

ANNEXURE- B

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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

30 days' Notice of sale is hereby given to the public in general and in particular to the Borrower *M/s. Xalta Food & Beverages Pvt. Ltd* at RZ-37A, Naya Bazar, Rati Ram Park, Najaf Garh, New Delhi-110043; Guarantors *Mr.Heavent Sudhir Malhotra, Mr. Vishnoo Mittal, Mr. Vinod Sehwaq, Mrs. Homi, Mrs. Pooja Malhotra, M/s. V&V Corporation Pvt. Ltd., M/s. VHV Beverages Pvt. Ltd. and Guarantor-cum-Mortgagor M/s. Xalta Infrastructure Services Pvt. Ltd.* at RZ-37A, Naya Bazar, Rati Ram Park, Najaf Garh, New Delhi-110043, that the below described immovable properties mortgaged/charged to the Secured Creditors viz. Indian Bank, Punjab National Bank (erst. United Bank of India) and Karur Vysya Bank against their respective Term Loans, the possession of which has been taken by the Authorised Officer of Indian Bank, Ghaziabad branch/ Secured Creditor on 18.01.2020, will be sold (as a single unit) on "As is where is", "As is what is", and "Whatever there is" basis on **07.01.2022** for recovery of **Rs.60,27,76,892.52/- (Rupees Sixty Crores Twenty-Seven Lacs Seventy-Six Thousand Eight Hundred and Ninety-two Rupees and Fifty-Two paise only)** [*details whereof are as under] plus interest & other expenses till realization of dues owed by the aforementioned Borrower, Guarantors and Mortgagor to the Secured Creditors viz. Indian Bank, Punjab National Bank (erst. United Bank of India) and Karur Vysya Bank.

Name of Secured Creditor	Date of Section 13(2) SARFAESI Act Demand Notice	Amount due as mentioned in Section 13(2) SARFAESI Act Demand Notice (in Rs.) <i>(includes both TL & CC loans)</i>	Due as on (date)
Indian Bank	05.02.2019	Rs. 26,45,06,747.00/-	31.01.2019
Punjab National Bank (erst. United Bank of India)	01.10.2019	Rs. 23,32,25,791.74/-	30.09.2019
Karur Vysya Bank	13.03.2019	Rs. 10,50,44,626.78/-	07.03.2019
Total=		Rs. 60,27,76,892.52/-	

Punjab National Bank (erst. United Bank of India) and Karur Vysya Bank have permitted Indian Bank to auction-sell the below-mentioned properties on their behalf.

Details of Immovable Properties mortgaged by their owner *M/s. Xalta Infrastructure Services Pvt. Ltd.* with the aforementioned term lenders and being put on auction-sale are enumerated as under:-
(at present, purpose of land is-educational/school purpose)

S.No.	Survey No.	Freehold/ Leasehold	Area	Location	Boundary
1	413 Paiki 1	Freehold	11432 sq.mtr.	All that piece and parcel of non-agricultural land situated at Mouje: Pipan (Sim), Taluka: Sanand in the Registration Sub-District of Sanand and District of Ahmedabad- Gujarat bearing survey no.413 Paiki 1.	East: Pipan Survey No. 413 Paiki; West: Soyla Survey No. 24/5; North: Pipan Survey no. 414 and village Soyla; South: Pipan Survey no.406.
2	413 Paiki Northern side land	Freehold	5716 sq.mtr.	All that piece and parcel of non-agricultural land situated at Mouje: Pipan (Sim), Taluka: Sanand in the Registration Sub-District of Sanand and District of Ahmedabad- Gujarat bearing survey no.413 Paiki Northern Side Land.	East: Survey No. 421/1/1; West: Survey No.413 Paiki 1; North: Pipan Survey no.414 and 415; South: Part land of Survey no.413 Paiki.
3	416	Freehold	5059 sq.mtr.	All that piece and parcel of non-agricultural land situated at Mouje: Pipan (Sim), Taluka: Sanand in the Registration Sub-District of Sanand and District of Ahmedabad- Gujarat bearing survey no.416.	East: Pipan Survey No. 415; West: Soyla Survey No.21/2; North: Soyla Survey no.21/2; South: Pipan Survey no.415.

कृते इंडियन बैंक / For INDIAN BANK
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(Authorized Officer) Chief Manager
डॉ. आ. ए. शर्मा, नई दिल्ली
SAM Branch, New Delhi