

TERMS AND CONDITIONS OF PUBLIC AUCTION

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 22-02-2024 UPTO 05.00 PM

Sale of immovable property/ies mortgaged to ORIX Leasing & Financial Services India Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of ORIX Leasing & Financial Services India Ltd. has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of ORIX Leasing & Financial Services India Ltd.'s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com/>). **The sale is scheduled on 23-02-2024 from 11:00 AM to 01:00 PM.**

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY	RESERVE PRICE (INR)
OUTSTANDING AMOUNT		EMD
DEMAND NOTICE DATE		BID INCREASE AMOUNT
<ul style="list-style-type: none">• M/S JAMIL AHMED CONSTRUCTIONS CO. PRIVATE LIMITED• ZAHIR AHMED• FARIDA AHMED	THIRD FLOOR WITH ROOF RIGHTS, BUILD ON PROPERTY NO. 173, PLOT AREA 272.20 SQ. YDS., SITUATED AT BANK ENCLAVE, LAXMI NAGAR, DELHI-110092, AND BOUNDED AS:- EAST: P.NO. 172 WEST: P.NO. 174 NORTH: ROAD SOUTH: S. LANE	RESERVE PRICE - INR 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAC ONLY)
INR 1,85,48,723.77/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 16,50,000/- (RUPEES SIXTEEN LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 11-12-2018		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none">• M/S SUKHROHI INTERNATIONAL LTD.• ROHIT AGGARWAL	FLAT NO. 15, DDA, THIRD FLOOR, ADMEASURING 852 SQ. FT. BUILT-UP AREA, AT BLOCK C, POCKET 1, SECTOR 15, ROHINI, DELHI-110085, AND BOUNDED AS:- EAST: BALCONY	RESERVE PRICE - INR 75,00,000/- (RUPEES SEVENTY FIVE LAC ONLY)

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<ul style="list-style-type: none"> • ANGURI DEVI AGGARWAL 	WEST: OTHER FLAT NORTH: ROAD SOUTH: ENTRY	
INR 87,10,627.99/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 7,50,000/- (RUPEES SEVEN LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 09-07-2022		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • M/S DEEP RATAN METALS PVT. LTD. • DEEPAK SHAH • HINA SHAH 	FLAT NO. F-2, FIRST FLOOR (BACK SIDE PORTION), ADMEASURING 1425 SQ. FT (BUILT-UP AREA), BUILT ON PLOT NO. 275, SITUATED AT GAGAN VIHAR, NEW DELHI-110092, AND BOUNDED AS:- EAST: PLOT NO. 247 WEST: PLOT NO. 276	RESERVE PRICE - INR 91,00,000/- (RUPEES NINETY ONE LAC ONLY)
INR 1,91,55,510.23/- AS ON 30-11-2023	NORTH: ROAD SOUTH: SERVICE LANE	EARNEST MONEY DEPOSIT 10% INR 9,10,000/- (RUPEES NINE LAC TEN THOUSAND ONLY)
DEMAND NOTICE DATE: 17-05-2022		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • M/S KRISHNA ENTERPRISES • LAXMAN • BHUPENDER SAINI • TARUNA RANI 	H. NO. 416, PLOT AREA 260 SQ.YDS., AND BUILT-UP AREA 1755 SQ. FT., OUT OF KHASRA NO. 126, SITUATED AT OLD LAL DORA (1908-09), SAINI MOHALLA, VILLAGE NANGLOI JAT, NEW DELHI – 110041, AND BOUNDED AS:- EAST: H. OF JITENDER SINGH WEST: GALI	RESERVE PRICE - INR 1,05,00,000/- (RUPEES ONE CRORE FIVE LAC ONLY)
INR 1,67,02,298.98/- AS ON 30-11-2023	NORTH: GALI & H. OF JITENDER SINGH SOUTH: GALI & H. OF LOOCKY SAINI	EARNEST MONEY DEPOSIT 10% INR 10,50,000/- (RUPEES TEN LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 21-07-2021		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • RASHID KHAN • FOZIA 	SHOP NO.25, CARPET AREA 71 SQ. FT., BUILT UP AREA 80 SQ. FT., PROPERTY NO. IX/6932 & OLD NO. 533 & 534, KHASRA NO. 725/107, HANUMAN MARKET,	RESERVE PRICE - INR 25,00,000/- (RUPEES TWENTY FIVE LAC ONLY)

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INR 23,29,779.71/- AS ON 30-11-2023	GANDHI NAGAR, VILLAGE SEELAMPUR, SHAHDARA, DELHI- 110031, AND BOUNDES AS: EAST: PVT. SHOP NO. 32 WEST: ENTRY/GALI NORTH: ENTRY/GALI SOUTH: PVT. SHOP NO. 26	EARNEST MONEY DEPOSIT 10% INR 2,50,000/- (RUPEES TWO LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 20-07-2021		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • M/S BEENU TRADERS • BEENU AGGARWAL • SANJAY KUMAR • M/S SANJAY TRADERS 	GROUND FLOOR, WITHOUT ROOF RIGHTS, PART OF PROPERTY BEARING NO. 3614, 3615, 3616 & 3617, AREA MEASURING 1130 SQ. FT., SITUATED AT MAIN BAZAR, BARA HINDU RAO, WARD NO. XIII, SADAR BAZAR, DELHI, AND BOUNDED AS: NORTH: OTHER'S PROPERTY SOUTH: OTHER'S PROPERTY EAST: OTHER'S PROPERTY WEST: MAIN ROAD	RESERVE PRICE - INR 1,50,00,000/- (RUPEES ONE CRORE FIFTY LAC ONLY)
INR 2,13,30,065.33/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 15,00,000/- (RUPEES FIFTEEN LAC ONLY)
DEMAND NOTICE DATE: 29-11-2022		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • VINAY KUMAR • PALAK ANAND 	UPPER GROUND FLOOR, WITHOUT ROOF RIGHTS "SAID FLOOR" BUILT ON PROPERTY BEARING G-29, PLOT NO. 27 & 28, AREA MEASURING 108.9 SQ. YDS., (18.9 X 51.9) APPROX., (91 SQ. MTRS.), OUT OF KHASRA NO 513, SITUATED AT VILL. MAMURPUR, G-BLOCK, PUNJABI COLONY, NARELA, DELHI-110040 AND BOUNDED AS, EAST: HOUSE NO. G-28, SH. PYARE LAL WEST: GALI 18 FT. NORTH: PROPERTY OF SH. KISHORI LAL SOUTH: GALI 15 FT.	RESERVE PRICE - INR 30,00,000/- (RUPEES THIRTY LAC ONLY)
INR 26,98,828.46/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 3,00,000/- (RUPEES THREE LAC ONLY)
DEMAND NOTICE DATE: 22-03-2022		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • PRITAM SINGH • ALKA BISHT • M/S BIGPACT SOLUTION PVT. LTD. 	ENTIRE SECOND FLOOR, WITH ROOF/TERRACE RIGHTS, CONSTRUCTED ON RESIDENTIAL PLOT BEARING NO.-276, AREA MEASURING 500.00 SQ. YDS, SITUATED AT SECTOR-21-A, URBAN ESTATE, FARIDABAD, HARYANA-121001.	RESERVE PRICE - INR 1,05,00,000 /- (RUPEES ONE CRORE FIVE LAC ONLY)
INR 2,14,43,804.81/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 10,50,000/- (RUPEES TEN LAC FIFTY THOUSAND ONLY)

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DEMAND NOTICE DATE: 14-03-2019		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • M/S VIDHYA DENTAL CLINIC • ASHOK KUMAR • POOJA RAKA 	PLOT NO. A-51 & 52, ENTIRE FF/SF, UNDIVIDED HALF PORTION OF THIRD FLOOR, ADMEASURING 2758 SQ. FT. BUILT-UP AREA AND LAND AREA 137.61 SQ. MTRS., SITUATED AT NEARBY LANDMARK : CHOUDHARY MALL, AMBEDKAR ROAD MARG, GHAZIABAD, UTTAR PRADESH, AND BOUNDED AS:- EAST: AMBEDKAR ROAD (80 FT.) WEST: P. OF MANMOHAN PRABHAKAR NORTH: P. OF JITENDER YADA SOUTH: ROAD 30 FT.	RESERVE PRICE - INR 1,55,00,000/- (RUPEES ONE CRORE FIFTY FIVE LAC ONLY)
INR 1,89,91,648.97/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 15,50,000/- (RUPEES FIFTEEN LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 19-04-2021		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • BULLAND MOTORS • RAM KESH BASIST • MAGAN BASIST • MANOJ KUMAR 	FLAT NO 1302, 13TH FLOOR, ADMEASURING 1851 SQ. FT. (BUILT-UP AREA), IN TOWER-A, BULLAND HEIGHTS, PLOT NO 6, CROSSINGS REPUBLIK, DUNDAHERA, GHAZIABAD, UTTAR PRADESH - 201009 EAST: OTHER SPACE WEST: OTHER SPACE NORTH: ENTRY & PASSAGE SOUTH: OTHER SPACE	RESERVE PRICE - INR 42,00,000/- (RUPEES FORTY TWO LAC ONLY)
INR 60,75,881.83/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 4,20,000/- (RUPEES FOUR LAC TWENTY THOUSAND ONLY)
DEMAND NOTICE DATE: 19-04-2021		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)

TERMS & CONDITIONS:

The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) put on auction 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 of the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

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It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites on 13.02.2024.

The interested bidders shall submit their EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD” Payable at “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.”. Please note that the Cheques shall not be accepted as EMD amount.

After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc., without which the Bid is liable to be rejected.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Private Limited, Plot No. 68, 3rd Floor, Sector - 44, Gurugram Haryana Pin: 122003, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24, and Mr. Bhavik Pandya (Contact Details: + +91 88666 82937), Helpline E-mail Id: support@bankeauctions.com and for any property related query may contact Authorised Officer Mr. Sukhwant Singh (Contact Details: +91-9810389922) during the working hours from Monday to Saturday.

Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.” shall be eligible for participating in the e-Auction process.

The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents on/ before 22-02-2024 by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, (<https://www.bankeauctions.com/>) on/ before 22-02-2024, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. However the original demand draft of the EMD amount has to be mandatorily deposited/submitted with the Authorised Officer on or before 22-02-2024.

During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the ‘Bid Increase Amount’ (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it’ll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the

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amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Private Limited prior to the date of e-Auction. Neither the Authorised Officer/ Company nor M/s. C1 India Private Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

The Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Private Limited, <https://www.bankeauctions.com/> before submitting their bids and taking part in the e-Auction.

Special Instructions: Bidding in the last moment should be avoided. Neither the Company nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

DATE: 20-01-2024

PLACE: DELHI

AUTHORISED OFFICER
ORIX LEASING & FINANCIAL SERVICES INDIA LTD.