

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security interest (enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described Immovable Property Mortgaged/Charged to the SRG Housing Finance Ltd (Secured Creditor), the Physical Possession of which has been taken by the Authorized Officer of the SRG Housing Finance Ltd (Secured creditor), will be sold on “ **As Is Where Is** ”, “ **As Is What Is**”, and “ **Whatever There Is**” on **10.07.2019**, for Recovery of **Rs. 6,05,259.89/-** as on **31.05.2019 (Rupees Six Lac Five Thousand Two Hundred Fifty Nine And Eighty Nine Paisa)** plus Future Interest, costs, charges, Expenses and other charges due to the SRG Housing Finance Ltd (Secured creditor), from **Borrower & Mortgagor – 1) Sh. Gulsher Khan Pathan S/O Sh. Peer Khan Pathan 2) Smt Parveen Begum Pathan W/O Sh. Gulsher Khan Pathan 3) Sh. Aslam Khan S/O Sh. Gulsher Khan Pathan** having address At village – Gangrar, District Chittorgarh. **Guarantor 1) Sh. Ratnesh Vaishnav S/O Sh. Ashok Vaishnav** , village- Gangrar, District- Chittorgarh **2) Sh. Abdul Hanif S/O Sh. Pir Khan** Residing at village- Gangrar, District- Chittorgarh. The **Reserve Price** will be **Rs. 8,39,110 /- (Rupees Eight Lac Thirty Nine Thousand One Hundred Ten Only)** and the **Earnest Money Deposit** will be 10% of the reserve price i.e. **Rs. 83,911 /- (Rupees Eighty Three Thousand Nine Hundred Eleven Only)**

DESCRIPTION OF THE PROPERTY: -

Residential House Situated at Arajji no. 1321, patta no. 014, in the name of Smt Parveen Begum W/O Mr. Gulsher Khan Pathan, Vill- Gangrar, Dist- Chittorgarh (Raj.) admeasuring 765 Sq Ft and construction made their own. **Bounded as: - East: -** House of Shri Kishan lal S/O Babu Lal Chamar, **West: -** House of Smt. Nandu Bai W/O Shri Jagannath Salvi, **North: -** Aam Rasta, **South: -** House of Smt Nandu Bai W/O Shri Jagannath Salvi.

Known encumbrances on the mortgaged/charged Property, If any: No. **Date to deposit Earnest Money & submit tenders/bids:** upto 09.07.2019 till 2.00 PM. **For deposit Earnest Money:** made DD/Pay Order in favour of “SRG Housing Finance Limited, payable at Udaipur(Raj.)” **Auction place & place to submit tenders/bids:** SRG Housing Finance Ltd, Chittorgarh Branch office:- G-13, Ambe Market, Opp. Ritu Raj Vatika Near Roadways Bus Stand, Chittorgarh Pin- 312001. **Auction Date:** 10.07.2019 at 11:00 AM, **Inspection of property:** upto 08.07.2019 till 5.00 PM, **Contact Person:** Mr. Abhishek Sharma (Mob – 9887020053). **Email:** abhisheksharma@srghfl.com For detailed terms and conditions of the sale, please refer the Secured Creditor’s Website: <https://www.srghousing.com>. **Note:-** This notice is also to be treated as 30 days notice under Rule 8(6) read with the Rule 9(1) of Security interest (enforcement) Rules, 2002 to the Borrower(s)/Co-Borrower(s)/Guarantor(s).
Date:- 5-June-2019 Authorized Officer (SRG Housing Finance Limited, Registered
Place:- Udaipur Add:- 321, S.M. Lodha Complex, Near Shastri Circle, Udaipur – 313001(Raj.)

अचल सम्पत्ति के विक्रय हेतु विक्रय नोटिस

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के परन्तुक के साथ पठित वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के अधीन अचल आस्तियों के विक्रय हेतु नीलामी विक्रय नोटिस । सामान्य रूप से सभी व्यक्तियों को तथा विशेष रूप से ऋणीयों और जमानत दारो को यह नोटिस दिया जाता है कि नीचे वर्णित अचल संपत्ति जो सुरक्षित लेनदार के पास बंधक हैं, का भौतिक कब्जा सुरक्षित लेनदार के प्राधिकृत अधिकारी, **SRG Housing Finance Limited** (सुरक्षित लेनदार) द्वारा ले लिया गया है, को "जहां हैं, जैसा हैं और जो कुछ भी है" के आधार पर उधार लेने वालो क्रमशः 1) श्रीमान गुलशेर खान पठान पुत्र श्री पीर खान पठान, 2) श्रीमती परवीन बेगम पठान पत्नी श्री गुलशेर खान पठान, 3) श्रीमान असलम खान पुत्र श्री गुलशेर खान पठान निवासी गांव- गंगरार, जिला- चित्तौड़. जमानतदार: श्रीमान रतनेश वैष्णव पुत्र श्री अशोक वैष्णव निवासी गांव- गंगरार, जिला- चित्तौड़, श्रीमान अब्दुल हानिफ पुत्र श्री पीर खान निवासी गांव- गंगरार, जिला- चित्तौड़ से सुरक्षित लेनदार की 6,05,259.89/- रुपये (अक्षरे छ लाख पांच हजार दौ सौ उनसाठ रुपये और उन्नियासी पैसा मात्र) दिनांक 31.05.2019 तक और भविष्य का ब्याज, लागत, एवम अन्य खर्चों के बकाया राशि की वसूली हेतु दिनांक 10.07.2019 को

संपत्ति का विवरण

श्रीमती परवीन बेगम पठान पत्नी श्रीमान गुलशेर खान पठान के नाम की आवासीय निर्मित मकान आराजी नं 1321, पट्टा नं 014, गांव- गंगरार, जिला- चित्तौड़. जिसका क्षेत्रफल 765 वर्ग फिट है।

पूर्व:- श्रीमान किशन लाल पुत्र श्री बाबु लाल चमार का मकान, पश्चिम:- श्रीमती नन्दू बाई पत्नी श्री जगन्नाथ सालवी का मकान, उत्तर:- आम रास्ता, दक्षिण:- श्रीमती नन्दू बाई पत्नी श्री जगन्नाथ सालवी का मकान

बेचा जाएगा जिसका आरक्षित मूल्य रुपये 8,39,110/- (अक्षरे आठ लाख उंचालिस हजार एक सौ दस रुपये) और अग्रिम धनराशि रुपये 83,911 /- (अक्षरे तरयाशि हजार नौ सौ ग्यारह रुपये) रखा गया है ।

बंधक संपत्ति पर ज्ञात प्रभार/भार, यदि कोई हो: नहीं। निविदा एवं धरोहर राशि जमा करने की तारीख:- 09.07.2019 तक दोपहर 2 बजे तक । धरोहर राशि जमा हेतु डिमांड ड्राफ्ट "SRG Housing Finance Limited" के नाम से बनाए, जो उदयपुर में देय हो । नीलामी एवं निविदा जमा करने का स्थान: SRG Housing Finance Limited, चित्तौड़ शाखा: G-13, अंबे मार्केट के सामने, ऋतुराज वाटिका बस स्टैण्ड के पास, पिनकोड: 312001 । नीलामी दिनांक: 10.07.2019 सुबह 10:00 बजे । संपत्ति का निरीक्षण: शाम 5 बजे 08.07.2019 तक, संपर्क करें "अभिषेक शर्मा (मो-9887020053)"। ईमेल आईडी (Email id): abhisheksharma@srghfl.com नीलामी कि विस्तृत जानकारी हेतु सुरक्षित लेनदार की वेबसाइट <https://www.srghousing.com> पर देखे।

नोट:- यह सूचना पत्र ऋणीयों/जमानतीयों/बंधककर्ता के लिये प्रतिभूति हित (प्रवर्तन) नियम, 2002 नियम 8(6) सह-पठित नियम 9(1) के अंतर्गत 30 दिवस का सूचना पत्र माना जाएगा ।

दिनांक: 5-जून-19

प्राधिकृत अधिकारी, **SRG Housing Finance Limited**

स्थान: उदयपुर स्थाई पता:- 321, S.M. Lodha Complex, Near Shastri Circle, Udaipur – 313001(Raj.)

Detailed Terms & Condition of auction sale of secured asset under SARFAESI Act and Rules:-

1. The property is being sold on “AS IS WHERE IS BASIS”, “AS IS WHAT IS”, And “WHATEVER THERE IS” BASIS.
2. To the best knowledge and information of the authorized officer, there is no encumbrance on the property. However, the intending Tenderer/Bidder should make their own independent enquiries regarding to the encumbrances, title of the property put on auction, approved/sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the property, prior to submitting their bid.
3. The property shall not be sold below the reserve price.
4. Tenderer/Bidder who are Intending to take part in auction shall deposit EMD (Earnest Money Deposit) through Demand Draft(DD)/Pay Order in favour of “SRG Housing Finance Limited, payable at Udaipur(Raj.)”
5. In case of join Bidders/Tenderes, an authorization letter signed by all the Bidders/Tenderes authorizing actual Bidders/Tenderes to submit and participate in the Bid on their behalf should be attached to the Bid form.
6. Tenderer/Bidder must submit the copy of ID proof i.e. Aadhar card or voter id and pan card.
7. Tender/Bid once made shall not be cancelled or withdrawn. ALL Tender/Bid given by the Bidder will be deemed to have being made by him only.
8. Tenderes/bidders are advised to inspect the property and verify the title bids and documents of the property and be satisfied before submitting their tender/bids for taking part in the auction sale proceeding.
9. The authorized officer is not bound to accept the highest tender/bid or any or all tender/bid and reserve the right to accept or reject any or all the tender/bids or cancel, postponed the auction without assigning any reason thereof.
10. Bid amount shall be increased by an amount of 5000-/- Rs for each next/new bid.
11. The highest Tenderer/Bidder will be declared as successful bidder subject to fulfillment other terms and conditions. In case of receipt of more than one tender/bid, auction amongst the eligible Tenderer/Bidders will be conducted.
12. The successful bidder shall deposit 25% of the bid amount/sale price (Including EMD) on the same day and in any case not more than the next day. The balance 75% of the bid amount shall be paid within 15 days from the date of confirmation of the sale by the secured creditor. All deposit and payment shall be in the described mode of payments.
13. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated period of time, the sale in the favor of him will be cancelled and the amount already paid him will be fortified to the secured creditor and the property will again be put to sale.

14. No interest is applicable to any deposit/payment/EMD/etc. made by the Tenderers/Bidders/successful bidders in respect of this sale of secured asset.
15. The purchaser has to bear the cess, sales tax(If applicable) and any other statutory dues or other dues like municipal tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the properties.
16. Sale certificate shall be issued in the prescribed format in favor of successful bidder only.
17. The successful bidder shall have to arrange for registration etc, at his cost of the sale certificate as per the provision of the stamp Act and The registration Act. The successful bidder shall bear the charges payable for conveyance, registration fees, stamp duty etc., as Applicable.
18. In case of sale of property found subject to any encumbrances, the successful bidder/purchaser shall deposit money required to discharge the encumbrance including interest, cost etc.
19. Decision of the Authorized officer regarding declaration of successful bidder shall be final and binding on all the bidders.
20. The EMD of the unsuccessful bidder will be refunded. The bidders will not be entitled to claim any interest, costs, expenses and any other charges(if any). The cost to make Demand Draft(DD)/Pay order shall bear by bidders.
21. In case of forfeiture of the amount deposited by any defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
22. On sale of the property the purchasers shall not have any claim of whatsoever nature against Secured Creditor or Authorized Officer.
23. The borrower/mortgagor/guarantor attention is invited to the provision of Sub Section (8) of section 13 of the Act, in respect of time available to redeem the secured asset.
24. The sale of the property is under the provisions of securitization and reconstruction of financial asset and enforcement of security interest Act 2002. All the Tenderers/Bidders shall be deemed to have read and understood the terms and conditions of sale as per the Act and the Rules, amendment rules etc. and be bound by them.

Date:- 5-June-2019

Authorized Officer (SRG Housing Finance Limited, Registered

Place:- Udaipur Add:- 321, S.M. Lodha Complex, Near Shastri Circle, Udaipur – 313001(Raj.)