

AXIS BANK LTD.

STRUCTURED ASSETS GROUP,
PLOT I-14, TOWER 4, 4th FLOOR,
SECTOR 128, NOIDA (NCR) U.P. -201304

E-AUCTION SALE NOTICE

Sale of immovable property by E auction under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice to public is hereby given to the effect that the immovable property described herein will be sold by the Authorized Officer by inviting public/holding e auction on the date and time mentioned in this notice on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" & "WHATEVER THERE IS BASIS". Interested bidders may contact the Authorized Officer for further details/terms of sale, if required.

| Name of Borrower/ Guarantor(s) | Name of the Mortgagor | Description of property | Secured Debts | Reserve Price | Date & Time of E-Auction |
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| 1. KESHAV FEEDS (Borrower & Hypothecator), Khasra No. 1079, Khata No. 1/1, Kanganwal Road, Village Jaspal Bangar, Ludhiana, Also At: 65-A, Old No. 1017/2, Tagore Nagar, Civil Lines, Ludhiana-141001, 2. Mr. Chaman Lal Jindal (Guarantor & Mortgagor), H. No. B 19-484, Sangat Road, Near Krishna Mandir, Civil Lines, Ludhiana H.O., Ludhiana, Punjab-141001, 3. Mr. Shiv Shankar Jindal (Guarantor & Mortgagor) S/o Mr. Madan Gopal, 65-A, Old No. 1017/2, Tagore Nagar, Civil Lines, Ludhiana-141001, 4. Mr. Vipul Jindal (Guarantor) S/o Mr. Shiv Shankar Jindal, 65-A, Old No. 1017/2, Tagore Nagar, Civil Lines, Ludhiana-141001, 5. Mrs. Veena Jindal (Guarantor) W/o Mr. Shiv Shankar Jindal, 65-A, Old No. 1017/2, Tagore Nagar, Civil Lines, Ludhiana - 141001, 5. Mrs. Priyanka Jindal (Proprietor & Guarantor) W/o Mr. Vipul Jindal, 65-A, Old No. 1017/2, Tagore Nagar, Civil Lines, Ludhiana - 141001. | Shiv Shanker & Chaman Lal | Plot Measuring 6K-8-4/9M or approx. 3885 sq yards (Chaman Lal is owner of 4k-6-2/9M and Shiv Kumar Jindal is owner 2k-2-2/9M), comprised in khasra no. 22/13/1 Khata No. 314/350, as per jamabandi for the year 2012-13, situated at Village Panj Dehra, locality known as G.T. Road, Adj. Petrol Pump & Temple Maiyaji, Near Satluj crossing, Phillaur Jalandhar. Bounded:- East: Vacant Plot, North: Road, West: Vacant Plot, South: Vacant Plot. | Rs. 2,64,71,162.55 (Rupees Two Crore Sixty Four Lakh Seventy One Thousand One Hundred Sixty Two & Fifty Five Paise Only) being the amount due (this includes applied interest till 30.09.2017) together with further interest & other charges thereon till the date of payment | Rs. 80.00 Lakh EMD: Rs. 8.00 Lakh | 29.07.2020 between 11:00 A.M. to 12:00 noon EMD Submission date 27.07.2020 by 5.00 P.M. |

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| NALANDA WOOLLENS LTD., K1, Textile Colony, Industrial Area - A, Ludhiana 141003 (Borrower & Mortgagor) also at: Nalanda Woollens Limited, Village Mangarh, P.O. Kohara, Chandigarh Road, Ludhiana-141112, 2. CREATIVE YARN PRIVATE LIMITED, K1, Textile Colony, Industrial Area - A, Ludhiana 141003 (Guarantor), Also at: Creative Yarn Pvt. Ltd. Village Mangarh, P.O. Kohara, Chandigarh Road, Ludhiana-141112, 3. Sh. Anil Kapoor, 539/1, National Road, Civil Lines, Ludhiana (Director/Guarantor), 4. Smt. Archana Kapoor, 539/1, National Road, Civil Lines, Ludhiana. (Guarantor), 5. Sh. Anuj Kapoor, 539/1, National Road, Civil Lines, Ludhiana (Director/Guarantor), 6. Sh. Malkiat Singh, House No. 474, Sanjay Gandhi Colony, Ludhiana-141010 (Director). | Nalanda Woollens Ltd. | Rs. 5,50,82,425.77 as on 31.03.2018 and with future interest at the contractual rate on the aforesaid amount together with incidental expenses and costs thereon Rs. 2,67,80,736.52 as on 31.03.2018 and with future interest at the contractual rate on the aforesaid amount together with incidental expenses and costs thereon |
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M/s Creative Yarn Private Limited, (Borrower), 2. M/s Nalanda Woollens Limited, (Guarantor & Mortgagor), 3. Sh. Anil Kapoor, (Director/Guarantor), 4. Smt. Archana Kapoor, (Guarantor), 5. Sh. Anuj Kapoor, (Director/Guarantor) (Addresses are as mentioned in the above row)

| DESCRIPTION OF MOVABLE AND IMMOVABLE ASSETS | Reserve Price: | Date & Time of E-Auction |
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| Property measuring 48 Kanals 7 Marla i.e. 29251.75 sqyds, situated at Village Mangarh, P.O. Kohara, Chandigarh Road, Ludhiana owned by M/s Aditya Spinning and Weaving Mills Pvt. Ltd (Name changed to Nalanda Woollens Limited) (vide sale deed number 4849 dated 21.05.1993 & 4959 dated 24.05.1993) & M/s Nalanda Woollens Ltd (vide sale deed number 20388 dated 11.12.1996 & Sale Deed No. 20389 dated 11.12.1996) East: Agricultural Land, West: Agricultural Land and Vacant Plot, North: Passage and Agricultural Land, South: Chandigarh Road. | Rs. 7.26 Crore Earnest Money Deposit (EMD): Rs. 72.60 Lac | E-Auction on 29.07.2020 between 12.00 Noon to 1.00 P.M. EMD Submission Date 27.07.2020 by 5.00 P.M. |

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| M/s INDER INTERNATIONAL (Borrower), 594, Nirankari Street no. 1, Over lock road, Miller Ganj, Ludhiana- 141003. 2. Mr. Sunil Dutt Jain (Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 3. Late Mrs. Anuradha Jain (Partner, Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 4. Mr. Indresh Jain (Partner & Guarantor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001. | 1. Mr. Sunil Dutt Jain, 2. Late Mrs. Anuradha Jain & Mr. Sunil Dutt Jain, 3. Late Mrs. Anuradha Jain & Mr. Sunil Dutt Jain | Property measuring 308 square yards bearing M.C. No. B-I-1453 built on plot no. 42-43 comprised in Khasra No. 4//20/2, Khata no. 319/327 as per Jamabandi for the year 1974-75 situated at Haibowal Khurd, locality known as Bawa Colony, Street No. 5, Rajpura Road, Ludhiana owned by Late Mrs. Anuradha Jain & Mr. Sunil Dutt Jain. Bounded as:- East: Street, West: Neighbor, North: Plot No. 44, South: Plot No. 41. | Rs. 6,01,59,612.84 (Rupees Six Crore One Lakh Fifty Nine Thousand Six Hundred Twelve and paise Eighty Four Only) being the amount due (this includes applied interest till 30.09.2017) together with further interest & other charges thereon till the date of payment. | Rs. 81.00 Lakh EMD: Rs. 8.10 Lakh | E-Auction on 29.07.2020 between 1:00 P.M. to 2:00 P.M. EMD Submission date 27.07.2020 by 5.00 P.M. |
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| M/s GLOBAL IMPEX (Borrower), B-1453, Rajpura Road Chotti Haibowal, Ludhiana, Punjab-141001. 2. Mr. Sunil Dutt Jain (Partner, Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 3. Mr. Abhay Jain (Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 4. Late Mrs. Anuradha Jain (Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 5. Mr. Indresh Jain (Partner & Guarantor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 6. M/s Inder International (Guarantor), 594, Nirankari Street no. 1 Over Lock Road, Miller Ganj Ludhiana-141003. AND M/s SHRI LAKSHMI STEELS (Borrower), 467, Industrial Area - B, Miller Ganj, Ludhiana-141003, 2. Mr. Abhay Jain (Proprietor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 3. Mr. Sunil Dutt Jain (Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 4. Late Mrs. Anuradha Jain (Guarantor & Mortgagor), H. No. 23, 2nd Floor, HIG Flats, Rani Jhansi Enclave, Ghumar Mandi, Ludhiana-141001, 5. M/s Inder International (Guarantor), 594, Nirankari Street No. 1 Over Lock Road, Miller Ganj Ludhiana-141003. | Mr. Sunil Dutt, Late Mrs. Anuradha Jain & Mr. Abhay Jain | Property measuring 1467.00 square yards comprised in Khasra No. 213/1, 213/2, 213, Khata No. 249/252, 465/714, 1562/1951-1952 situated at Plot No. 281, Barewal Awana, Locality known as Mahavir Enclave, Ferozepur Road, Ludhiana in favour of Mr. Sunil Dutt, Late Mrs. Anuradha Jain & Mr. Abhay Jain. Bounded:- East: Road 40' wide, West: Neighbor, North: Neighbor, South: Seller/Plot no. 282. | M/s Global Impex: Rs. 1,17,39,939.67 (Rupees One Crore Seventeen Lakh Thirty Nine Thousand Nine Hundred Thirty Nine and paise Sixty Seven only) being the amount due (this includes applied interest till 30.09.2017) together with further interest & other charges thereon till the date of payment. AND M/s Shri Lakshmi Steels: Rs. 2,37,28,352.66 (Rupees Two Crore Thirty Seven Lakh Twenty Eight Thousand Three Hundred Fifty Two & paise Sixty Six only) being the amount due (this includes applied interest till 30.09.2017) together with further interest & other charges thereon till the date of payment. | Rs. 2.28 Crore EMD: Rs. 22.80 Lakh | E-Auction on 29.07.2020 between 2:00 P.M. to 3:00 P.M. EMD Submission date 27.07.2020 by 5.00 P.M. |
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| 1. M/s DPD INDUSTRIES LIMITED, Mallanwala, Village Soda Wala, Ferozepur City-152021 (Borrower), 2. Sh. Davinder Pal Dhawan, H. No. 347, Moti Bazar, Ferozepur City, Ferozepur Punjab -152002 (Managing Director & Guarantor), 3. Sh. Surinder Pal Dhawan, D-4, Moti Bazar, HiraMandi, Ferozepur City Punjab- 152002 (Director & Guarantor), 4. Sh. Sarabjit Dhawan, D-4, Moti Bazar, Hira Mandi, Ferozepur City, Punjab (Director & Guarantor), 5. Smt. Kusum Dhawan, H. No. 347, Old Post Office Street, Near Hira Mandi, Moti Bazar, Ferozepur, Punjab (Guarantor), 6. Shri. Swarn Singh, H. No. 164, Chatra Road, Zira, Tehsil Zira, District Ferozepur, Punjab -142047 (Guarantor), 7. Sh. Sukhdev Singh, H. No. 164, Chatra Road, Zira, Tehsil Zira, District Ferozepur, Punjab (Guarantor). | 1. Sh. Davinder Pal Dhawan and Sh. Surinder Pal Dhawan 2. Mr. Sarabjit Singh, Mr. Surinder Dhawan, Mr. Swarn Singh and Mr. Sukhdev Singh. | 1. All that part and parcel of property measuring 1635 sq ft. bearing municipal no. AS-2/10 situated at Old Post Office Street near Hira Mandi Moti Bazar, Ferozepur City in the name of Sh. Davinder Pal Dhawan & Sh. Surinder Pal Dhawan. 2. All that part and parcel of property measuring 6 Kanals 3 1/2 marlas - part of Khawat No 335, Khatauni No. 400 Rect No. 145, Killa No 2/2/2(0-6) B/1(1-9), 21/3(1-8), 22(8-0), 23/1(1-4) situated in the area of Zira, Distt Ferozepur, Hadbast No 329, as per Jamabandi for the year 2010-2011, in the name of Mr Sarabjit Singh, Mr Surinder Dhawan, Mr Swarn Singh & Mr Sukhdev Singh. | Rs. 36,74,41,302.18 (Rupees Thirty Six Crores Seventy Four Lakh Forty One Thousand Three Hundred Two and Eighteen Paise Only) as on 30.09.2016 and with future interest at the contractual rate on the aforesaid amount together with incidental expenses and costs thereon. | 1. Rs. 34.00 Lakh EMD: Rs. 3.40 Lakh 2. Rs. 18.00 Lakh EMD: Rs. 1.80 Lakh | E-Auction on 29.07.2020 between 3:00 P.M. to 4:00 P.M. E-Auction on 29.07.2020 between 4:00 P.M. to 5:00 P.M. EMD Submission date 27.07.2020 by 5.00 P.M. |
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Note: The borrower/guarantors/mortgagor are given 15 day's Notice to repay the total dues with further interest and other charges within 15 days from the date of Publication of this Notice as per provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rule 2002, failing which the property shall be sold as per schedule mentioned in this Notice.

For any query Contact No. 0120-6210935, 9780037575, Shekhar.thakur@axisbank.com

Terms & Conditions:- 1. Auction sale/bidding would be only through "Online Electronic Bidding" process through the website <https://axisbank.auctiontiger.com> /also on Auction Tiger mobile app on 29.07.2020, with unlimited auto extension of 5 minute each. Bid increase amount: Rs. 1.00 Lakh, one compulsory increase from EMD. 2. EMD (10% of the notified reserved price) is to be paid through Demand draft drawn in favour of Axis Bank Limited Payable at Noida or at Ludhiana. Last date for bid submission of documents with EMD amount: 27.07.2020 by 5:00 pm. Full name of the bidder, Address & Contact No. & E-mail ID should be mentioned at the back of the demand draft (EMD). 3. Detail of bidder (KYC documents i.e. photo ID proof, PAN Card & address proof & E-mail ID) & EMD is to be Submitted to Bank Office address - Structured Assets Group, Axis House, Tower 4, 4th Floor, I-14, Sector 128, Noida, 201304 or CCSU Axis Bank 105, Mall Road Ludhiana, Punjab. 4. E-auction shall be subject to certain term & condition which can be obtained from aforesaid address of Axis Bank (No. 1), & submission of bid form shall be unconditionally subject to those terms & conditions. Note: The Authorized officer reserves the right to accept or reject any bid or bids or to postpone or cancel the sale/auction without assigning any reason thereof.

Date: 08.07.2020 Place: Phillaur/ Ludhiana/Ferozepur Authorized Officer, (Axis Bank Ltd.)