

E-AUCTION SALE NOTICE

Sale of immovable property by E auction under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice to public is hereby given to the effect that the immovable property described herein will be sold by the Authorized Officer by inviting public/holding e auction on the date and time mentioned in this notice on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" & "WHATEVER THERE IS BASIS". Interested bidders may contact the Authorized Officer for further details/terms of sale, if required.

Name of the Borrower/Guarantor(s)	Name of the owner/ Mortgagor(s)	Secured Debts	Date & Time of E-Auction
1. M/s Nalanda Woollens Limited , K1, Textile Colony, Industrial Area-A, Ludhiana 141003 (Borrower & Mortgagor) also at: Nalanda Woollens Limited, Village Mangarh, P.O. Kohara, Chandigarh Road, Ludhiana-141112. 2. M/s Creative Yarn Private Limited , K1, Textile Colony, Industrial Area- A, Ludhiana 141003 (Guarantor), Also at: Creative Yarn Pvt. Ltd. Village Mangarh, P.O. Kohara, Chandigarh Road, Ludhiana-141112, 3. Sh. Anil Kapoor , 539/1, National Road, Civil Lines, Ludhiana (Director/Guarantor), 4. Smt. Archana Kapoor , 539/1, National Road, Civil Lines, Ludhiana. (Guarantor), 5. Sh. Anuj Kapoor , 539/1, National Road, Civil Lines, Ludhiana (Director/Guarantor), 6. Sh. Malkiat Singh , House No. 474, Sanjay Gandhi Colony, Ludhiana-141010 (Director).	M/s Nalanda Woollens Ltd.	Rs. 5,50,82,425.77 as on 31.03.2018 and with future interest at the contractual rate on the aforesaid amount together with incidental expenses and costs thereon	E-Auction on 08.03.2019 between 11:00 A.M. to 12:00 P.M.
		Rs. 2,67,80,736.52 as on 31.03.2018 and with future interest at the contractual rate on the aforesaid amount together with incidental expenses and costs thereon	EMD Submission date 06.03.2019 by 5.00 P.M.
			Date of Inspection: 28.02.2019, 12.00 Noon to 3.00 P.M.
1. M/s Creative Yarn Private Limited, (Borrower), 2. M/s Nalanda Woollens Limited, (Guarantor & Mortgagor), 3. Sh. Anil Kapoor, (Director/Guarantor), 4. Smt. Archana Kapoor, (Guarantor), 5. Sh. Anuj Kapoor, (Director/Guarantor).			

DESCRIPTION OF MOVABLE AND IMMOVABLE ASSETS

Factory Land and Building measuring 48 Kanals 7 Marla i.e. 29251.75 Sq. Yds. situated at Village Mangarh, P.O. Kohara, Chandigarh Road, Hadbast No. 223, Tehsil & District Ludhiana, Standing in the name of M/s Nalanda Woollens Ltd. detailed as under:- Boundaries: East: Agricultural Land, West: Agricultural Land and Vacant Plot, North: Passage and Agricultural Land, South: Chandigarh Road. i) Property measuring 05 Kanal- 9 Marla, comprising of Khasra No. 37//1/2-10/3/1, Khatta No. 118/158, as per jamabandi for the year 1994-1995, as per vide sale deed no. 20388 dated 11.12.1996. ii) Property measuring 3 Kanal 15 Marla i.e. Property measuring 03 Kanal- 03 Marla, comprising of Khasra No. 37//1/1, Khatta No. 106/144 and Property measuring 0 Kanal- 12 Marlas being 12/98 share out of total land measuring 4 Kanal- 18 Marlas, comprising of Khasra No.24/13/2 min, Khatta No. 23/38, as per jamabandi for the year 1994-1995, as per vide sale deed no. 20389 dated 11.12.1996. iii) Total property measuring 19 Kanals - 11 Marlas being ½ share out of total land measuring 39 Kanals- 3 Marla i.e. Property measuring 05 Kanal- 01 Marla being 101/125 share out of total land measuring 6 Kanal- 5 Marla, comprising of Khatta No. 61/84, Khasra Nos. 37//10/3/2-10/4-11/2, 38//15/2-6/1/2 and Property measuring 34 Kanals - 2 Marla being 682/1381 share out of total land measuring 69 Kanals- 1 Marla, comprising of Khatta No. 132/176, Khasra Nos. 38//6/2-7/2-8/2-9/2-12/2-13-14-15/1-16/2-17-18-19/1-24-25/1, as per jamabandi for the year 1989-1990, as per vide sale deed no. 4849 dated 21.05.1993. iv) Total property measuring 19 Kanals - 12 Marlas being ½ share out of total land measuring 39 Kanals- 3 Marla i.e. Property measuring 05 Kanal- 01 Marla being 101/125 share out of total land measuring 6 Kanal- 5 Marla, comprising of Khatta No. 61/84, Khasra Nos. 37//10/3/2-10/4-11/2, 38//15/2-6/1/2 and Property measuring 34 Kanals - 2 Marla being 682/1381 share out of total land measuring 69 Kanals- 1 Marla, comprising of Khatta No. 132/176, Khasra Nos. 38//6/2-7/2-8/2-9/2-12/2-13-14-15/1-16/2-17-18-19/1-24-25/1, as per jamabandi for the year 1989-1990, as per vide sale deed no. 4959 dated 24.05.1993.	Reserve Price: Rs. 13.50 Crore:
	Earnest Money Deposit (EMD): Rs. 1.35 Crore:

Note: The borrower/guarantors/mortgagor are given 15day's Notice to repay the total dues with further interest and other charges within 15 days from the date of Publication of this Notice as per provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rule 2002, failing which the property shall be sold as per schedule mentioned in this Notice.

For any query Contact No: 0120-6210930, 9780037575, RecoveryCell.North@axisbank.com, Shekhar.thakur@axisbank.com

Terms & Conditions:- 1. The property will be sold by e-auction through bank approved service provider M/s e-procurement Technologies Ltd. (AuctionTiger) Ahmedabad under the supervision of the Bank's Authorised officer. 2. Auction sale/bidding would be only through "Online Electronic Bidding" process through the website <https://axisbank.auctiontiger.net> /also on AuctionTiger mobile app on **08.03.2019 between 11:00 am to 12:00 pm with unlimited auto extension of 5 minute each**. 3. EMD (10% of the notified reserved price) is to be paid through Demand draft drawn in favour of Axis Bank Limited Payable at Delhi or at Ludhiana. Last date for bid submission of documents with **EMD amount: 06.03.2019 by 5:00 pm**. Full name of the bidder, Address & Contact No. & E-mail ID should be mentioned at the back of the demand draft (EMD). 4. Detail of bidder (KYC documents i.e. photo ID proof, PAN Card and address proof & E-mail ID) in a sealed envelope and EMD is to be Submitted to Bank Office address – either (1) **Stressed Assets Dept, Axis House - Plot No. I-14, Tower 1, 4th Floor, Sector 128, Noida-201304 OR (2) CCSU Ludhiana, Axis Bank, The Boulevard, Mall Road, Ludhiana 161001**. 5. E-auction shall be subject to certain term & condition which can be obtained from aforesaid address of Axis Bank (No. 1), and submission of bid form shall be unconditionally subject to those terms & conditions. 6. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1.00 Lakh. 7. The intending bidders should hold a valid e-mail id and register their names at portal <https://axisbank.auctiontiger.net> / also on AuctionTiger mobile app and get their User ID and password free of cost from M/s E-Procurement Technologies Ltd. (ETL), whereupon they would be allowed to participate in online e-auction. 8. Prospective bidders may avail online training on E-Auction from M/s E-Procurement Technologies Ltd. (AuctionTiger) Ahmedabad Contact Persons: Toll Free No: 1800 103 5342 Mr. KushalKothary 0-8980690773 & Mr. Rikin Brahmaxatriya 0-978591888, e-mail id: kushal@auctiontiger.net, rikin@auctiontiger.net, support@auctiontiger.net. Landline No: 079-40270596/079-40270538, Fax No. 079-40016876. 9. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise returned at the address mentioned in the bid application within 2 working days of finalization of sale to unsuccessful bidder (or can be collected personally from Bank office). The EMD shall not carry any interest. 10. Interested parties can inspect the properties at the site with prior mutual appointment taken with Authorized Officer. 11. The highest / successful bidder shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit immediately (within 48 hours) after acceptance of bid by the Authorized Officer failing which the earnest money deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the property, provided he is legally qualified to bid. The balance 75% of the sale price shall be payable by the purchaser within 15 days of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer, failing which the EMD shall be forfeited. 12. All charges for conveyance, stamp duty, registration charges and all taxes etc., as applicable shall be borne by the successful bidder only. 13. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above property/ies. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. 14. This publication is also fifteen day's notice to the above borrowers / guarantors / mortgagors to the advance. 15. Interested parties may please contact on any working day during working hours at the Bank's (No. 1) address. 16. In addition to the sale consideration, it shall be the responsibility of the successful bidder to pay all applicable taxes, levies & duties, and bank shall not take any responsibility for the same. 17. Axis Bank Ltd. reserves the right to cancel the auction at any time, without assigning any reason thereof. 18. Submitting / Participating in the auction shall be subject to the certain "Terms & Conditions" of the bank which may be collected from concern Bank's (No. 1) address. 19. Encumbrances, if any other than Bank's loan are not known to Bank. Special instruction & caution: Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Axis Bank nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives so that they are able to circumvent such situation and are able to participate in the auction successfully.

Note: The Authorized officer reserves the right to accept or reject any bid or bids or to postpone or cancel the sale/auction without assigning any reason thereof.

Date: 17.02.2019 Place: Ludhiana Authorized Officer, (Axis Bank Ltd.)