

E-AUCTION SALE NOTICE

Sale of immovable properties by E auction under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice to public is hereby given to the effect that the immovable properties described herein will be sold by the Authorized Officer by inviting public holding a auction on the date and time mentioned in this notice on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" & "WHATEVER THERE IS BASIS". Interested bidders may contact the Authorized Officer for further details/terms of sale, if required.

Name of the Borrower/ Guarantor(s)/ Mortgagor(s)	Description of property	Secured Debts	Reserve Price	Date & Time of E-Auction
1. NCML Industries Ltd (NCML) (Borrower), 1818, Naya Bazar, Delhi-110006, also at, Khasra No. 512-513-514, Village Chhijarsi, Pilihuwa, Ghaziabad-245304, 2. Mr. Manish Jain (Director, Guarantor, Mortgagor), R-4/13, Rajnagar, Ghaziabad-201002, 3. Mr. Mohan Lal Jain (Guarantor), R-4/13, Rajnagar, Ghaziabad-201002, 4. Mrs. Suman Jain (Guarantor), R-4/13, Rajnagar, Ghaziabad-201002 & 5. Rajnish Jain HUF (Guarantor & mortgagor), R-4/13, Rajnagar, Ghaziabad-201002, 6. Sangeeta Jain (Legal heir of Late Rajnish Jain, Guarantor & Mortgagor), R-4/13, Rajnagar, Ghaziabad-201002, 7. Shreya Jain (Legal heir of Late Rajnish Jain, Guarantor & Mortgagor), R-4/13, Rajnagar, Ghaziabad-201002, 8. Suvridhi Jain (Legal heir of Late Rajnish Jain), R-4/13, Rajnagar, Ghaziabad-201002, 9. Shrenk Jain (Legal heir of Late Rajnish Jain), R-4/13, Rajnagar, Ghaziabad-201002, 10. All other legal heirs of Late Rajnish Jain (Guarantor & Mortgagor), if any other than mentioned above R-4/13, Rajnagar, Ghaziabad-201002.	Exclusive mortgage on immovable property Plot No. 18, Sector- 4, Raj Nagar, Ghaziabad, U.P. Admeasuring 680.50 square metres jointly owned by Mr. Manish Jain and Late Mr. Rajnish Jain. Bounded as:- East: Plot No. 19, West: Plot No. 17, North: Road, South: Plot No. 29 & 30.	Rs. 39,28,94,121.90 (Rupees Thirty Nine Crore Twenty Eight Lakh Ninety Four Thousand One Hundred Twenty One & Paise Ninety only) as on 11.07.2016 (with interest applied up to 31.12.2015) with incidental expenses, cost, charges etc.	Rs. 5.22 Crore EMD: Rs. 52.20 Lac	29.04.2021, between 11:00 am to 12:00 pm

LAST DATE AND TIME OF SUBMISSION OF EMD: 27.04.2021 BY 5.00 P.M.

Note: The borrower/guarantors/mortgagors are given 15 days' Notice to repay the total dues with further interest and other charges within 15 days from the date of Publication of this Notice as per provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rule 2002, failing which the property shall be sold as per schedule mentioned in this Notice.

Encumbrances: (a) Axis Bank Ltd. had filed an Original Application No. 209 of 2017 ("OA") against the borrower, mortgagors and guarantors for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal-III, Delhi. The said OA is pending for adjudication.

(b) Securitization application (SA) i.e. NCML Industries Limited & Ors. V. State Bank of India & Ors. (SA No. 741/2016) is pending in DRT Lucknow, as on date there is no interim order passed against the Bank

For any query Contact No: 9711199229, 8879994525 ; RecoveryCell.North@axisbank.com . n.bapiraju@axisbank.com

Terms & Conditions:- 1. The properties will be sold by e-auction through bank approved service provider M/s e-procurement Technologies Ltd. (Auction Tiger) Ahmedabad under the supervision of the Bank's Authorized officer. 2. Auction sale/bidding would be only through "Online Electronic Bidding" process through the website <https://axisbank.auctiontiger.net/> also on AuctionTiger mobile app on dates mentioned above with unlimited auto extension of 5 minute each. 3. EMD (10% of the notified reserved price) is to be paid through Demand draft drawn in favour of Axis Bank Limited Payable at Noida or Delhi. Last date for bid submission of documents with EMD amount: Rs. 52,20,000/- (Rupees Fifty Two Lakhs Twenty Thousand) by 5:00 pm. Full name of the bidder, Address & Contact No. & E-mail ID should be mentioned at the back of the demand draft (EMD). 4. Detail of bidder (KYC documents i.e. photo ID proof, PAN Card and address proof & E-mail ID) in a sealed envelope and EMD is to be Submitted to Bank Office address - either (1) Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)- 201304 OR (2) Axis Bank Limited, Corporate Banking Branch, 3rd Floor, 25, Pusa Road, New Delhi - 110005. 5. E-auction shall be subject to certain term & condition which can be obtained from aforesaid address of Axis Bank (No. 1), and submission of bid form shall be unconditionally subject to those terms & conditions. 6. Auction would commence above Reserve Price with one minimum increase of Rs. 1 Lac. Bidders shall improve their offer in multiples of 1 lac. 7. The intending bidders should hold a valid e-mail id and register their names at portal <https://axisbank.auctiontiger.net/> also on Auction Tiger mobile app and get their User ID and password free of cost from M/s E-Procurement Technologies Ltd. (ETL), whereupon they would be allowed to participate in online e-auction. 8. Prospective bidders may avail online training on E-Auction from M/s E-Procurement Technologies Ltd. (Auction Tiger) Ahmedabad Contact Persons: Toll Free No: 1800 103 5342 Sh. Ram Sharma: Mobile No. 08000023279 e-mail id: ramprasad@auctiontiger.net & Mr. Rikin Brahmachari 0-9978591888. rikin@auctiontiger.net, support@auctiontiger.net. Landline No: 079-40270596/079-40270538, Fax No. 079- 40016876. 9. EMD amount shall be adjusted in case of the highest /successful bidder, otherwise returned at the address mentioned in the bid application within 2 working days of finalization of sale to unsuccessful bidder (or can be collected personally from Bank office). The EMD shall not carry any interest. 10. Interested parties can inspect the properties at the site with prior mutual appointment taken with Authorized Officer. 11. The highest / successful bidder shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit immediately (within 48 hours) after acceptance of bid by the Authorized Officer failing which the earnest money deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the property, provided he is legally qualified to bid. The balance 75% of the sale price shall be payable by the purchaser within 15 days of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer, failing which the EMD shall be forfeited. 12. All charges for conveyance, stamp duty, registration charges and all taxes etc., as applicable shall be borne by the successful bidder only. 13. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above property/ies. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. 14. This publication is also FIFTEEN DAY'S notice to the above borrowers /guarantors /mortgagors to the advance. 15. Interested parties may please contact on any working day during working hours at the Bank's (No. 1) address. 16. In addition to the sale consideration, it shall be the responsibility of the successful bidder to pay all applicable taxes, levies & duties, and bank shall not take any responsibility for the same. 17. Axis Bank Ltd. reserves the right to cancel the auction at any time, without assigning any reason thereof. 18. Submitting / Participating in the auction shall be subject to the certain "Terms & Conditions" of the bank which may be collected from concern Bank's (No. 1) address. 19. Encumbrances, if any other than Bank's loan are not known to Bank. Special instruction & caution: Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Axis Bank nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives so that they are able to circumvent such situation and are able to participate in the auction successfully.

Note: The Authorized officer reserves the right to accept or reject any bid or bids or to postpone or cancel the sale/auction without assigning any reason thereof.

Date: 07.04.2021

Place: NCR

Authorized Officer, (Axis Bank Ltd.)

Given under my hand and seal of this Tribunal on this the 07th day of April, 2021.