

Office Note – Online E Auction

Before The Zonal Manager & Chairman

Date: 05.01.2021

As per Head Office Circular Ni. AX1/Legal/Cir 37/2021-22 Dated 20.07.2021 the General Manager, Recovery Department has instructed to conduct the E auction of the properties and issued the calendar for the year 2020-21. As per the calendar the 5th such auction is to be held on **28.01.2021** and then each corresponding month till March 2022. In this regard we propose to conduct the auction of following accounts / secured assets which are in physical / Symbolic Possession of Bank on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHEREVER THERE IS" & "WITHOUT RECOURSE BASIS"** -

Sr. No	Branch	Name of Account	Detail of Property	No. of Attempt	Distress Sale Value & Valuation Details	RESERVE PRICE	REMARKS
1	ARB	R K Developers (Part Property)	LOT No. 1) All those pieces and parcel of property in the name of Shri Paramjeet Singh Khanuja S/o Mr. Surjeet Singh Khanuja with construction and fixtures at Plot No. 6, (Part of combined property on Plot No. 6, 6-A,7 & 7A) at Khasra No. 24/2/2/1/1, out of which is area admeasuring 1800.00 Sq. Ft. is open plot (same is being put for auction) Bawadia Kalan, Teh. Huzur, Bhopal, PHYSICAL POSSESSION OUTSTANDING- Rs. 18319247/-	6 th Attempt Last was- 24.11.2021	DSV- Rs. 32.25 Lakh Valuation date 25.09.2021 By Sanjay Nigam	RP to be fixed at Rs. 32.30 Lakh RP is above DSV & rounded off.	Already put on auction 4 times. Putting on auction again for the part we have physical possession. Remaining part is disputed hence same will be dealt with later. We have purchaser for this property
2	ARB	S K Developers and Suppliers	LOT NO. 2) Diverted land in the of Shri Surjit Singh Khanuja S/o Late Shri Amrik Singh Khanuja at Survey No. 24/2/2/3 Patwari Halka No. 42. Ward No. 52, Tehsil- Huzur, Bhopal, Admeasuring area – 4375 Sq. Ft Gram Bawadiya Kalan, Khanuja enclave Bhopal M.P PHYSICAL POSSESSION OUTSTANDING- Rs. 18103570/-	8th Attempt Last was- 24.11.2021	DSV Rs. 65.00 Lakh Valuation date- 25.09.2021 By Sanjay Nigam	RP to be fixed at Rs. 65.00 Lakh RP is above DSV & rounded off.	Already put on auction 8 times. Putting on auction again and we have prospective buyers through help of recovery agent. We have purchaser this time.

3	ARB	Manish Lilwani	LOT No. 3) All those pieces and parcel of property of residential plot and building at Plot No. A- 112, Rai Pink City (phase-1), located at part of Khasra No. 156/1, Gram Mahabadia, P H No. 31, RNM- 3, Block Fanda, Teh. Huzur, Dist. Bhopal, Plot area 1250.00 Sq. Ft. & construction at Ground & First Floor PHYSICAL POSSESSION	4 th Attempt Last was- 24.11.2021	DSV Rs. 22.46 Lakh Valuation date- 25.09.2021 By Sanjay Nigam	RP to be fixed at Rs. 20.25 Lakh RP is reduced by 10% as valuation and as per Recovery Policy 2021	Already put on auction 2 times. We have scouted interested purchaser.
			LOT NO. 4) All those pieces and parcel of property of under construction residential house situated at Plot No.- C -75, Rai Pink City, located at part of Khasra No. 156/1, Gram Mahabadia, P H No. 31, RNM- 3, Block Fanda, Teh. Huzur, Dist. Bhopal, Plot area 945.00 Sq. Ft. & construction at Ground & First Floor. PHYSICAL POSSESSION OUTSTANDING Rs. 6423085/-	4 th Attempt Last was- 24.11.2021	DSV Rs. 18.42 Lakh Valuation date- 25.09.2021 By Sanjay Nigam	RP to be fixed at Rs. 16.60 Lakh RP is reduced by 10% as valuation and as per Recovery Policy 2021	Already put on auction 2 times. We have scouted interested purchaser.
4	ARB	U R Engineering	LOT NO. 5) All those pieces and parcel of property there being and lying at- Plot No. 52-B, Soft Medicaps ke paas, Industrial Area- 1, A B Road, Devas (leasehold land and factory Shed etc.), area admeasuring 1170.00 Sq. Mtr.	2 nd attempt Last was 10.11.2019	DSV Rs. 18.00 Lakh Valuation date- 18.10.2021 By Yogesh Chelawat	RP to be fixed at Rs. 18.00 Lakh RP is fixed at DSV	Already put on auction 1 times. We have scouted interested purchaser through Recovery Agent
			LOT NO. 6) All those pieces and parcel of property there being and lying at- Plot No. 119, Tilak nagar, A B Road, Devas located 2 story Building and land, land area 1500 Sq. Ft.	2 nd attempt Last was 10.11.2019	DSV Rs. 30.30 Lakh Valuation date- 08.11.2021 By Rajeev Bumb	RP to be fixed at Rs. 30.30 Lakh RP is fixed at DSV	Already put on auction 1 times. We have scouted interested purchaser through Recovery Agent
			LOT NO. 7) All those pieces and parcel of property there being and lying at- Municipal House No. 2, (New- 8A), Office/ Prakosth / Shop No. 410, 4 th Floor, GMB Tower (Silver Mall, Block- C, South Tukoganj, R N T Marg, Indore, Area 998 Sq. Ft.	2 nd attempt Last was 10.11.2019	DSV Rs. 22.10Lakh Valuation date- 08.11.2021 By Rajeev Bumb	RP to be fixed at Rs. 22.10 Lakh RP is fixed at DSV	Already put on auction 1 times. We have scouted interested purchaser through Recovery Agent

			LOT NO. 8) All those pieces and parcel of property there being and lying at- Municipal House No. 2, (New- 8A), Office/ Prakosth / Shop No. 401, 4 th Floor, GMB Tower (Silver Mall, Block- C, South Tukoganj, R N T Marg, Indore, Area 1272 Sq. Ft.	2 nd attempt Last was 10.11.2019	DSV Rs. 27.70 Lakh Valuation date- 08.11.2021 By Rajeev Bumb	RP to be fixed at Rs. 27.70 Lakh RP is fixed at DSV	Already put on auction 1 times. We have scouted interested purchaser through Recovery Agent
5	ARB	YOGENDRA Chaturvedi	LOT NO. 9)- All those pieces and parcel of property Property bearing No. 23, Part of Ground Floor, rear portion without roof rights, Plot No. 10, Block 127, Hanuman Road, Connaught Place, New Delhi 110001, area admeasuring 1166.00 Sq. Ft., Bounded as~ North: Hanuman Road South: Service Lane East: House No. 25 West: House No. 21 PHYSICAL POSSESSION OUTSTANDING- Rs. 25200000/-	4 th Attempt Last was- 15.11.2020	DSV- Rs. 175.00 Lakh Valuation date 04.10.2021 By Ravi Mohan Bharadwaj	RP to be fixed at Rs. 175.00 Lakh RP is fixed at DSV	Already put on auction 3 times. Putting on auction again for the part we have physical possession. We have scouted interested purchaser and we might be able to sell the property in auction.

* As provided in the security interest (Enforcement) Rule 2002, Rule No.9, i.e. No sale of immovable property under these rules, in first instance shall take place before expiry of **30 days from the date** on which public notice of sale is published in newspaper as referred to in the proviso to sub rule 6 of rule 8 or notice of sale has been served to the borrower. **Similarly as per proviso to sub rule 6 of rule 8 for 2nd and subsequent auction 15 days sale notice is to be published and served.**

* Also as per HO circular dated 10.11.2016, regarding amendment to the security interest (Enforcement) Rule 2002, Amendment to Rule No.9, that in the respect of immovable properties, second or subsequent sale after first/initial failed auction can be made **within 15 days' notice** and also as per Recovery Management and Compromise Policy, 2019, Authorised Officer can reduce the Reserve Price for 2nd auction by 10% of earlier auction Reserve Price and further 5% more can be reduced from DSV in 3rd and subsequent auctions.

Now it is being proposed to conduct e -auction on **28.01.2021** for the above properties and 30 days sale notice will be issued before the publication of E Auction in newspaper to all Borrower / Guarantor as per the provisions of SARFAESI Act, 2002 and Rules, 2002.

It is further to mention that we have obtained quotations service of following News agencies

- 1) Ansh Advertiser.
- 2) Times Advertising
- 3) Goyal Advertising

As per the quotations provided by above agencies we propose publication of notice in following Newspapers (the rates being minimum of all 3 quotations):-

(As per DRT, Jaipur Order and provisions of SARFAESI Act, the Authorized Officer is required to publish notice in newspaper having wide circulation hence we are choosing newspapers with sufficient circulation so that same could not be challenged in DRT)

Allotted to- Times Advertising, Jabalpur

Sr. No.	Newspaper	Rate	Discount	Net Rate
01	ENGLISH- PIONEER- All M.P. Edition	Rs. 25/- per Sq cm	Already discounted net rates	Rs. 25 per Sq. c.m
02	HINDI- Bhopal- Indore - Peoples Samachar	Rs. 35/- per Sq cm	____do____	Rs. 35/- per Sq cm
03	HINDI ENGLISH COMBO- Business Standard- Delhi Edition	Rs. 90/- per Sq cm	____do____	Rs. 90/- per Sq cm

As per Recovery Policy 2021, we recommend for conducting the auction through E BIKRAY hence the auction will be conducted on E BIKRAY Portal and be sold thought same and www.mstcecommerce.in & www.ibapi.in.

As per above information we propose and recommend to conduct the online auction form above accounts and through above mentioned advertising and Online Auction Agencies-

Mr. Manish Singh
Sr. Manager (Law)

Alka Meshram
Manager, Recovery

Gaurav Kumar
Sr. Manager, Cre Mon

Approved / Instructions-

D S SUR
Asst. General Manager

Avay Dubey
Dy Zonal Manager

Pradeep Gupta
Zonal Manager