ANNEXURI

X

इंडियन बैंक Indian Bank

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation a Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 r with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) Guarantor (s) that the below described immovable property mortgaged/charged to the Secu Creditor, the symbolic possession of which has been taken by the Authorised Officer of Inc Bank, Gwalior branch, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" on **17/12/2021** for recovery of **Rs.73217955/- (Rupees Seven crore thi two lakh seventeen thousand nine hundred fifty five only.)** as on **09.07.2021** due to the Inc Bank, Gwalior Main branch, Secured Creditor, from M/s. Bhagwati Sales, Proprietor: Mohit Gangil S/o Mr. Raghunandan Gangil, (Borrower & Guarantor) Mr. Raghunandan Ga S/o Mr. Srilal Gangil, Guarantor and Mortgagor Mr. Rohit Gangil S/o Mr. Raghunan Gangil and Mrs. Meera Gangil W/o Mr. Raghunandan Gangil,(Guarantor and Mortgagor).

The specific details of the property intended to be brought to sale through e-auction mode enumerated below:

Detailed description of the Property	Property description: All that Part and Parcel of the Commercial land & building Property situated at at Municipal no.44/6 (42/422) Ward no. 44 (Old No.42), Raja Bhaskar Goth Daulat Ganj, Tehsil and District Gwalior in names of Shri Rohit Gangil & Smt. Meera Gangil purchased through registered sale deed no. 915 da 05.09.2001 Area 1092 sqft Bounded as follows : **Boundaries:** **East:** Corporation Street **West:** House of Smt. Sharu Bai **North:** House of Sh. Mando and Sawant **South:** House of Sh. Roop Singh.
Encumbrances on property if any	Nil
Reserve Price	**Rs.76,00,000.00** **(Rupees seventy Six lakh only)**
EMD Amount	**Rs.7,60,000.00** **(Rupees Seven lakh sixty thousand only)**
Bid incremental amount	**Rs. 10000**
Date and time of e-auction at the platform of e-auction Service Provider	Date of auction : **26.06.2023** **1.00 PM to 5.00 PM**

001

The intending Bidders/ Purchasers are requested to register with online pc (https://www.msteecommerce.com/auctionhome/ibapi) using their mobile number and emai Further, they are requested to upload requisite KYC documents. Once the KYC documents verified by e-auction service provider (may take 2 working days), the intending Bidd Purchasers have to transfer the EMD amount in his Global EMD Wallet by **23/06/2023 i.e** be the e-Auction Date and time in the portal. The registration, verification of KYC documents transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or s generation of Challan from the wel **(https://www.msteecommerce.com/auctionhome/ibapi) for depositing in bid Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commer Bank. Payment of EMD by any other mode such as **Cheques will not be accep** Bidders, not depositing the required EMD online, will not be allowed to participate ir e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amo including EMD amount (10%) deposited, latest by the next working day and remaining amount shall be paid within 15 days from the date of auction in the forr Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mod money transfer. The Nodal Bank account no. / IFSC Code etc. for online money tran is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No. 818659668 (AUTHORISED OFFICER - INDIAN BANK, BHOPAL)	**Indian Bank Gwalior IDIB000B022.**

In case of failure to deposit the amounts as above within the stipulated time, the am deposited by successful bidder will be forfeited to the Bank and Authorized Officer s have the liberty to conduct a fresh auction/ sale of the property & the defaulting bi shall not have any claim over the forfeited amount and the property.

3. **Payment of sale consideration by the successful bidder to the bank will be subje TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by successful bidder only at the time of depositing the balance 75% of the bid amou**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shal borne by the successful bidder.

002

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform (**https://www.mstcecommerce.com/auctionhome/ibapi**) for e-Auction wil provided by our e Auction service provider M/S MSTC Limited having its Registe office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numb 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers required to participate in the e-Auction process **at e-Auction Service Provider's web https://www.mstcecommerce.com/auctionhome/ibapi.** This Service Provider will a provide online demonstration/ training on e-Auction on the portal.

9. The Sale Notice containing the General Terms and Conditions of Sale is availab published in the following websites/ webpage portals. (1) www.indianbank.co.in https://www.ibapi.in (3) https://www.mstcecommerce.com/auctionhome/ibapi

10. The intending participants of e-auction may download free of cost, copies of the S Notice, Terms & Conditions of e-auction and Help Manual on operational part o Auction related to this e-Auction from **e-B_य –IBAPI** portal (https://www.ibapi.in).

11. The intending Bidders / Purchasers are requested to register on pc (https://www.mstcecommerce.com) using their mobile number and email-id. Furt they will upload the requisite KYC documents. Once the KYC documents are verifiec e-auction service provider (may take 2 working days), the intending Bidders /Purcha has to transfer the EMD amount using online mode in his Global EMD Wallet. Only a having sufficient EMD in his Wallet, the interest bidder will be able to bid on the dat e-auction.

12. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the tim bidding.

13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding c and above the last bid quoted. Ten minutes time will be allowed to bidders to qu successive higher bid and if no higher bid is offered by any bidder after the expiry of minutes to the last highest bid, the e-auction shall be closed.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions c auction and Help Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process t may contact authorized representative of our e-Auction Service Prov

003

informed by our above referred service provider through SMS/ email. (on mol no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled issuing 7 days prior notice.

18. For verification about the title document, property & inspection thereof, the intend bidders may contact Indian Bank Gwalior Branch (**Address:752 Inderg** Square,Lashkar Gwalior M.P. Pin no. 474001)

19. To the best of knowledge and information of the Authorized Officer, there is encumbrance on the property/ ies other than mentioned above (if any). However, intending bidders should make their own independent inquiries regarding encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting tl bid. The e-auction advertisement does not constitute and will not be deemed to consti any commitment or any representation on the part of the bank. The Authorized Offi Secured Creditor shall not be responsible in any way for any third party claims/ rig dues other than mentioned above (if any).

Place: Gwalior
Date : 05.06.2023

(Authorised Officer, Indian Ba

004