



Head office: 254-260, Avvai Shanmugam Sala, Royapettah, Chennai-600014.

**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) M/S. Arya Novelties, Prop- Shri Vivek Arya and Guarantor (s) Mrs. Mamta Arya W/o Mr. Vivek Arya 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 by the Authorised Officer of Indian Bank, Circular Road Branch, Ranchi (e-Allahabad Bank), Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" **15/09/2021** for recovery Rs. 8941406.00 (Eighty Nine Lakhs Forty One Thousand Four Hundred and Six Only) as on 31/08/2019 due to the Indian Bank, Circular Road Branch, Ranchi (e-Allahabad Bank), Secured Creditor, from M/S. Arya Novelties, Prop- Shri Vivek Arya Prop- Vivek Arya S/o Late Ved Prakash Arya Mitra Market, DIn Bandhu Lane, Rangrej Gall, Upper Bazar, Ranchi-834001 (Name and address of the borrower), & Mrs. Mamta Arya w/o Mr. Vivek Arya H.N.83/9, Lower P.P. Compound, Hindpirl, Ranchi-834001 (Name and address of the Guarantors),

Detailed description of the Property	<p>Details of Property/Land & Building:- Deed No-10008, dated 06.08.2004, executed on 12.08.2004, Sri Ved Prakash Arya (transferred to Shri Vivek Arya after death of his father Sri Ved Prakash Arya) Area: 860 sqft as per Deed. 2nd floor, Holding No 1188C, M.S. Plot No 1921, situated on Mitra Market Rangrej Gall, Upper Bazar, Dist- Ranchi (Jharkhand)</p> <p>Surroundings:- North- Stair Case South- Stair of Mr. Ashok East- Open Space of Mr. Hanuman Saraogi West- Hall Of Ashok</p>
Encumbrances on property if any	Not Known to the Bank
Reserve Price	Rs.5934000.00 (Rupees Fifty Nine Lakhs Thirty four thousand only)
EMD Amount	Rs.593000.00 (Rupees Five Lakhs Ninty three thousand only)
Bid incremental amount	Rs.10000.00 (Rupees Ten thousand)
Date and time of e-auction at the platform of e-auction Service Provider	15/09/2021, 10.00 AM to 4.00 PM
https://www.mstcecommerce.com/auctionhome/ibapi	
Property ID No.	IDIBS0313459627

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD



online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

- The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFSC Code
Account No.- 50037932042 AUTHORISED OFFICER	CIRCULAR ROAD, RANCHI IFSC Code- IDIB000C625

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
- On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
- All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
- The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.
- The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- Platform (<https://www.mstcecommerce.com/auctionhome/ibapl>) for e-Auction will be provided by our e-Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Builders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapl>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) <https://www.ibapl.in> (3) <https://www.mstcecommerce.com/auctionhome/ibapl>
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from e-बिड - IBAPI portal (<https://www.ibapl.in>).
- The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending





Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.

12. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibapi>. Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/email address given by them/ registered with the service provider).
17. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Circular Road Branch Ranchi, (e-Allahabad Bank) (Address: K.P Dutta Compound Circular Road Lalpur Jarkhand-834001 on 06/09/2021 between 11.00 am to 4.00 pm.
18. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Circular Road Ranchi
Date: 26/08/2021



(Authorized Officer)