

By Registered Post / Email
SALE NOTICE

Ref: AXISB/SAG/RC/2023-24/18
Date: 22.05.2023

To,

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| 1. Shiel Autos 4, Prakash Enclave, Bye Pass Road Agra-282002 | (Borrower) |
| 2. Rajiv Rattan 93, Ellora Enclave, Dayal Bagh, Agra-282005 | (Partner, Mortgagor and Guarantor) |
| 3. Sanjeev Rattan 506, Kaveri Greens Kailash Vihar, Agra-282005 | (Partner, Mortgagor & Guarantor) |
| 4. Sarita Rattan 93, Ellora Enclave, Dayal Bagh, Agra-282005 | (Mortgagor & Guarantor) |
| 5. Dolly Rattan A-19, Nirbhay Nagar, Agra-282007 | (Mortgagor & Guarantor) |

Dear Sir / Madam,

Ref: Demand notices under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 dated 23.10.2019 and Possession notice dated 19.12.2022 – in the account of Shiel Autos.

Sub: SALE NOTICE

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With reference to captioned subject matter, we hereby inform you that Axis Bank Limited, being Secured Creditor, under SARFAESI Act, 2002 (54 of 2002) and in exercise of various powers conferred under Section 13 of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued aforesaid demand notice under Section 13(2) of the said Act calling upon you to repay the outstanding amount more particularly mentioned in the said demand notice together with further interest thereon within 60 days from the date of the said notice.

We state that despite receipt of demand notice, you have failed and neglected to pay the outstanding amount and/or complying with the requisitions contained in the said notice. We state that thereafter, on 19.12.2022, the Authorized officer has taken Physical Possession of the secured assets (as mentioned in the **Schedule**) in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules.

We state that the Secured Creditor is hereby taking further steps for the disposal of aforesaid secured asset by way of public auction as per the provisions of the said Act & Rule and have

published e-auction sale notice in the Jansatta Hindi and Financial Express English dated **21.05.2023** for auction to be held on **28.06.2023**

If you have any interested buyer for the property in auction, then you may ask him / her to participate in the auction of the secured assets.

Copy of the publication referred above are enclosed herewith for your information.

In the meanwhile, you are hereby called upon to pay the entire outstanding dues together with all costs, charges and expenses incurred by the undersigned or any incidental expenses incurred thereto, within 30 days from the date of attached notice and get the aforesaid property released from the undersigned.

Please take notice that if you fail or neglect to pay the total outstanding dues within aforesaid statutory period of 30 (Thirty) days from the date of notice hereof, the undersigned will have no alternative but to proceed to sell the aforesaid secured property for realizing the outstanding dues of Axis Bank Limited payable in respect of aforesaid loan facility.

This notice is issued to you without prejudice to rights & remedies available to our Bank.

Yours Sincerely,

Authorized Officer
Axis Bank Limited

SCHEDULE

(1) Property located at 178, NMA no. 3/1, Ward No. 7, Pratappura, Agra admeasuring area 187.28 Sq Mtr. Standing in the name of Sarita Rattan w/o Shri Rajiv Rattan and Smt Dolly Rattan w/o Shri Sanjeev Rattan **(LOT-1)**

Boundaries of the Unit:

East: property of Nirmal Chopra

West: Vendors Property

North: Property of Vishwanath Singh

South: Ajmer Road

(2) Plot of Land part of Khasra No- 573M Khara No-2015 at Mauza Dharera Tehsil Etmadpur Distt Agra admeasuring 2000 Sq mtr standing in the name of Shri Rajiv Rattan and Shri Sanjeev Rattan s/o Late Shri Ved Rattan. **(LOT-2)**

Boundaries of the Unit:

East: Land of Krishna Kumar Agarawal

West: Land of Shri Fooran Singh & Others

North: NH-2 Road Agra to Kanpur

South: Prathmik Vidhyalaya Nagla Paramsukh