

Ref: ZOSTP/REC/2024-25/35

Date: 10/05/2024

**NOTICE OF SALE**

Branch: Lalbagh Sitapur

**Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**

To,

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| 1. M/s Pooja Hosiery (Proprietorship firm), Prop- Sri Dinesh Kumar Bajpai S/o Sri Om Prakash Bajpai, Mini Parao, Raksha Market, Sitapur 261001 (Reg. Address)            |
| 2. Sri Dinesh Kumar Bajpai S/o Sri Om Prakash Bajpai (Borrower/ Mortgagor/ Guarantor), R/o Durgapurwa, Sitapur, Uttar Pradesh 261001                                     |
| 3. Sri Aadarsh Kumar Dixit S/o Ram Naresh Dixit (Guarantor) R/o Kuchkapur, Sitapur, Neri Kalan, Uttar Pradesh 261001   |
| 4. M/s Pooja Hosiery (Proprietorship firm), Prop- Sri Dinesh Bajpai S/o Sri Om Prakash Bajpai, Near Heena Beauty Parlour, Gurudwara Road, Sitapur 261001 (Other Address) |

**Sub:** Loan account M/s Pooja Hosiery (OCC A/c No. 50353628226 and FITL A/c No. 7028300990) with Indian Bank, Lalbagh Branch, Sitapur

M/s Pooja Hosiery (Proprietorship Firm) availed Cash Credit and FITL facility from Indian Bank, Lalbagh Branch, Sitapur, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Pooja Hosiery failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 20.12.2023 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) 1. M/s Pooja Hosiery (Proprietorship Firm), 2. Sri Dinesh Kumar Bajpai S/o Sri Om Prakash Bajpai (Borrower/ Mortgagor/ Guarantor), 3. Sri Aadarsh Kumar Dixit S/o Ram Naresh Dixit (Guarantor) liable to the Bank to pay the amount due to the tune of **Rs. 26,19,186.92 (Rupees Twenty Six Lakh Nineteen Thousand One Hundred Eighty Six and Paise Ninety Two only)** as on 30.11.2023 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 20.12.2023.

As M/s Pooja Hosiery failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the

Act on 13.03.2024 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

**THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.**

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 10.05.2024 is Rs. 39,76,236.00 (Rupees Thirty Nine Lacs Seventy Six Thousand Two Hundred Thirty Six only) with further interest, costs, other charges and expenses thereon from 10.05.2024.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

**The date of sale is fixed as on 26/06/2024 which would be by e-auction mode.**

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **24/06/2024** to **25/06/2024** between **10.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://ibapi.in> and [www.mstcecommerce.com](http://www.mstcecommerce.com)) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 24/06/2024 to 25/06/2024 from 10.00 am to 7.00 pm**.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **25/06/2024** i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned below shall be paid online or after generation of Challan from the website (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Account No. 98741046943 and Name: ROUTING ACCOUNT	LALBAGH BRANCH, SITAPUR IFSC:IDIB000S729

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on “As is where is and as is what is” basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

\*\*\*\*This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

**SCHEDULE**

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

All that part and parcel of the property consisting of:

Details /Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-Auction and Property ID No.	Prior Encumbrance
<p>All that part and parcel of Residential House admeasuring 1280 Sq ft or 118.95 Sq mtr Situated at Mohalla Durgapurwa, Sitapur Pargana, Tehsil and Distt. Sitapur</p> <p><b>Owned by</b> Dinesh Kumar Bajpai S/o Sri Om Prakash Bajpai, R/o Mohalla Durgapurwa, Pargana, Tehsil- and Distt. Sitapur via <b>Sale Deed</b> dated 10.06.2008 registered on 10.06.2008 with Sub Registrars Office Sitapur District Sitapur at Book No. 1, Volume No. 2750, Page no. 297 to 314 at Serial No. 3084.</p> <p>Bounded as under:  <b>As per Sale Deed:</b>  <b>East:</b> Plot Ram Prasad  <b>West:</b> Plot Sobaran  <b>North:</b> Plot Ramkishun  <b>South:</b> Kaccha Rasta 6 ft wide</p>	<b>Rs. 36.59 Lacs</b>	Rs.3.66 Lacs	26/06/2024 10:00 AM to 04:00 PM	NA
	<b>Rs. 36.59 Lacs</b>	<b>Rs. 3.66 Lacs</b>		

Bidders are advised to visit the website ([www.mstcecommerce.com](http://www.mstcecommerce.com)) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-23400020 /23400021/23400022 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact [ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com) and for EMD status please contact [ibapifin@mstcecommerce.com](mailto:ibapifin@mstcecommerce.com).

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number „18001025026“ and „011-41106131“.

Bidders are advised to use **Property ID Number** mentioned above while searching for the property in the website with <https://ibapi.in> and [www.mstcecommerce.com](http://www.mstcecommerce.com).

**Place: Sitapur**  
**Date: 10.05.2024**

**Authorized Officer**  
**Indian Bank**