

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 28.12.2023 (12.00 PM to 3.00 PM)**

**[APPENDIX-IV-A] Sale Notice For Sale Of Immovable Property**

**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 public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the secured creditor, the physical /Symbolic possession of the which has been taken by the Authorised officer of Punjab & Sind Bank secured creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis.

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Sl. No.	Name of Borrower/ Guarantor & Branch	Description of the property	Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon	Reserve Price		EMD SUBMISSION ACCOUNT DETAILS	Name & contact no. Branch	Property inspection date & Time	Last Date & Time of EMD Submission Status of possession	Date/ Time of e-Auction	O/s Govt. dues, if any
				EMD	Bid increase Amount						
1.	M/s Usha Shriram Pvt. Ltd Branch: IBD	Basement floor unit of property bearing No 6, situated at DDA shopping complex, A block, Naraina Vihar, New Delhi-110028	06.06.2023 Rs. 36,68,30,982.30 as on 06.06.2023 + further interest, expenses and other charges etc. thereon.	Rs. 1,11,00,000/- Rs. 11,10,000/- Rs. 50,000/-	EMD ACCOUNT A/C No. -04841100708393 Beneficiary : PUNJAB AND SIND BANK IFSC Code - PSIB0000484	Branch: IBD Mobile-9829791037 Ph- 011-41411861 E-Mail: ibd.delhi@psb.co.in	Date 26-12-2023 between 11.30 AM to 3.00 PM	27-12-2023 Upto 4.00 PM Symbolic Possession	28-12-2023 12.00 PM to 3.00 PM	Not known to the Bank	
2.	M/s Usha Shriram Pvt. Ltd Branch: IBD	Industrial bearing No. D-19, Sector-2, Noida Distt: Gautam Budh Nagar-201301	06.06.2023 Rs. 36,68,30,982.30 as on 06.06.2023 + further interest, expenses and other charges etc. thereon.	Rs. 13,60,00,000/- Rs. 1,36,00,000/- Rs. 5,00,000/-	EMD ACCOUNT A/C No. - 04841100708393 Beneficiary : PUNJAB AND SIND BANK IFSC Code - PSIB0000484	Branch: IBD Mobile-9829791037 Ph- 011-41411861 E-Mail: ibd.delhi@psb.co.in	Date 26-12-2023 between 11.30 AM to 3.00 PM	27-12-2023 Upto 4.00 PM Symbolic Possession	28-12-2023 12.00 PM to 3.00 PM	Not known to the Bank	
3.	M/s Usha Shriram Pvt. Ltd Branch: IBD	Industrial Property bearing No 381, situated at sector-8, IMT manesar, Gururam-122051	06.06.2023 Rs. 36,68,30,982.30 as on 06.06.2023 + further interest, expenses and other charges etc. thereon.	Rs. 6,18,00,000/- Rs. 61,80,000/- Rs. 2,50,000/-	EMD ACCOUNT A/C No. - 04841100708393 Beneficiary : PUNJAB AND SIND BANK IFSC Code - PSIB0000484	Branch: IBD Mobile-9829791037 Ph- 011-41411861 E-Mail: ibd.delhi@psb.co.in	Date 26-12-2023 between 11.30 AM to 3.00 PM	27-12-2023 Upto 4.00 PM Symbolic Possession	28-12-2023 12.00 PM to 3.00 PM	Not known to the Bank	
4.	M/s Usha Shriram Pvt. Ltd Branch: IBD	DDA flat bearing No. 8114, 2nd Floor, CAT-II situated at sector-D, Pocket-7, Vasant Kunj, New Delhi-110070	06.06.2023 Rs. 36,68,30,982.30 as on 06.06.2023 + further interest, expenses and other charges etc. thereon.	Rs. 1,36,00,000/- Rs. 13,60,000/- Rs. 1,50,000/-	EMD ACCOUNT A/C No. - 04841100708393 Beneficiary : PUNJAB AND SIND BANK IFSC Code - PSIB0000484	Branch: IBD Mobile-9829791037 Ph- 011-41411861 E-Mail: ibd.delhi@psb.co.in	Date 26-12-2023 between 11.30 AM to 3.00 PM	27-12-2023 Upto 4.00 PM Symbolic Possession	28-12-2023 12.00 PM to 3.00 PM	Not known to the Bank	
5.	Rajesh Puri and Davinder Kaul Puri Branch- Siddhartha, New Delhi.	Property no.187 Entire Second Floor (with roof rights) Block A, Sushant Lok-III, Gurgaon, Haryana-122011, Area 263 sq. yards (covered area under sale-1400 sq.feet	01.04.2021 Rs. 36,62,961/- as on 01.04.2021 + further interest, expenses and other charges etc. thereon	Rs. 97,75,000/- Rs. 9,77,500/- Rs. 1,00,000/-	EMD ACCOUNT A/C No. - 06121100095684 Beneficiary : PUNJAB AND SIND BANK IFSC Code - PSIB0000612	Branch: Siddhartha Enclave Mobile-8800614391 E-Mail: d0612@psb.co.in	Date 26-12-2023 between 11.30 AM to 3.00 PM	27-12-2023 Upto 4.00 PM Physical Possession	28-12-2023 12.00 PM to 3.00 PM	Not known to the Bank	

- The e-Auction is being held on "AS IS WHERE IS" and "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 except as mentioned above. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Help Desk: +91 – 7291981124, 7291981125, 7291981126, Helpline e-mail ID- support@bankeauctions.com and for any property related query may contact Authorized officers during the office hours on any working day.
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
- The interested bidders, who have submitted their EMD not below the 10% of Reserve Price through online mode before **27.12.2023 Upto 4.00 PM** shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/ Secured Creditor.
- The prospective qualified bidders may avail online training on e-Auction from M/s C1 India Pvt Ltd, Prior to the date of e-Auction. Neither the Authorised Officer / Bank nor M/s C1 India Pvt. Ltd., 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 prior and future.
- The Authorized Officer is not bound to accept the highest offer and the Authorized Officer 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 available on the Website (<https://www.bankeauctions.com>) of M/s C1 India Pvt. Ltd before submitting their bids and taking part in the e-Auction.
- 25% of sale price is to be paid immediately i.e. on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorised Officer, in case of default property shall be sold again.
- Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of the immovable property. In default of payment within the period mentioned above, the deposit shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

**THIS NOTICE IS ALSO BE TREATED AS 30 DAYS STATUTORY SALE NOTICE TO BE BORROWER AND GUARANTORS (LRS) UNDER RULE 8(6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES 2002**

**Date: 14.11.2023, Place: New Delhi**

**Authorised Officer Punjab & Sind Bank**