

**Auction of the property situated at (Plot NO. E-2, 267,Ireo waterfront, Village Issewal,Dewatwal,Gahor & Dakha-I & II, Sub Tehsil Mullanpur Dakhan, Ludhiana – 141001 Admeasuring: 729.47 sq. yds. (Or 609.92 sq. mts)Ludhiana.)**

### 1. Description of Immovable Properties

| Sr.no | Borrowers / Guarantors Name | Owner Name         | Description of Property  | Reserve Price                   | Earnest Deposit Rs.  | Outstandings/s dues , interest and charges thereon  |
|-------|-----------------------------|--------------------|--|---------------------------------|----------------------|---|
| 1     | Mrs. VANITA SHARMA          | Mrs. VANITA SHARMA | <u>Plot NO. E-2, 267,Ireo waterfront, Village Issewal,Dewatwal,Gahor &amp; Dakha-I &amp; II, Sub Tehsil Mullanpur Dakhan, Ludhiana – 141001 Admeasuring: 729.47 sq. yds. (Or 609.92 sq. mts)</u> | Total Rs. <b>94,59,373.30/-</b> | Total Rs. 9,45,938/- | <b>Rs.1,10,15,663/-</b> further interest and other expenses thereon till the date of realization. |
| 2     | Mr. RAVINDER KUMAR          |                    |  |                                 |                      |   |
| 3     | M/S SURYANSH TRADERS        |                    |  |                                 |                      |   |
| 4     | M/S R V EXPORTS             |                    |  |                                 |                      |   |

### 2. Time and place of auction :

**15-Jan-2019 between 11:00 p.m. to 05:00 p.m at Aditya Birla Housing Finance Ltd, SCO 26, Sixth floor, Ludhiana Trade Building, Feroze Gandhi Market, Ludhiana-141001**

### 3. 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 favouring the Authorised Officer, Aditya Birla Housing Finance Limited, Payable at Ludhiana which is refundable if the bid is not successful.
- The properties shall not be sold below price mentioned above.
- The properties is being sold on “As is where is”, “As is what 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 cash or bankers cheque / DD Drawn in favor of the Authorised officer.
- In case the successful fails to deposit the 25 % of the bid amount as above, earnest deposit shall be forfeited by the Authorised Officer without any notice.
- The balance amount of purchase price shall be paid on or before 15<sup>th</sup> 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 succesfull 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 authorized officer, no other encumbrance exists on the property(ies). (In case there is an encumbrance known to the bank, 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 bank 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 bill will be subject to the approval of authorized officer.
- This is also a notice to the borrower / guarantor(s) of the above said loan accounts about holding of auction sale on above mentioned date if their outstanding dues are not repaid in full.

Date :- 26<sup>th</sup> December, 2018

Place :- LUDHIANA

Sd/-

Authorised Officer

Aditya Birla Housing Finance Limited