclave, Delhi-110092

Mrs. Sunita Kumar R/O- 44-A/9 ,Kishan Garh,Vasant Kunj,New Delhi - 110070

- IV. Mr. Mishri Lal S/o Bankey Lal
Add: Mirzapur, Bhitari, Post- Navgaon, Tehsil & District Fatehpur. Uttar Pradesh

Sirs/ Madam,

Sub: Your loan account 6326682810 in the name of Ansal Properties And Infrastructure Limited with Indian Bank Rajnikhand branch – Reg.

M/S Ansal Properties and Infrastructure Limited availed facilities from Indian Bank, Rajnikhand Branch, the repayment of which are secured by mortgage of schedule mentioned properties hereinafter referred to as “the Properties”.

M/S Ansal Properties and Infrastructure Limited failed to pay the outstanding, therefore a Demand Notice dated 08.05.2018, under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as “The Act”), was issued by the Authorised Officer calling upon M/S Ansal Properties and Infrastructure Limited and others liable to the Bank to pay the amount due to the tune of Rs 417663296/- [Rupees Forty One Crore Seventy Six Lakh Sixty Three Thousand Two Hundred Ninety Six Only] and the said amount carries further interest/cost at the agreed rate from 08/05/2018 plus Cheque return amount of Rs. 2,70,000,00/- (Rupees Two Crore Seventy Lakh Only) and the said Cheque return amount carries further interest/cost till date of repayment with other charges and expenses thereon. M/S Ansal Properties and Infrastructure Limited failed to make payment despite Notice dated 08.05.2018. As M/S Ansal Properties and Infrastructure Limited failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on 07.08.2018 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorised Officer intend selling the schedule mentioned securities in the following mode:

The sale proposed to be held is by way of public tender / auction adopting the **e-auction** mode.

As per Rule 6 (2), 8(6) and 9(1) of The Security Interest (Enforcement)Rules 2002 framed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 07.05.2018 is Rs 417663296/- [Rupees Forty One Crore Seventy Six Lakh Sixty Three Thousand Two Hundred Ninety Six Only] and the said amount carries further interest/cost at the agreed rate from 08/05/2018 plus Cheque return amount of Rs. 2,70,000,00/- (Rupees Two Crore Seventy Lakh Only) and the said Cheque return amount carries further interest/cost till date of repayment with other charges and expenses thereon.

Please take note that this is resale notice of 15 days and the schedule mentioned property shall be sold under the Act by the undersigned/Authorised Officer any time after 15 days.

The date of sale is fixed as 22.01.2019 which would be by e-auction mode.

The Inspection of the Schedule mentioned property and related documents and upto date EC may be had by the intending purchasers/bidders at their expenses on 19.01.2019 between 10.00 am to 04.00 pm.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the terms and conditions can be had on-line from the website <https://indianbank.auctiontiger.net> and using the provision in the system/software, the same could be procured using the 'seal bid option' such that the activities could be done online. The tender form and the terms and conditions would be available in the website from 03.01.2019 to 21.01.2019, from 10.00 am to 04.00 pm.

The last date for submitting tenders/bids complying with all necessary terms along with EMD in the stipulated manner is 21.01.2019 by 04.00 pm.

The tenders should be accompanied with EMD taken in DD / BPO / RTGS /NEFT / Account Transfer and / or any other acceptable mode of money transfer without time lag, failing which the tender becomes disqualified.

The Nodal Bank account No./IFSC Code etc. for online money transfer is as under:

S.No.	Nodal Bank A/C No.	IFSC CODE
1	A/c No. 6127853725 in the name of E - AUCTION EMD ACCOUNT, LUCKNOW - ZONE	IDIB000L002

The sale shall be conferred on the person making highest offer / tender / bid subject to confirmation by Secured Creditor. The undersigned / Authorised Officer reserves right to accept or reject the bid / tender without assigning any reason whatsoever.

Once the e-auction is completed and sale is conferred on the person making the highest offer / tender / bid, the successful bidder will be intimated in person / by email, as the case

may be, who has to remit 25% of the amount of the sale price (which is inclusive of earnest money deposited) immediately, i.e. on the same day or not later than next working day as the case may be by DD / BPO / RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer, failing which the EMD amount remitted will stand to be forfeited.

The balance sale price shall be paid within 15 days of confirmation of sale or extended time in writing. If the balance amount is not remitted within stipulated/agreed time, the amount of 25% remitted will also stand to be forfeited.

The sale is subject to confirmation by the Secured Creditor. The sale is made on "As is where is and As is What is" basis and no representations and warranties are given by the Bank relating to encumbrances statutory liabilities etc.

This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets/properties i.e. land and construction thereon, which are intended to be brought to sale are enumerated hereunder:

Property No. 1- All the parts and parcel of land Khasra no.32 admeasuring area 0.139 Hect. and khasra no.82 admeasuring area 0.404 Hect. and total admeasuring area 0.543 Hectare situated at Village Devamau Pargana Bijnaur Tehsil and Dist Lucknow.(Regd. Sale deed no.2449 dt-03/03/2008)

For Khasra no.32 Bounded By

East: Khasra no.34

West: Khasra no.30

North: Khasra No. 31

South: Khasra No. 33

For khasra No. 82 Bounded by

East: Khasra no.83

West: Part of Khasra no.82

North: Khasra No. 81

South: Khasra No. 91

Property no. 2-

a- All part and parcel of land Khasra no.6 admeasuring area 0.190 hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow Bounded by

North: Khasra no.4

South: Khasra no.7

East: Khasra no.5

West: Gram seema Muzaffar nagar Ghusval

b- All part and parcel of land Khasra no.31 admeasuring area 0.481 Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow Bounded by

North: Gram Seema Nizampur Maghigawan Khasra no.4

South: Khasra no.30,32

East: Khasra no.34

West: Khasra no.28

c- All part and parcel of land Khasra no.47 admeasuring area 0.797 Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow Bounded by

North: Khasra no.44

South: Khasra no.50

East: Gram Seema Barauna
West: Khasra no.46,48

- d- All part and parcel of land Khasra no.50 admeasuring area 0.645 Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow Bounded by
North: Khasra no.47
South: Khasra no.52,53
East: Gram Seema Barauna
West: Khasra no.51
- e- All part and parcel of land Khasra no.52 admeasuring area 0.228 Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow Bounded by
North: Khasra no.51 aa & ba
South: Khasra no.54
East: Khasra no.53
West: Khasra no.58
- f- All part and parcel of land Khasra no.107 admeasuring area 0.025 Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow Bounded by
North: Khasra no.110
South: Khasra no.195
East: Khasra no.106
West: Khasra no.108
(Registered Sale deed no.12801 dt-06/07/2012)

Property no.3

All part and parcel of land Khasra no.30 sa and 30 sa admeasuring area 0.089 Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow (Regd. Sale deed no.17742 dt-02/12/2011)
For Khasra no.30 sa
Bounded by
North: Khasra no.31
South: Khasra no.29
East: Khasra no.32
West: Khasra no.28
For Khasra no.30 sa
Bounded by
North: Khasra no.31
South: Khasra no.29
East: Khasra no.32
West: Khasra no.28

Property no.4

All part and parcel of land Khasra no.30 sa admeasuring area 0.0230 Hect. And Khasra no. 30 sa admeasuring area 0.1550 Hect. Half of the total admeasuring area $0.1780/2 = 0.089$ Hect. Situated at Village Devamau pargana Bijnaur, Tehsil and distt. Lucknow, Belonging to Kanchanjunga Realtors private limited. (Regd. Sale deed no.9194 dt-02/11/2006)
For Khasra no.30
Bounded by
North: Khasra no.31
South: Khasra no.29
East: Khasra no.32 and 33
West: Khasra no.28

Property no.5

- a- All part and parcel of land Khasra no.155 admeasuring area 0.529 Hect.Situated at village Nizampur Majhigavan ,Paragana Bijnaur Tehsil and Distt-Lucknow, Belonging to Mr. Mishri Lal s/o Bankelal (sale deed no.7870 dt-30/08/2007)
Bounded by
North: Khasra no.156(abadi)
South: Khasra no.149,148
East: Khasra no.157
West: Khasra no.151,152,153,154
- b- All part and parcel of land Khasra no.155 admeasuring area 0.529 Hect.Situated at village Nizampur Majhigavan ,Paragana Bijnaur Tehsil and Distt-Lucknow, Belonging to Mr. Mishri Lal s/o Bankelal (Sale deed no.7726 dt-24/08/2007)
Bounded by
North: Khasra no.156(abadi)
South: Khasra no.149,148
East: Khasra no.157
West: Khasra no.151,152,153,154

Mortgaged/ Hypothecated assets item- wise	Reserve price	EMD	Date time and place of sale	Prior Encumbrance
As mentioned above (the reserve price is fixed for all the above mentioned properties)	Rs. 7525 Lakh	Rs. 50 Lakh	22.01.2019 11 am to 1 pm With unlimited extension of 5 minutes till sale is concluded in E-auction mode. https://indianbank.auctiontiger.net	NIL
Last date and time for submission of bid through e- auction mode	21.01.2019, till 04.00 PM			

Bidders are advised to visit the website <https://indianbank.auctiontiger.net> of our e-auction service provider **M/s. E-Procurement Technologies Limited (Auctiontiger.net, Ahmedabad)** for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. to get assistance during the entire process, Contact Land Line: 079-4023 0821 /826 /827 /800 /816 to 824, e-Mail ID: up@auctiontiger.net, and support@auctiontiger.net (Branch contact no. 05222446597)

Place: Lucknow
Date : 31.12.2018

The Authorised Officer
(Indian Bank)