

Retail Asset Center "2nd and 3rd Floor, Property No. 7-E, Malhar Road, Saraabha Nagar, Ludhiana -144001.

Corporate Office:-, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai – 400025

Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellisbridge Ahmedabad – 380006

Public notice for Sale/Auction of immovable property

{under SARFAESI Act read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules}

Whereas the Authorized Officer of Axis Bank Ltd. (hereinafter referred to as 'the Bank'), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short 'SARFAESI Act') and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers/Co-borrowers/mortgagors/Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for realization of Bank's dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule:

AUCTION SCHEDULE

DESCRIPTION OF PROPERTY/HOUSE HAVING ABOUT	<p>A property/ Home/ Flat measuring 279.85 Sq. Yards, bearing H. No. B-0591 Situated at Sushant Homes, Sushant City- 1, Ansal Mittal Township, BT Matteled Road, Bathinda allotted to Mr. Amit Kapoor S/o Madan Lal Kapoor vide allotment letter no. 956 dated 13-09-2012 and agreement dated 20-09-2012.</p> <p>Boundaries (As Per Document):</p> <p>NORTH - 72'- 0" - Road 40' Wide SOUTH - 72'- 0" - House No. 590 EAST - 35'- 0" - House No. 566 WEST - 35'- 0" - Road 35' Wide</p>
Known encumbrances (if any)	Not Known
RESERVE PRICE (IN RS.)	Rs.33,64,706/-
EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO IN FAVOR OF 'AXIS BANK LTD.' PAYABLE AT LUDHIANA	Rs. 3,36,471/-
BID INCREMENTAL AMOUNT	Rs. 10,000/-
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD	Till 24/06/2019_ latest by 04:00 P.M. at Axis Bank, Retail Asset Center 2nd and 3rd Floor, Property No. 7-E, Malhar Road, Saraabha Nagar, Opposite Flames Cinema, Ludhiana -144001.
DATE, TIME, AND VENUE FOR OPENING OF BIDS.	25/06/2019 on 11.30 a.m. at Axis Bank, Retail Asset Center 2nd and 3rd Floor, Property No. 7-E, Malhar Road, Saraabha Nagar, Opposite Flames Cinema, Ludhiana -144001
INSPECTION OF PROPERTIES	As per prior appointment of Authorized Officer of the Bank.

COST OF TENDER / BID CUM AUCTION FORM	NIL
RETURN OF EMD OF UNSUCCESSFUL BIDDERS	Within Seven working days from the date of Auction.
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of bid/Sale Confirmation
LOAN DETAILS	
BORROWER/ CO-BORROWER/GUARRANTORS /MORTGAGOR NAME & ADDRESS	<p>1.Mr. Amit Kapoor S/o Madan Lal Kapoor R/o: B#0591, Sushant City- 1, Ansal Mittal Township, Mansa Road, Bathinda, 151001. Also At: M/s Kapoor Auto Agencies, Court Road, Talwandi Sabo, District Bathinda</p> <p>2.Mrs. Kanchan Kapoor W/o Mr. Amit Kapoor R/o: B#0591, Sushant City- 1, Ansal Mittal Township Mansa Road, Bathinda, 151001.</p> <p>3.Mr. Devashish Kapoor S/o Amit Kapoor R/o: B#0591, Sushant City- 1, Ansal Mittal Township Mansa Road, Bathinda, 151001.</p>
DATE OF DEMAND NOTICE U/SEC.13(2) OF SARFAESI ACT	25-Oct-2019
AMT. OF DEMAND NOTICE U/S-13(2) OF SARFAESI ACT (IN RS.)	Rs. 37,41,099/- (Rupees Thirty Seven Lakh Forty One Thousand and Ninety Nine Rupees Only)
DATE OF PHYSICAL POSSESSION	28-Sep-18
PUBLICATION DATE OF POSSESSION NOTICE	4-Oct-18
OUTSTANDING DUES (IN RS.) As on _31-May-2019	RS. 44,03,701/- (Rs. Forty Four Lacs Three Thousand Seven hundred one Only)

Terms and conditions of auction:-

- Bidder shall have to give complete offer.
- The bidders have to submit the bid form in a sealed envelope with the details like, (i) full name and particulars of the individual bidder/bidder company/bidder firm/bidder organization (ii) copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Proof of Address. The offers along with the relevant KYC documents and the EMD shall be put in an envelope which should be sealed and super scribed with "Offer from Mr/Ms/ M/s. _____ for purchase of the Secured Asset(s) /property(ies) of **Mr. Amit Kapoor S/o Madan Lal Kapoor** (name of the owner of the mortgage property(ies)) and the envelope be dropped during normal working hours in the TENDER BOX kept in the office of the **Axis Bank, Retail Asset Center 2nd and 3rd Floor, Property No. 7-E, Malhar Road, Saraabha Nagar, Opposite Flames Cinema, Ludhiana -144001**
- Each tender / Bid/offer shall be accompanied by and Earnest Money Deposit (EMD) equal to 10% of the offer amount (s), by D.D. / Pay Order in favour of '**Axis Bank Limited**' payable at **Ludhiana**. D.Ds / P.Os should be purchased by the tenderer/bidder or on his/her behalf only.
- Bids received after the due date & time will not be considered.
- The tenderer/bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property.
- As per Section 194 of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
- The successful bidder shall deposit 25% of the bid amount (including 10% EMD deposited with the bid) immediately on the sale being confirmed in his favour. Payment to be made only in the form of Banker's Cheque/DD drawn in favour of '**Axis Bank Limited**' payable at Ludhiana.

- 8 In case the successful bidder fails to deposit 25% of the bid amount as above earnest deposit shall be forfeited by the Bank without any notice. The successful bidder shall deposit the balance bid amount within 15 days from the date of confirmation of sale by the Bank. In case of default in payment, entire amount so deposited shall be forfeited without notice and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Bank also reserves the right to sell the property by any of the modes prescribed under the SARFAESI Rules, 2002.
- 9 Inter-se Bidding to all the eligible bidders is allowed. The bidder(s) may improve his/their/its offer(s) by way of inter se bidding among the bidders. The inter se bidding shall commence at the moment of highest bid is opened. The bidder may improve their offer in multiple of the amounts mentioned under the column "Bid Increment Amount". The bidder who submits the highest bid amount and /or win in the inter-se bidding (not below the Reserve Price) shall be declared as Successful Bidder and a communication to that effect will be issued to the said highest bidder subject to approval by the Authorised Officer.
- 10 In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the purchaser/bidder within the aforesaid time limit, the Bank shall be entitled to forfeit all the monies paid by the purchaser/bidder till then and put up the secured asset(s) / property (ies) for sale/disposal again, in its absolute discretion and may also resale/offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser. The Bank reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit.
- 11 Tenders/Bids will be opened by the Authorised Officer of the Bank in the presence of the borrowers, Co-borrowers, mortgagors (if available) and the prospective buyers or their authorized representatives who may choose to remain present on the day and time as aforesaid, inter alia, for negotiations, for raising / revising their respective offers.
- 12 Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Ludhiana only.
- 13 The tenders/bids below Reserve Price and / or not accompanied by the for the appropriate EMD and all other documents as mentioned in clause 2 above shall be treated as invalid. However, the Authorized Officer reserves its right, at its sole discretion, to treat all such or any such tenders/bids as valid. The EMD will be returned to the unsuccessful tenderers/bidders within seven working days from the date of auction, without any interest thereon. The tenderers / bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
- 14 To the best of knowledge and information of the Bank, there are no other encumbrances. Statutory dues like property taxes, etc. be ascertained by the prospective purchaser (s).
- 15 The secured Asset(s) / property(ies) is / are offered for sale on **"As Is Where Is", "As Is What Is", "Whatever There Is" And "No Recourse" Basis**. The Bank does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property(ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property(ies).
- 16 The tenderers/ bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the tenders/bids. No queries in this regard shall be entertained at the time of opening tenders/holding auction. Offer(s)/Tenderer(s) whose offer is accepted by Authorised Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/area, defect in title or any other ground whatsoever. After the offer of tender/bid is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable properties/secured assets and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such immovable assets.
- 17 Tenders/bids with conditional offers shall be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any tenderer/bidders wishes to give a fresh offer for the secured asset (s) / immovable property(ies) advertised on or before the last date prescribed for submission of the tenders/bids in the concerned advertisement, he / she /its they may submit a fresh tender /bid with appropriate EMD, subject to withdrawal of the earlier submitted offer.
- 18 The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property(ies) in his / her / their name(s).
- 19 The Bank reserves its right to accept or reject highest, any or all offer (s) without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the secured asset(s) / immovable property(ies) through private negotiations with any of the tenderers/bidders or any other party / parties. The Bank's decision in this behalf shall be final.
- 20 The Bank will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
- 21 The Bank shall not be held responsible/liable for any charge, lien, and encumbrances, in ascertaining the genuineness /marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.
- 22 The sale is subject to confirmation by the bank.
- 23 The Sale is being governed by below mentioned original documents (deposited with the Bank by way 'Mortgage by deposit of Title Deeds') and no other Title documents are in the possession /custody of the Bank for the said property. Post

successful auction of the property, only Sale Certificate will be issued by the Authorised Officer of the Bank in favour of the successful auction purchaser(s) as prescribed under SARFAESI Act and the same is required to be registered by the said purchaser(s) with the concerned Sub-Registrar. With regard to registration /execution of any other title documents of the said property, it is the responsibility of said purchaser(s) to get it arranged through the Builder (M/s Ansal Mittal Township Pvt. Ltd.). By the execution of the said Sale Certificate, mortgage of the Bank stands discharged with immediate effect and the successful auction purchaser(s) will be the lawful owner of the said property and accordingly, all the unpaid/accrued as well as future Maintenance Bill(s) /any other charges pertaining to the said property shall be payable by the said purchaser(s) and the terms and conditions (as may be revised from time to time) of "Agreement dated 20.09.2012, executed between M/S Ansal Mittal Township Pvt. Ltd. and Amit Kapoor (in short 'Builder-Buyer Agreement') " will be applicable to such purchasers *mutatis mutandis*. :

- a. Allotment Letter bearing No.AMPTL/Allotment/Aooo4/956 dated 13.09.2012
- b. Agreement dated 20.09.2012, executed between M/S Ansal Mittal Township Pvt. Ltd. and Amit Kapoor.
- c. N.D.C Letter bearing No. AMTPL?NDC/A0004/992 dated 03.10.2012
- d. Tripartite Agreement Dated 21.09.2012
- e. Line Certificate issued by Ansal Mittal Township Pvt. Ltd.
- f. Payment Reciept bearing No. 8027 dated 17.09.2012
- g. Payment Reciept bearing No. 8086 dated 27.09.2012
- h. Payment Reciept bearing No. 8095 dated 27.09.2012
- i. No Due Certificate dated 31.03.2015, issued by Indiabulls Housing Finance Ltd., Loan A/C No. HHLBAT00122275.

24 For inspection of the properties, the intending bidders may contact Bank official Rohit Sabharwal at **Axis Bank, Retail Asset Center 2nd and 3rd Floor, Property No. 7-E, Malhar Road, Saraabha Nagar, Opposite Flames Cinema, Ludhiana - 144001** on **9988108108** during office hours **from 9:30 a.m. to 4:00 p.m.** The bid is not transferable.

Sd/-

Dated: 31/05/2019

(Authorised Officer)

Place: - Ludhiana

Axis Bank Limited