Branch: Shyam Chowk, Amravati

Date: - 23.08.2024
By Registered post with A/D

To,
Borrower/ Mortgager/Guarantor

1. **M/s Sindh Garments (Borrower)**
   Partnership Firm
   Shop No. 1-40, Wing B6, Dreamzland Business Park, Borgaon, Dharmade, Amravati - 444901
2. **Estate of Late Mr. Premchand Narumal Harwani (Borrower cum Guarantor & Mortgagor)**
   Represented by:
   i) **Mr. Sanjay Premchand Harwani**
   Harwani Nagar, Daroga Plot, Pratidin Press Galli, Rukhmini Nagar, Amravati – 444606
   ii) **Dr. Anil Premchand Harwani**
   Plot no. 5, House No. 3, Dande Plot, Rajapeth, WD 19, Ambika Nagar, Amravati – 444606
3. **Mr. Sanjay Premchand Harwani (Borrower cum Guarantor & Mortgagor)**
   Harwani Nagar, Daroga Plot, Pratidin Press Galli, Rukhmini Nagar, Amravati – 444606

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
Read with proviso to Rule 8(6) of the Security Interest (enforcement) Rules, 2002.

Whereas, the Authorized Officer of Indian Bank had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan account with right to sell the same on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS & WHATEVER THERE IS BASIS"** for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Banks dues by sale of the said property/ies. **The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.ebkray.in**(i.e., https://www.ebkray.in/) **on 26.09.2024 at 10.00 A.M to 05.00 P.M.**

Sr. No.	Name of Account/ Borrower	Description of the Charged assets put under e-auction	@Secured creditor's Outstanding Dues	EMD & Reserve Price below
1	**M/s Sindh Garments (Borrower)**	Schedule of property. (Symbolic Possession) Property - A-3-001 All that piece and parcel of commercial shop No A-3-001,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati. Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East - by Borgaon Shiv (Field of others) West – By National Highway North – by KGN Building South – Toyota Showroom and Nalla	**Rs. 32382568/-** plus interest and incidental charges and other expenses w.e.f. 16.04.2024 till the date of realization	Reserve price- Property-A-3-001 **Rs.42.70 Lakhs** EMD – **Rs. 4.27 Lakh**

		Property-A-3-003 All that piece and parcel of commercial shop No A-3-003,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati. Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East - by Borgaon Shiv (Field of others) West – By National Highway North – by KGN Building South – Toyota Showroom and Nalla Property-A-3-010 All that piece and parcel of commercial shop No A-3-010,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati. Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East - by Borgaon Shiv (Field of others) West – By National Highway North – by KGN Building South – Toyota Showroom and Nalla Property-A-3-012 All that piece and parcel of commercial shop No A-3-012,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati. Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East - by Borgaon Shiv (Field of others) West – By National Highway North – by KGN Building South – Toyota Showroom and Nalla Property-A-7-006 All the piece and parcel to commercial shop No 6, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 928.35 sq mtr with undivided share in land is 0.882% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East – by Borgaon Shiv (Field of other) West – by National Highway North – by KGN Building		Property-A-3-003 **Rs.41.90 Lakhs** EMD – **Rs. 4.19 Lakh** Property-A-3-010 **Rs.41.90 Lakhs** EMD – **Rs. 4.19 Lakh** Property-A-3-012 **Rs.41.90 Lakhs** EMD – **Rs. 4.19 Lakh** Property-A-7-006 **Rs.39.00 Lakhs** EMD – **Rs. 3.90 Lakh**

		South – Toyota Showroom and Nalla Property-A-7-007 All the piece and parcel to commercial shop No 7, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 928.35 sq mtr with undivided share in land is 0.882% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East – by Borgaon Shiv (Field of other) West – by National Highway North – by KGN Building South – Toyota Showroom and Nalla Property-A-7-008 All the piece and parcel to commercial shop No 8, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 928.35 sq mtr with undivided share in land is 0.882% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East – by Borgaon Shiv (Field of other) West – by National Highway North – by KGN Building South – Toyota Showroom and Nalla Property-A-4-009 All the piece and parcel to commercial shop no 9, Ground floor Wing No "A" Building No 4, Dreamzland Business Park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati. Shop Super Built up area 309.45 sq mtr with undivided share in land is 0.294% in 15 hector 895R and adjoining properties/boundaries (of land) as follows: East – by Borgaon Shiv (Field of other) West – by National Highway North – by KGN building South – Toyota Showroom and Nalla		Property-A-7-007 **Rs.39.00 Lakhs** EMD – **Rs. 3.90 Lakh** Property-A-7-008 **Rs.39.00 Lakhs** EMD – **Rs. 3.90 Lakh** Property-A-4-009 **Rs.41.90 Lakhs** EMD – **Rs. 4.19 Lakh**

***Any other thing which the authorized officer iderit material for a purchaser to know in order to judge the nature & the value of the property Charged assets put under e-auction:- Nil**

The intending Bidders/ Purchasers are requested to register on portal (https://www.ebkray.in) (i.e, https://www.ebkray.in/) 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 has to transfer the EMD amount using online mode in his Global EMD Wallet 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.

Date & Time of e-Auction	**26.09.2024** from 10.00 A.M to 05.00 P.M. (with unlimited extension) at the platform of "https:/ /www.ebkray.in" (i.e., https://www.ebkray.in/) (platform of Service Provider)

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Transfer/ Net Banking/ UPI (After generation of Challan from (**https:www.ebkray.in**) in bidders Global EMD Wallet. Neft transfer can be done from any Scheduled Commercial Bank, however for Transfer the bidder has to visit Indian Bank Branch. 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 Deposited shall not bear any interest.
2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount 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 issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Indian Bank, "The Authorized Officer, Indian Bank, A/c 50249115553 IFSC code IDIB000C634 of The Authorized Officer, Indian Bank. 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 conduct a fresh auction/ sale of the property & the defaulting bidder 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 subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.
7. The Sale shall be subject to rules/ conditions/ prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (**https://www.ebkray.in**) for e-Auction will be provided by our e Auction service provider PSB Alliance Pvt Ltd having its Registered office at Unit 1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, wadala East. Mumbai-400037 (Contact Numbers +91 8291220220). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.ebkray.in. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
   (1) https: / /www.indianbank.in (2) http://www.ebkray.in/.
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms &Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from **e-Bक्रय -IBAPI** portal (https://www.ibapi.in).
11. The intending Bidders / Purchasers are requested to register on portal (**https://www.ebkray.in**) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.10,000/-(sample) to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten 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 of e-auction, 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 they may contact authorized representative of our e-Auction Service Provider (https://**www.ebkray.in**). Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email, (on mobile no/ email address given by them/ registered with the service provider).
17. For verification about the title document, property &inspection thereof, the intending bidders may contact Indian Bank Branch during office hours between **15TH TO 25TH September 2024**.
18. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

THE BORROWER(S)/GUARANTOR(S) ARE HEREBY NOTIFIED ABOUT THE SALE NOTICE UNDER THE SARFAESI ACT, 2002

(This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and other details)

Authorized Officer
Indian bank

Place - Nagpur
Date – 23.08.2024

E-AUCTION ON 26.09.2024 AT 10.00 A.M to 05.00 P.M.
UNDER SARFAESI ACT 2002 "AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS" BASIS through e-auction platform provided at the website https://www.ebkray.in

M/s Sindh Garments

Details of the Immovable property (Symbolic Possession)

Property - A-3-001
All that piece and parcel of commercial shop No A-3-001,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati.
Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East - by Borgaon Shiv (Field of others)
West – By National Highway
North – by KGN Building
South – Toyota Showroom and Nalla

Property-A-3-003
All that piece and parcel of commercial shop No A-3-003,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati.
Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East - by Borgaon Shiv (Field of others)
West – By National Highway
North – by KGN Building
South – Toyota Showroom and Nalla

Property-A-3-010
All that piece and parcel of commercial shop No A-3-010,Wing No "A" Building No 3, Dreamzland Business Park, Field gut No 119, 144, 134, 142, 139, 87, 140, 138, 88,133 & 135 at Borgaon Dharmale, Amravati.
Shop Super Build-up Area 1243.43 Sq Mtr with undivided share in land is 1.181% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East - by Borgaon Shiv (Field of others)
West – By National Highway
North – by KGN Building
South – Toyota Showroom and Nalla

Property-A-3-012
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East - by Borgaon Shiv (Field of others)
West – By National Highway
North – by KGN Building
South – Toyota Showroom and Nalla

Property-A-7-006
All the piece and parcel to commercial shop No 6, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati
Shop Super built up area 928.35 sq mtr with undivided share in land is 0.882% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East – by Borgaon Shiv (Field of other)
West – by National Highway
North – by KGN Building

South – Toyota Showroom and Nalla

Property-A-7-007
All the piece and parcel to commercial shop No 7, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati
Shop Super built up area 928.35 sq mtr with undivided share in land is 0.882% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East – by Borgaon Shiv (Field of other)
West – by National Highway
North – by KGN Building
South – Toyota Showroom and Nalla

Property-A-7-008
All the piece and parcel to commercial shop No 8, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati
Shop Super built up area 928.35 sq mtr with undivided share in land is 0.882% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East – by Borgaon Shiv (Field of other)
West – by National Highway
North – by KGN Building
South – Toyota Showroom and Nalla

Property-A-4-009
All the piece and parcel to commercial shop no 9, Ground floor Wing No "A" Building No 4, Dreamzland Business Park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati.
Shop Super Built up area 309.45 sq mtr with undivided share in land is 0.294% in 15 hector 895R and adjoining properties/boundaries (of land) as follows:
East – by Borgaon Shiv (Field of other)
West – by National Highway
North – by KGN building
South – Toyota Showroom and Nalla
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Detail of encumbrance, Outstanding Dues of Local Govt, Electricity, Property tax, Municipal Tax, etc. if any known to the Bank	There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer.
Name of the Borrower(s)	**M/s Sindh Garments**
Amount of Secured debt	**Rs. 32382568**/- plus interest and incidental charges and other expenses w.e.f. 16.04.2024 till the date of realization
Reserve Price	

PROPERTY	SHOP NO	Reserve Price (Rupees)
Property-A-3-001	001	4270000
Property-A-3-003	003	4190000
Property-A-3-010	010	4190000
Property-A-3-012	012	4190000
Property-A-7-006	006	3900000
Property-A-7-007	007	3900000
Property-A-7-008	008	3900000
Property-A-4-009	009	4190000

Branch: Shyam Chowk, Amravati

<table>
<tr><td>Earnest Money Deposit</td><td>10 % of Reserve Price
<table>
<tr><th>PROPERTY</th><th>SHOP NO</th><th>Earnest Money Deposit (EMD)</th></tr>
<tr><td>Property-A-3-001</td><td>001</td><td>427000</td></tr>
<tr><td>Property-A-3-003</td><td>003</td><td>419000</td></tr>
<tr><td>Property-A-3-010</td><td>010</td><td>419000</td></tr>
<tr><td>Property-A-3-012</td><td>012</td><td>419000</td></tr>
<tr><td>Property-A-7-006</td><td>006</td><td>390000</td></tr>
<tr><td>Property-A-7-007</td><td>007</td><td>390000</td></tr>
<tr><td>Property-A-7-008</td><td>008</td><td>390000</td></tr>
<tr><td>Property-A-4-009</td><td>009</td><td>419000</td></tr>
</table></td></tr>
<tr><td>Date and Time of e-Auction</td><td>On 26.09.2024 Between 10.00 A.M to 05.00 P.M. with unlimited extension. Bid Incremental Value is Rs. 10,000/-</td></tr>
<tr><td>For further details and Terms& Conditions, contact:
C S. Jambhulkar AO/BM-9168410101</td><td>For downloading further details and Terms & Conditions, please visit:
I. https: / /www.indianbank.in
II. https: / / www.ebkray.in</td></tr>
<tr><td colspan="2"><u>Important note for the prospective bidders</u>
Bidder has to complete following formalities well in advance :
Step 1 :Bidder/Purchaser Registration : Bidder to register on e-Auction portal (link given above) http://www.ebkray.in(i.e, https://www.ebkray.in/) using his mobile number and email-id.
Step 2 :KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
Step 3 :Transfer of EMD amount to his Global EMD Wallet : Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal.
Step 1 to Step 3 should be completed by bidder well in advance, on or before EMD date.

Authorized Officer
Indian Bank
Date: 23.08.2024
Place: AMRAVATI</td></tr>
<tr><td colspan="2">Note: This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.</td></tr>
</table>