इंडियन बैंक
Indian Bank

Branch: SAM Ludhiana
Phone No: 0161-2935587

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

M/s Colour Cottex Pvt Limited, **Registered office:** 536/21, D/6A, Industrial Area-C, Dhandari Kalan, Ludhiana. Also at: (4, Rubbi Farm House, Village Talwara, Near Gaudham, Ludhiana)	**Sh. Rajesh Dhanda, S/o Sh. Rajinder Pal Dhanda,** 19-A, Kitchlu Nagar, Ludhiana.
Sh. Vijay Kumar s/o Sh. Harish Chander Magoo, 19-A, Kitchlu Nagar, Ludhiana.	**Smt. Seema Dhanda w/o Sh. Rajesh Dhanda,** 19-A, Kitchlu Nagar, Ludhiana.
M/s. Rajesh Hosiery Mills Pvt. Ltd. Campa Cola Road, Dhandari Kalan, Ludhiana.	**M/s Century Knitters India, Ltd.** Campa Cola Road, Dhandari Kalan, Ludhiana.

Sub: Account M/s Colour Cottex Pvt. Limited with Indian Bank (Erstwhile Allahabad Bank), SAM Branch, Ludhiana.

M/s Colour Cottex Pvt. Limited had availed loan facilities (CC) from Indian Bank Mid Corporate Branch (Erstwhile Allahabad Bank, IIFB Branch), Ludhiana. The repayment of which are secured by mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Colour Cottex Pvt. Limited had failed to pay the outstanding, therefore, a Demand Notice dated 21.02.2018, under Sec 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon M/s Colour Cottex Pvt. Limited and others liable to the Bank to pay the amount due to the tune of Rs.89,70,38,256/- (Rupees Eighty Nine Crores Seventy Lakhs Thirty Eight Thousand Two Hundred Fifty Six) as on 21.02.2018 with further interest, costs, other charges and expenses thereon M/s Colour Cottex Pvt. Limited failed to make payment despite Notice dated 21.02.2018.

M/s Colour Cottex Pvt. Limited. Failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on 15.10.2018 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorised Officer intend selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days' notice of intended is required to be given and hence we are issuing this notice.

The amount due as on 21.02.2018 is Rs.89,70,38,256/- (Rupees Eighty Nine Crores Seventy Lakhs Thirty Eight Thousand Two Hundred Fifty Six) along with interest, costs, other charges and expenses thereon. Please take note that this is notice of 15 days respectively and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days' notice.

कृते इंडियन बैंक /For INDIAN BANK
ALLAHABAD इलाहाबाद

अधिकृत अधिकारी/AUTHORISED OFFICER
दबावग्रस्त आस्ति प्रबंधन शाखा,लुधियाना (कोड-7506)
Stressed Asset Management Branch Ludhiana (Code-7506)

The date of sale is fixed as 19.01.2024. This would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **02.01.2024 to 18.01.2024** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://ibapi.in** and **www.mstcecommerce.com**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **02.01.2024 to 18.01.2024** between **10.00 am to 7.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal **(https://www.mstcecommerce.com/auctionhome/ibapi)** using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **18.01.2024** i.e. before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (**https://www.mstcecommerce.com/auctionhome/ibapi**) **for depositing in bidders Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest. The Bank will not be responsible for deposition or refund of EMD in the MSTC Wallet; Bidders/purchasers have to contact www.mstcecommerce.com for the same.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

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

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
50477835593 in the name of Authorized Officer SAM Branch	SAM Branch IFSC : IDIB000S818

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

The sale is subject to confirmation by the Secured Creditor.

The sale is made on **"As is where is and as is what is"** basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

कृते इंडियन बैंक/For INDIAN BANK
ALLAHABAD इलाहाबाद

अधिकृत अधिकारी/AUTHORISED OFFICER
दबावग्रस्त आस्ति प्रबंधन शाखा,लुधियाना (कोड-7508)
Stressed Asset Management Branch, Ludhiana (Code-7508)

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

This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are **enumerated hereunder:**

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date and time of E auction and Property ID No.	Prior Encumbrance
Lot 1 Residential House measuring 157.00 sq yds situiated at M.C.No-B-XXXIV-3364, Shakti Vihar, Tower Line road, Wakia Rajpura, Ludhiana in the name of M/s Century Knitters India Limited. As per sale deed No-996 dated 17.04.2007	39.00 Lac	4.00 Lac	19.01.2024 from 01.00 PM to 05.00 PM IDIB7508 00000058	Not known to bank
Lot 2: Property measuring 595 sq yds (Two Sale deeds- 14657,14658) in the name of Sh. Seema Dhanda. 2. Property measuring 595 sq yds (Two Sale deeds- 14659,14660) in the name of Smt. Rajesh Dhanda. All at at B-23-2249/745/12, plot-383, RK Road, Opp Canon Industries Ludhiana.	503.60 Lac	51.00 Lac	19.01.2024 from 01.00 PM to 05.00 PM IDIB7508 00000059	Not known to bank
Lot 3: Property measuring 1285 sq yds as per sale deed wasika no. 588 dated 12/04/2007, standing in the name of Sh. Kailash Saj s/o Sajju Ram Krishna Pille. Sale certificate 09.02.2011 to Shri Rajesh Dhanda. 2. Property measuring 1285 sq yds as per sale deed wasika no. 10116 dated 21/08/2007, standing in the name of Sh. Rajapan s/o Sh. Challapan, Sale certificate 09.02.2011 to SHri Rajesh Dhanda. 3. Property measuring 1512.50 Sq. yds (2k-10m) as per sale deed wasika no. 589 dated 12/04/2007, standing in name of Sh. Rajapan s/o Sh. Challapan, Sale certificate 09.02.2011 to SHri Rajesh Dhanda. 4. Property measuring 1512.50 Sq. yds (2k-10m) as per sale deed wasika no. 590 dated 12/04/2007, standing in name of Kavita Anil w/o Anil Kumar .Sale certificate 09.02.2011 to Shri Rajesh Dhanda situated near Longowal colony, Dhandari Kalan Ludhiana .	179.00 Lac	17.90 Lac	19.01.2024 from 01.00 PM to 05.00 PM IDIB7508 00000065	Not known to bank
Lot 4: Property measuring 4K 9M as per sale deed wasika no. 675 dated 11/04/2005, standing in name of Anil Kumar, Sale certificate 09.02.2011 to SHri Rajesh Dhanda 2. Property measuring 500 Sq. yds as per sale deed wasika no. 554 dated 12/04/2007, standing in name of Surinde Ram ,Sale certificate 09.02.2011 to SHri Rajesh Dhanda situated near Longowal colony, Dhandari Kalan,Ludhiana.	111.10 Lac	12.00 Lac	19.01.2024 from 01.00 PM to 05.00 PM 30.10.2023 IDIB7508 00000066	Not known to bank

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: https://ibapi.in and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use above mentioned details while searching for the property in the website with https://ibapi.in and www.mstcecommerce.com.

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ALLAHABAD इलाहाबाद

अधिकृत अधिकारी/AUTHORISED OFFICER
वसूली प्रबंधन शाखा, लुधियाना (कोड-7508)
Stressed Asset Management Branch, Ludhiana (Code-7508)

AUTHORISED OFFICER
INDIAN BANK

Place: Ludhiana
Date: 01.01.2024