

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale notice for sale of immovable assets under the Securitization 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 borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Yes Bank Ltd. ("the Secured Creditor"), the Physical Possession whereof has been taken by the Authorized officer of the secured creditor on May 03, 2019, will be sold by way of e-auction on "As is where is", "As is what is", and "Whatever there is" and 'No recourse" basis on July 10, 2019 for recovery of INR 16,62,65,190 /- (Rupees Sixteen Crore Sixty Two Lakhs Sixty Five Thousand One Hundred and Ninety Only) as on May 24, 2019 together with further interests, costs, charges and expenses thereon with effect from May 25, 2019 due to the secured creditor from Shri Anand Industries (Katni) Private Limited and its Director, & Co-Borrower Shri Jitendra Kumar Lalwani, Shri Manish Kumar Lalwani and Smt. Laxmi Devi. The detail regarding the description of properties, reserve price (below which the properties will not be sold) and the earnest money deposit are more particularly stated in the table below.

Name of Borrower/ Guarantor (s) / security provider/s	Description of Property	Reserve Price (INR)	Earnest Money Deposit (INR)
Shri Anand Industries (Katni) Private Limited (Borrower) Shri Jitendra Kumar Lalwani, (Director, Co-Borrower and Mortgagor) Shri Manish Kumar Lalwani (Director, Co-Borrower and Mortgagor) Smt. Laxmi Devi. (Co-Borrower and Mortgagor)	<p>Lot I:</p> <p>Immovable Property situated at Mouza Tikuri, N.B.188, P.C. No.45/2, New 43, Part of khasra no. 5/11, 34 /10, 35/9 and 36/9 after mutation new khasra no.5/11/k/1, 34/10/k/1, 35/9/k/1 and 36/9 /k/ 1, Plot Area 1950 sq. ft. R.I. Circle Pahadi, Hemu Kalani Ward Tehsil and District Katni M.P. owned by Shri Jitendra Kumar Lalwani, Shri Manish Kumar Lalwani and Smt. Laxmi Devi.</p> <p>Immovable Property situated at Mouza Tikuri, N.B.188, P.C. No. 45/2 New 43, Part of Khasra no. 5/11, 34/10,35/9 and 36 /9 after mutation new khasra no.5/ 47,34/45, 35/44 and 36/43, plot area 2233 sq. ft. R.I. Circle Pahadi, Hemu Kalani Ward Tehsil and District Katni M.P. owned by Smt. Laxmi Devi</p> <p>Immovable Property situated at Mouza Tikuri N.B.188, P.C. No. 45/2 New 44, Part of</p>	INR 81,39,600 /- (Rupees Eighty One Lakhs Thirty Nine Thousand Six Hundred Only)	INR 8,13,960 (Rupees Eight Lakhs Thirteen Thousand Nine Hundred And Sixty Only)

	<p>khasra no. 5/11, 34/10, 35/9 and, 36/9 after mutation new khasra no.5/6,34/, 35/ 43 and 36/ 42, Plot area 2600 sq. ft., R.I. Circle Pahadi, Hemu Kalani Ward Tehsil and District Katni M.P. owned by Shri Jitendra Kumar Lalwani, Shri Manish Kumar Lalwani and Smt. Laxmi Devi</p>		
	<p>Lot II : Immovable Property situated at Mouza Padarwara, N.B.128/14, P.C. No. 44, diverted land khasra No. 204/12, land, area 0.27 hect. i.e. (0.52- sold area 0.25) R.I Circle Pahadi, Sant Kawar Ram Ward Tehsil and District Katni M.P. owned by Shri Jitendra Kumar Lalwani. Immovable property situated at Mouza Padarwara, N.B.128/14, P.C. No. 44, diverted land khasra no. 204/4, area 0.16 hect. &amp; khasra no. 204/5 area 0.06 hect. Total land area 0.22 hect. i.e. (1.12 - sold area 0.90) R.I. Circle Pahadi, Sant Kawar Ram Ward Tehsil and District Katni M.P. owned by Shri Jitendra Kumar Lalwani</p>	<p>INR 1,95,29,500/- (Rupees One Crore Ninety Five Lakhs Twenty Nine Thousand Five Hundred Only)</p>	<p>INR 19,52,950 /- (Rupees Nineteen Lakhs Fifty Two Thousand Nine Hundred And Fifty Only)</p>

**TERMS AND CONDITION OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:-**

Inspection of the properties: Interested parties may inspect the properties on June 07, 2019 and June 15, 2019 between 10:30 AM to 4:00 PM. Last Date and Time of Submitting EMD: July 09, 2019 up to 5:00 PM.

1. The Auction Sale will be "Online E-Auction / Bidding" through YBL's approved service provider, M/s E- Procurement Technologies Limited having its Office at B-704-705, Wall Street -II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006, Gujarat, help line nos. 9978591888 Jinesh Jariwala, and also help line mail id [gujarat@auctiontiger.net](mailto:gujarat@auctiontiger.net) , at the web portal <https://sarfaesi.auctiontiger.net> / also on Auction tiger Mobile App.
2. The auction sale will be hold on July 10, 2019 between 11:00 AM to 2:00 PM with auto-extensions for 5 (five) minutes in case bid is placed in the last five minutes before the appointed closing time.

3. The Bid price to be submitted shall be above the reserve price fixed by the Authorized Officer ("AO") and bidder shall further improve their offer in multiple of INR. 1,00,000/- (Rupees One Lakh Only).
4. The properties will not be sold below the reserve price set by the AO. The Bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
5. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, failing which the bank shall forfeit amounts already paid/deposited by the purchaser.
6. Bidders are advised to visit the said website [www.yesbank.in](http://www.yesbank.in) for Bid forms and detailed terms and condition of the sale before submitting their bids and participating in the proceedings.
7. Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.
8. All Bid forms shall be accompanied by copies of following KYC documents viz (i) PAN card (ii) Aadhar card/passport (iii) Current Address proof (iv) valid e-mail Id (v) Contact number/s (mobile/landline), etc. Scanned copies of said documents shall be submitted to the email Id stated above. Earnest money Deposit (EMD) as mentioned against each property described in the accompanying Sale Notice shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of the following account before submitting the bids online:-

Particulars	Details
Name of Bank & Branch	Yes Bank Limited & Nehru Centre, Mumbai.
Name of Beneficiary	BB CAD MUMBAI- INTERNAL ACCOUNT
Account No.	000189900001840.
IFSC Code	YESB0000001.

9. The intending bidder should submit a proof of deposit of EMD to the bank in a format as may be acceptable to the Bank.
10. The Bidders should hold the valid e-mail id as all the relevant information from secured creditor/the service provider may be conveyed through email only.
11. Prospective intending bidders may contact the service provider on the detail mentioned above to avail online/in-person training on participating in the e-auction.

12. However, neither the Authorized Officer nor the secured creditor or service provider shall be responsible for any technical lapses/power failure, etc.
13. The EMD of unsuccessful bidders will be returned within 7 working days from the date of closure of e-auction proceedings.
14. The sale is subject to confirmation by the Bank. If the borrower/guarantors(s) pay the entire amount due to the secured creditor before the appointed date and time of e-auction, no sale will be conducted.
15. To the best of knowledge and information of OA, no other encumbrances exist on the aforesaid properties, however prospective tenders are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances, etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government and anybody in respect to the aforesaid mortgage property. The properties are being sold with all the existing and future encumbrances whether known or unknown to the secured creditor.
16. The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reason thereof.
17. On compliance of terms of sale, AO shall issue a 'certificate of sale' in favor of the purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, GST etc. shall be borne by the purchaser.
18. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the condition mentioned above.
19. For any further information on the auction, including inspection of the properties, the intended tenders may contact Mr. Raghunathan VS on +91 98209 39321 or Mr. Abhishek Sarfare on +91 9820459558 between 10:30 am to 5:30 pm on all working days.

Date: May 27, 2019

Sd/-

Place: Katni, Madhya Pradesh

**Raghunathan V.S**  
(Authorised Officer)  
YES BANK Limited