

AXIS BANK LTD.

STRUCTURED ASSETS GROUP, PLOT I-14, TOWER 4, 4th FLOOR, SECTOR 128, NOIDA (U.P.)-201304

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 & Mortgagor

Secured Debts

1. Keshav Oil & Cotton Ginning Industries Pvt. Ltd. (Borrower & Hypothecator), 1KM Stone, Bhiwani Road, Ram Singh Colony, Hansi, Hissar-125033 (Haryana) Also At: 1155/8, 2nd floor, Naiwala, Karol Bagh, Delhi-110005, 2. Shyam Sunder Garg (Director, Guarantor & Mortgagor), 103C/9, Choudhrian Mohalla, Hansi, Hissar - 125033, 3. Parmod Kumar (Director, Guarantor & Mortgagor) 103C/9, Choudhrian Mohalla, Hansi, Hissar-125033, 4. Vinod Kumar Garg (Guarantor & Mortgagor), 103A/9, Inside Barsi Gate, Choudhrian Mohalla, Hansi, Hissar-125033, 5. Krishna Rani alias Krishna Devi (Guarantor & Mortgagor), House No. 345/9, Choudhrian Mohalla, Barsi Gate, Hansi Hissar-125033, 6. Smt. Suman Garg alias Suman Rani (Guarantor & Mortgagor), 103A/9, Inside Barsi Gate, Choudhrian Mohalla, Hansi, Hissar-125033, 7. Smt. Savita Garg (Guarantor & Mortgagor), H. No. 345/9, Choudhrian Mohalla, Barsi Gate, Hansi Hissar-125033, 8. Smt. Sunita (Guarantor & Mortgagor), 103C/9, Choudhrian Mohalla, Hansi, Hissar-125033.

Rs. 8,74,62,444.40 (Rupees Eight Crore Seventy Four Lacs Sixty Two Thousand Four Hundred Forty Four And Paise Forty Only) (this includes applied interest till 30.06.2017) together with further interest & other charges thereon till the date of payment, less credits if any.

DESCRIPTION OF PROPERTY (IES)

Reserve Price	Date & Time of E-Auction
LOT 1 : RS. 1.76 CRORE	For Lot No. 1: 20.02.2020, between 11:00 am to 12:00 pm
LOT 1: EMD: RS. 18.00 Lacs	
LOT 2 : RS. 0.88 CRORE	For Lot No. 2: 20.02.2020, between 12:00 pm to 1:00 pm
LOT 2: EMD: RS. 9.00 Lac	

LOT 1: Industrial plot situated at Ram Singh Colony, Bhiwani Road, Hansi, Distt. Hissar admeasuring 09K- 13M comprising of:
(i). Property admeasuring 07K-14M being 154/398 share of total land measuring 19K- 18M comprised in Khewat no. 5884/5568, Khatuni no. 7288 and Khasra No. 543/9/2 (0-13) 10/12(0-3) 12(8-6) 22/2(2-16) 23(8-0) situated in Ram Singh Colony, Bhiwani Road, Hansi, Tehsil Hansi, Distt. Hissar in the name of Parmod Kumar, Savita Garg, Shyam Sunder Garg and Sunita Rani vide sale deed no. 1502 dated 15/06/2015 and Bounded as Follows:- North Danda: M.C. Street, South Danda: Property of Uma Sharma, East Danda: Property of Neelam etc., West Danda: Property of Krishna Rani and Rasta.
(ii). Property admeasuring 01K-19M being 39/398 share of total land measuring 19K- 18M comprised in Khewat no. 5884/5568 Khatuni no. 7288 and Khasra nos. 543/9/2(0-13) 10/12(0-3) 12(8-6) 22/2(2-16) 23(8-0) situated in Ram Singh Colony, Bhiwani Road, Hansi, Tehsil Hansi, Distt. Hissar in the name of Krishna Rani vide sale deed no. 1503 dated 15.06.2015 and Bounded as:- North Danda: M.C. Street, South Danda: Rasta, East Danda: Property of Parmod etc. West Danda: Rasta and Balaji Dharamkanta. (PHYSICAL POSSESSION).

LOT 2: Industrial property situated at Ram Singh Colony, Bhiwani Road, Hansi Tehsil, Hansi, Distt. Hissar admeasuring 2K- 18M comprising of (i). Industrial property bearing property No. 2/16 constructed on land measuring 01K-15M comprised in Khewat no. 5893, Khatuni no. 7297 and Khasra no. 574/3/2/2 (0-16) 3/2/3 (0- 19) situated in Ram Singh Colony, Bhiwani road, Hansi, Tehsil Hansi, Dist. Hissar in the name of Sh. Shyam Sunder vide sale deed no. 1870 dated 07/02/1997 and 2026 dated 24/02/1997 and bounded as follows:- North Danda: P/o Mahender and Bajrang, South Danda: P/o Mahender and Bajrang, East Danda: P/o Mahender and Bajrang, West Danda: Bhiwani Road.
(ii). Industrial property bearing property No. 2/16 constructed on land measuring 01K-03M being 1/2 share of total land measuring 02K-06M comprised in Khewat No. 5892 Khatuni No. 7296 and Khasra No. 574/3/2/1(1- 11) 3/2/2/1(0-15) situated in Ram Singh Colony, Bhiwani Road, Hansi, Tehsil Hansi, District Hissar in the name of Parmodkumar vide sale deed no. 1273 dated 15/09/1997 and bounded as follows:- North Danda: P/o Mahender and Bajrang, South Danda: P/o Mahender and Bajrang, East Danda: P/o Mahender and Bajrang, West Danda: Bhiwani Road. (PHYSICAL POSSESSION).

LAST DATE AND TIME OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD): 18.02.2020 TILL 5.00 P.M.

Note: The borrower/guarantors/mortgagor are given 15 day'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, 9990799379, RecoveryCell.North@axisbank.com, pankaj.sachar@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 Authorized 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 20.02.2020 between 11:00 am to 12:00 pm for LOT 1 AND 12:00 pm to 1:00 pm for LOT NO. 2 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 Noida or Hisar. Last date for bid submission of documents with EMD amount: 18.02.2020 till 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) Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)-201304 OR (2) Axis Bank Ltd CCSU: SCO 177, CUE -1, Hisar. 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 Sh. Ram Sharma: Mobile No. 0800023279 e-mail id: ramprasad@auctiontiger.net & Mr. Rikin Brahmatriya 0-9978591888. e-mail id: 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: 27.01.2020

Place : Hisar

Authorized Officer, (Axis Bank Ltd.)