**Auction of the Property (Land & Building) bearing plot no. 63, Old Rajmohalla, Indore- 452001, Madhya Pradesh.**

1. **Description of Immovable Property**

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| Sr. No. | Borrowers/ Guarantors Name | Owners Name | Description of Property | Reserve Price | Earnest deposit Rs. | Outstanding/s dues as on dated 09 August 2020, interest and charges thereon |
| 1 | 1. Mr Arpan Jain (Borrower) 2. M/s Lodha Garments, (Co- Borrower) 3. Mr Pravin Kumar Lodha, (Co-Borrower) 4. M/s Shree Collection, (Co-Borrower) 5. Mr Nikhil Jain, (Co-Borrower) 6. MS Raj Kumari Lodha, (Co-Borrower) 7. MS Riddhi Jain, (Co-Borrower) | Arpan Jain | All that piece and parcel of land and building bearing plot no. 63, Old Rajmohalla, Indore- 452001, Madhya Pradesh. | **Rs. 1,27,19,352/-** | **Rs. 12,71,935/-** | **Rs. 2,39,23,389.77/-** |

Inviting bids in the sealed envelopes as per the procedure and the terms and conditions stated below :

**Time and place of auction: The Auction will be conducted through the ABHFL approved auction service provider “M/s e-Procurement Technologies Limited -Auction Tiger B-704-05, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Date of E-Auction for Property is 15/09/2020 at the web portal** [**https://sarfaesi.auctiontiger.net**](https://sarfaesi.auctiontiger.net) **from 11:00 AM to 1:00 PM with unlimited extensions of 5 Minutes each.**

**Terms and Condition of Auction**

* For participating in the auction, the intending bidders have to deposit 10% of the reserve price of the property by bankers Cheque / Demand Draft favoring ***Aditya Birla Housing Finance Limited*** (hereinafter referred as “Company”). (which is refundable if the bid is not successful).
* The property shall not be sold below price mentioned above.
* The property is being sold on “As is what is” “As is Where is”, and “Whatever there is” basis.
* The successful bidder shall deposit 25% of the bid amount (including 10% deposited before bid within 24 hours on the sell being knocked down in his /her favour. Payment is to be made only in the form of bankers cheque / DD Drawn in favor of the Company.
* In case the successful bidder fails to deposit the 25 % of the bid amount as mentioned above, earnest deposit shall be forfeited by the Company without any notice.
* The balance amount of purchase price shall be paid on or before 15th day of confirmation of sale or such extended period as may be agreed in writing and in default of payment within the period, the deposit and earnest money shall be forfeited and the property shall be resold.
* The successful bidder would bear the charges / fees payable for conveyance such as stamp duty, registration fee, etc. as applicable as per law.
* To the best of knowledge and information of the Company, no other encumbrance exists on the property (ies). (In case there is an encumbrance known to the Company, the same may be mentioned).
* The authorized officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the government or anybody in the respect of the property under the sale.
* The authorized officer has absolute right to accept or reject the bid or adjourn / postpone the auction without assigning any reason thereof.
* The sale is subject to confirmation by the Financial Institution within 15 days of date of auction.
* For inspection of the properties, the intending bidders may contact, ***Aditya Birla Housing Finance Limited*** Branch during office hours. The bid is not transferable.
* Acceptance of highest bid will be subject to the approval of authorized officer.

Date :- 29 August 2020 Sd/-

Authorised Officer

Place :- Indore Aditya Birla Housing Finance Limited

## FORMAT: E-Auction Sale Notice (For Uploading On ABFL’s/ABHFL’s Website)

Immovable/Movable Asset(s) # Ref - All that piece and parcel of land and building bearing plot no. 63, Old Rajmohalla, Indore- 452001, Madhya Pradesh.

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| **Details of Borrower(s) and Guarantors** | **:** | 1. Mr Arpan Jain (Borrower) 2. M/s Lodha Garments, (Co- Borrower) 3. Mr Pravin Kumar Lodha, (Co-Borrower) 4. M/s Shree Collection, (Co-Borrower) 5. Mr Nikhil Jain, (Co-Borrower) 6. MS Raj Kumari Lodha, (Co-Borrower) 7. MS Riddhi Jain, (Co-Borrower)   Address:- **All the Above borrowers & Co-borrowers pertains to below mentioned Address**  **11/2 Malharganj Daliya Patti, Indore- 452001, Madhya Pradesh**  **Also at -705 A – Gokul Residency, Race cource Road, Indore**  **Madhya Pradesh -452001**  **Loan Account Number:**  **LNINDLAP-09160027590** | |
| **Details of the immovable Asset(s)** | **:** | All that piece and parcel of land and building bearing plot no. 63, Old Rajmohalla, Indore- 452001, Madhya Pradesh.  Bounded as: East – Govt. Road  West - Back Line  North - House No. 64  South – Govt. Gali | |
| **Details of Demand Notice and Outstanding Amount (Secured Debt)** | **:** | **Date of Demand Notice u/s 13(2):**  05-07-2018  **Amount of Demand Notice u/s 13(2):**  Rs. 170,22,818 /- (Rupees One crore seventy lakhs twenty-two thousand eight hundred & eighteen only.)  Payable together with further interest and other expenses thereon till the date of realization. | |
| **Reserve Price and Earnest Money Deposit (EMD)** | **:** | Reserve Price:  Rs. 1,27,19,352/- (Rupees One crore twenty-seven Lakhs nineteen thousand three hundred fifty-two only) | Last date of EMD submission:  14-09-2020 by 05:00 pm |
|  | EMD Amount:  Rs. 12,71,935/-(Rupees Twelve Lakhs seventy-one thousand nine hundred & thirty-five only) | **Details of Contact Person:**    1. ABHFL – Authorized Officer Mr. Deepak Gantayat and Mobile Nos. 9393474713.  2. Auction Service Provider (ASP) M/s e-Procurement Technologies Limited -Auction Tiger, Ram Sharma 8000023297. |
| **Details of Public Notice and Auction** | **:** | **Date of Auction:**  **15-09-2020** | **Time of Auction:**  **11:00 AM to** **1:00 PM with unlimited extensions of 5 Minutes each**. |
| **Incremental Value:**  **Rs. \_\_\_\_\_\_\_\_\_\_/-**  (Rupees \_\_\_\_\_\_\_\_\_\_ Only) | **Public Notice:**   1. 28-09-2020   Published on 29-09-2020 at Indore(M.P.) (Free Press(English)& Raj Express(Hindi)) |