

Auction of the property situated at MCL No. B-15-564/11A Measuring 110 Sq. yards, B- 15-564/11A Measuring 242 Sq. yard, 564/12A Measuring 176 Sq. yards, Overlock Road, Millerganj, Ludhiana.

1. Description of Immovable Properties

Sr.no	Borrowers / Guarantors Name	Owner Name	Description of Property	Reserve Price	Earnest Deposit Rs.	Outstandings/s dues , interest and charges thereon
1	M/s Juneja Sheets Pvt. Ltd.	Mr. Opinder Singh, Mr. Raunaq Singh, Mr. Jagmeet Singh	<u>MCL No. B-15-564/11A Measuring 110 Sq. yards, B- 15-564/11A Measuring 242 Sq. yard, 564/12A Measuring 176 Sq. yards, Overlock Road, Millerganj, Ludhiana.</u>	Total Rs. 3,95,42,777.64 /-	Total Rs. 39,54,278 /-	Rs. 4,50,75,152.27/- and further interest and other expenses thereon till the date of realization.
2	Mr. Amarjeet Singh					
3	Mr. Opinder Singh					
4	Mr. Raunaq Singh					
5	Mr. Jagmeet Singh					

2. Time and place of auction :

25th day of Jan'2019 between 11:00 a.m. to 05:00 p.m at Aditya Birla Finance Ltd, SCO 24, Sixth floor, Ludhiana Trade Building, Feroze Gandhi Market, Ludhiana-141001

3. 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 favouring the Authorised Officer, Aditya Birla Finance Limited, Payable at Delhi 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 where is basis " "As is what 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 cash or bankers cheque / DD Drawn in favor of the Authorised officer.
- In case the successful fails to deposit the 25 % of the bid amount as above, earnest deposit shall be forfeited by the Authorised Officer 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 succesfull 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 authorized officer, no other encumbrance exists on the property(ies). (In case there is an encumbrance known to the bank, 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 during office hours. The bid is not transferable.
- Acceptance of highest bid will be subject to the approval of authorized officer.
- This is also a notice to the borrower / guarantor(s) of the above said loan accounts about holding of auction sale on above mentioned date if their outstanding dues are not repaid in full.

Date :- 4th January, 2019

Place :- LUDHIANA

Sd/-
Authorised Officer
Aditya Birla Finance Limited