

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical / constructive / Symbolic (whichever is applicable) possession of which has been taken on 28.07.2021 by the Authorised Officer of Indian Bank, Deccan Gymkhana branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" & 29.07.2021 for recovery of Rs.13,44,51,044/- (Rupees Thirteen Crores Forty Four Lakhs Fifty One Thousand & Forty Four Only) (as on 18.01.2022) due to the Indian Bank, Deccan Gymkhana branch, Secured Creditor, from M/s Quadron Agro Private Limited (borrower).

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

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|---|---|
| Detailed description of the Property | <u>EM Properties</u> |
| | <u>Property 1</u> EM of Flat No 903, 9th floor, Sy No 80/1, 80/4, 80/5, 83A/1, 83A/2B, and 83A/3 in Ganga Orchard, Phase II, Building No F-2 in the society Ganga Orchard Co-op Housing Soc Ltd situated in village Mundhwa, Pune. |
| | <u>Property 2</u> EM of Plot No. B-46, Sector B MIDC Industrial Area, Chalisgaon, Village Khadki, Bypass Road Chalisgaon, District Jalgaon admeasuring 4500 Sq Mts owned by M/s Quadron Agro Pvt Ltd., |
| | <u>Property 3</u> EM of Plot No. T-10, Sector - T, Mumbai Agra Highway, Village Babhale, Sindhkheda, District Dhule admeasuring a total extent of land of 8000 sq. mt. with a construction of 11621 sq. ft. owned by M/s Quadron Agro Pvt Ltd., |
| Encumbrances on property if any | Nil |
| Reserve Price | Rs.150,00,000/- (For Property 1) Rs.140,00,000/- (For Property 2) Rs.358,00,000/- (For Property 3) |
| EMD Amount | Rs.15,00,000/- (For Property 1) Rs.14,00,000/- (For Property 2) Rs.35,80,000/- (For Property 3) |
| Bid Incremental amount | Rs.50,000/- |
| Date and time of e-auction at the platform of e-auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi | 23.02.2022 |
| Property ID No. | IDIB66175533061 (For Property 1) IDIB66175533062 (For Property 2) IDIB66175533063 (For Property 3) |

