

By Registered Post / Email

SALE NOTICE

Ref: AXISB/SAG/RC/2021-22/126

Date: 04.03.2022

To,

Kumar Drinks 61/13, Laxman Vihar, Muzaffarnagar (U.P.)- 251001	Kumar Drinks Gulshan Vihar, 1- Jansath Road, Muzaffarnagar (U.P) 251002
Rekha Garg W/o. Dinesh Kumar Garg 1-Jansath Road, Gulshan Vihar, Almaspur, Muzaffarnagar, U.P. 251002	Adesh Kumar Garg House No. 118/10, Niranjapur, Anshika, Ward No.45, PO Majra, Dehradun-248171
Dinesh Kumar Garg 1-Jansath Road, Gulshan Vihar, Almaspur, Muzaffarnagar, U.P. 251002	Mrs. Rajni Garg W/o. Mukesh Kumar Garg 1-Jansath Road, Gulshan Vihar, Almaspur, Muzaffarnagar, U.P. 251002
Kavita Garg W/o. Aadesh Kumar Garg House No. p118/10, Niranjapur, Anshika, Ward No.45, PO Majra, Dehradun-248171	Mr. Mukesh Kumar Garg 1-Jansath Road, Gulshan Vihar, Almaspur, Muzaffarnagar, U.P. 251002

Dear Sir / Madam,

Ref.: a. Ref: **Credit Facilities in the name of Kumar Drinks (Loan Account Number 916030072101301 & 916060072140378).**

- b. Demand Notice dated 25/02/2019 issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act)
- c. Possession Notice dated 18.01.2020 and 21.08.2020 and 16.04.2021 in respect of possession of secured asset.

Sub.:15 days' Notice for Sale of property at Lot-I, Lot-II & Lot-III (Secured properties.)

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 18.01.2020 and 21.08.2020 and 16.04.2021, the Authorized officer has taken

Physical Possession of the secured asset (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 Business Standard Hindi and Business Standard English dated **04.03.2022** for auction to be held on 23.03.2022 for Properties listed at Lot-I, Lot-II & Lot-III.

It is pertinent to mention that prior to this auction / sale, previously auctions were conducted multiple times for properties at Lot I, Lot-II & Lot-III, all of which have failed / not fructified. The auction is being conducted again now.

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 15 days for properties listed at Lot I, Lot-II & Lot-III 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 15 (Fifteen) days for Property listed at Lot-I, Lot-II & Lot-III 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
Subhodip Mukherjee
Axis Bank Limited**

SCHEDULE

Lot I:

(A) Property measuring 77.50 Sq. Mtr., consisting of Khasra No. 90/1 M, situated at Moh. Gulshan Vihar Vill. Almaspur Pragana Teh. & Distt. Muzaffarnagar, in the name of Mrs. Rajni Garg

North: Property of Shri Mukesh Kumar Garg

South: Rasta 20 Feet

West: Property of Shri Adesh Kumar Garg

East: House of Smt Munesh

(B) Property measuring 86.65 Sq. Mtr., consisting of Khasra No. 90/1 M, situated at Moh. Gulshan Vihar Vill. Almaspur Pragana Teh. & Distt. Muzaffarnagar, in the name of Mrs. Rekha Garg

North: House of Smt Munesh

South: House of Sh. Adesh Kumar Garg

West: Rasta 20 Feet

East: House of Shri Mukesh Kumar Garg

(C) Property measuring 86.65 Sq. Mtr., consisting of Khasra No. 90/1 M, situated at Moh. Gulshan Vihar Vill. Almaspur Pragana Teh. & Distt. Muzaffarnagar, in the name of Mr. Aadesh Kumar Garg

North: House of Smt Rekha

South: Rasta 20 Feet

West: Property of Sh Raj Kumar Tayal

East: Property of Smt Rajnee Garg

(D) Property measuring 77.50 Sq. Mtr., consisting of Khasra No. 90/1 M, situated at Moh. Gulshan Vihar Vill. Almaspur Pragana Teh. & Distt. Muzaffarnagar, in the name of Mr. Mukesh Kumar Garg

North: Rasta 40 Feet

South: House of Smt. Rajni Garg

West: Property of Smt Rekha Garg

East: House of Shri Shiv Kumar & Smt Suman

Lot II:

(A) Property measuring 0.1015 Hectare or 1015 Sq.mtr. situated at Kh. No. 509, Vill. SherNagar, National Highway (Jansath Road), Pargana and Tehsil & District Muzaffarnagar, in the name of Mr. Dinesh Kumar Garg

North: Land of Mukesh Garg and Aadesh Garg

South: Land of Fojeuddin

West: Chak Road

East: Land of Ferozeuddin

(B) Property measuring 0.691 Hectare or 691 Sq.mtr. situated at Kh. No. 509, Vill. SherNagar, National Highway (Jansath Road), Pargana and Tehsil & District Muzaffarnagar, in the name of Mr. Mukesh Kumar Garg, and Mr. Aadesh Kumar Garg

North: National Highway

South: Land of Dinesh Kumar Garg

West: Chak Road

East: Land of Ferozeuddin

Total Area of 1706 Sq Mtr, less 88.83 Sq Mtr being acquired under road widening = 1617.17 Sq Mtr.

Lot III:

(A) Property measuring 37.73 Sq.mt., situated at KH. No. 796/1, Mouza Rasoolpur, Pragana Pachwadoon, Tehsil Vikas Nagar, Distt. Dehradun, in the name of Mr. Kavita Garg

North: Rasta 15 Feet Wide

South: Property of Sh. Mukesh Kumar

West: Property of Sh. Dinesh

East: Rasta 10 Feet Wide

(B) Property measuring 37.73 Sq.mt., situated at KH. No. 796/1, Mouza Rasoolpur, Teh. Vikas Nagar, Pragana Pachwadoon, Tehsil Vikas Nagar Distt. Dehradun , in the name of Mr. Mukesh Kumar Garg

North: Rasta 15 Feet Wide

South: Property of Sh. Mukesh Kumar

West: Property of Sh. Dinesh

East: Rasta 10 Feet Wide