

**Auction of the property situated at** NMC House No. 313/0+1 (Old House No. 440/0+1, 749, 450 & 750/A), Old Bhandara road, Itwari, Circle No. 8/13, Division No. 4 , ward No. 31, (Old Ward No. 18-A), Mouza Tah & Dist. Nagpur 440002.

**(Address of Property)**

**1. Description of Immovable Properties**

Sr. No.	Borrowers/ Guarantors Name	Owners Name	Description of Property	Reserve Price	Earnest deposit Rs.	Outstanding s/s dues , interest and charges thereon
1	Mr Milind Vijay Kumar Agrawal	Mr Vijay Kumar Jaikishan Agrawal	NMC House No. 313/0+1 (Old House No. 440/0+1, 749, 450 & 750/A), Old Bhandara road, Itwari, Circle No. 8/13, Division No. 4 , ward No. 31, (Old Ward No. 18-A), Mouza Tah & Dist. Nagpur 440002.	6,74,50,000.00/-	33,72,800.00 /-	<b>70,272,916/-</b>
2	Mr Vijay Kumar Jaikishan Agrawal					
3	Mrs Veenadevi Vijay Kumar Agrawal					
4	Mr Varsha Milind Agrawal					

Inviting bids in the sealed envelopes as per the procedure and the terms and conditions stated below :

Sr. No	Particulars	AREA (SQ. FT.) APROX.	Shop & Resi Part Total	%	The earnest money deposit
1	DOUBLE HEIGHT SHOP WITH MEZZANINE FLOOR ADMEASURING 131.76 SQ. FT. OCCUPIED BY GOVIND GARMENTS	395.28	11199600	5%	559980
2	DOUBLE HEIGHT SHOP WITH MEZZANINE FLOOR ADMEASURING 98.48 SQ. FT. OCCUPIED BY AHUJA TRADERS SALE DEPOT (MR. PAHALAJRAI AHUJA)	295.46	8371225	5%	418561.25
3	SINGLE HEIGHT SHOP OCCUPIED BY MANISH ENTERPRISES	31.3	939000	5%	46950
4	SINGLE HEIGHT SHOP OCCUPIED BY HARI'S (MR. SURESH MANOHARLAL MOTWANI)	53.9	1482250	5%	74112.5
5	DOUBLE HEIGHT SHOP WITH MEZZANINE FLOOR ADMEASURING 57.99 SQ. FT. OCCUPIED BY AHUJA THREAD HOUSE (MR. RAJESH AHUJA)	173.97	4465230	5%	223261.5
6	DOUBLE HEIGHT SHOP WITH MEZZANINE FLOOR ADMEASURING 57.99 SQ. FT. OCCUPIED BY JAY TRADERS (MR. JAYKUMAR LILADHAR RATHI)	173.97	4465230	5%	223261.5
7	DOUBLE HEIGHT SHOP WITH MEZZANINE FLOOR ADMEASURING 32.16 SQ. FT. OCCUPIED BY MR. YASHRAJ GANESHDAS BUDHRAJA	140.28	3470250	5%	173512.5
8	SINGLE HEIGHT SHOP OCCUPIED BY MR. SUNIL AGRAWAL	10.85	298375	5%	14918.75
9	SINGLE HEIGHT SHOP OCCUPIED BY JAIN TRADING COMPANY (MR. ANILKUMAR JAIN)	70.69	1731905	5%	86595.25
10	SINGLE HEIGHT SHOP OCCUPIED BY MR. SURESH MOTWANI	86.04	2107980	5%	105399
11	SINGLE HEIGHT SHOP OCCUPIED BY R. K. BROTHERS (MR. KISHOR NANDLAL DARARA)	93.21	2283645	5%	114182.25
Resi Area	MEZZANINE FLOOR	322.21	26642625	5%	1332131.25
	FIRST FLOOR -	1071.04			
	SECOND FLOOR	1207.52			
	<b>TOTAL RS.</b>	<b>TOTAL RS.</b>	<b>67457315</b>		3372865.75
	<b>SAY RS.</b>	<b>SAY RS.</b>	<b>67450000</b>		3372800.00

**Time and place of auction : (Date, Time and branch address) On date :- 22<sup>nd</sup> April 2019** At Akarshan, 5<sup>th</sup> Floor, Above ICICI Bank, Opp. Hotel Center Point, Central Bazar Road, Ramdaspath, Nagpur-440010

### **Terms and Condition of Auction**

- For participating in the auction, the intending bidders have to deposit 5% of the reserve price of the property by bankers Cheque / Demand Draft favouring **Aditya Birla Finance Limited** Payable at Akarshan, 5<sup>th</sup> Floor, Above ICICI Bank, Opp. Hotel Center Point, Central Bazar Road, Ramdaspath, Nagpur-440010 (Branch Location) which is refundable if the bid is not successful.
- The properties shall not be sold below price mentioned above.
- The properties is being sold on "As is what is", and "Whatever there is" basis.
- The successful bidder shall deposit 25% of the bid amount (including 5% deposited before bid within 24 hours on the sell being knocked down in his /her favour. Payment is to be made only in the form of cash or bankers cheque / DD Drawn in favor of the Company.
- In case the successful bidder fails to deposit the 25 % of the bid amount as mentioned above, earnest deposit shall be forfeited by the Company without any notice.
- The balance amount of purchase price shall be paid on or before 15th day of confirmation of sale or such extended period as may be agreed in writing and in default of payment within the period, the deposit and earnest money shall be forfeited and the property shall be resold.
- The successful bidder would bear the charges / fees payable for conveyance such as stamp duty, registration fee, etc. as applicable as per law.
- To the best of knowledge and information of the Company, no other encumbrance exists on the property (ies). (In case there is an encumbrance known to the Company, the same may be mentioned).
- The authorized officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the government or anybody in the respect of the property under the sale.
- The authorized officer has absolute right to accept or reject the bid or adjourn / postpone the auction without assigning any reason thereof.
- The sale is subject to confirmation by the bank within 15 days of date of auction.
- For inspection of the properties, the intending bidders may contact, **Aditya Birla Finance Limited** Branch during office hours. The bid is not transferable.
- Acceptance of highest bid will be subject to the approval of authorized officer.

Date :- 19<sup>th</sup> March, 2019

Place :-Nagpur

Sd/-  
Authorised Officer  
Aditya Birla Finance Limited