**Auction of the**

**Property No.1 - All that part and parcel of the property consisting of Apartment No. 301, Duplex on 3rd & 4th Floor, Block No.2, namely, Heritage City and having super area 1849.00 Sq. feet (171.84 Sq. meter) along with Terrace Area 230 Sq. ft., comprising of Drawing-cum-dining room, one bed room with attached toilet, kitchen, servant room with W.C. & terrace on 3rd floor and two bed rooms with attached toilets and terrace on 4th floor. In the said group housing complex, Heritage City, situated at village Sirhaul, Tehsil & District, Gurgaon (Haryana)**

**Description of Immovable Property**

|  |  |
| --- | --- |
| **Direction** | **At site** |
| North | Entry |
| South | Other Property |
| East | Other Property |
| West | Other Property |

**Property No.2 - All that part and parcel of the property consisting of Apartment No. 302, on 3rd Floor, Block No.43, namely, Heritage City and having super area 1195 Sq. feet (111.05 Sq. meter) along with Terrace Area 69 Sq. Ft., comprising of Drawing-cum-dining room, Two bed rooms with attached toilets, kitchen, lobby & terrace. In the said group housing complex, Heritage City, situated at village Sirhaul, Tehsil & District, Gurgaon (Haryana)**

**Description of Immovable Property**

|  |  |
| --- | --- |
| **Direction** | **At site** |
| North | Entry |
| South | Other Property |
| East | Other Property |
| West | Other Property |

1. **Description of Immovable Properties**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Sr. No. | Borrowers/ Guarantors Name | Owners Name | Description of Property | Reserve Price | Earnest deposit Rs. | Outstandings/s as on dated 25th January 2019 along with interest and charges thereon |
| 1 | M\s SHALIN IMPEX PRIVATE LIMITED, Mr. SANJAY KUMA, MS. SHALINI VERMA, Mr. RAJIV KUMAR, MS. MALINI VERMA, Mr. SIDDHARTHA SANJAY | Property No. 1- Mr. Sanjay Kumar & Mrs Shalini Verma Property No. 2- Mr. Rajiv Kumar & Mrs Malini Verma | Property No.1- Apartment No. 301, Duplex on 3rd & 4th Floor, Block No.2, namely, Heritage City and having super area 1849.00 Sq. feet (171.84 Sq. meter) along with Terrace Area 230 Sq. ft., comprising of Drawing-cum-dining room, one bed room with attached toilet, kitchen, servant room with W.C. & terrace on 3rd floor and two bed rooms with attached toilets and terrace on 4th floor. In the said group housing complex, Heritage City, situated at village Sirhaul, Tehsil & District, Gurgaon (Haryana)  Property No. 2- Apartment No. 302, on 3rd Floor, Block No.43, namely, Heritage City and having super area 1195 Sq. feet (111.05 Sq. meter) along with Terrace Area 69 Sq. Ft., comprising of Drawing-cum-dining room, Two bed rooms with attached toilets, kitchen, lobby & terrace. In the said group housing complex, Heritage City, situated at village Sirhaul, Tehsil & District, Gurgaon (Haryana). | Property No.1- 2,12,63,500/- Property No. 2- 1,50,00,000/- | Property No.1- 21,26,350/- Property No. 2- 15,00,000/- | Rs. 4,45,00, 307.72/- |

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

**Time and place of auction : *(Date, Time and branch address) On date :-21st November 2019*** At Aditya Birla Finance Limited, 2nd Floor, UCO Bank Building, 5 Parliament Street, Delhi- 110001 between 2 P.M to 5 P.M.

**Terms and Condition of Auction**

* For participating in the auction, the intending bidders have to deposit 10% of the reserve price of the property by bankers Cheque / Demand Draft favoring ***Aditya Birla Finance Limited*** (hereinafter referred as “Company”) Payable at Delhi (which is refundable if the bid is not successful).
* The property shall not be sold below price mentioned above.
* The property is being sold on “As is what is””As is Where is”, and “Whatever there is” basis.
* The successful bidder shall deposit 25% of the bid amount (including 10% 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 bankers cheque / DD Drawn in favor of the Company “***Aditya Birla Finance Limited”***.
* 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 Company 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 :- 18th October 2019 Sd/-

Authorised Officer

Place :- Delhi Aditya Birla Finance Limited