



Amb Branch (District Una - H.P.) Ph.: 01976-260021, Zonal Office Amb, H.O. Dharamshala (Distt. Kangra), E-mail: [mgr.amb.009@kccb.in](mailto:mgr.amb.009@kccb.in)

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES ON 03-07-2020** ,from 11:00 HRS. TO 13:00 HRS.

**LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS ALONG WITH DEMAND DRAFT (HARD COPY) on 01-07-2020 UPTO 16:00 HRS.**

**LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS (ON LINE) on 02-07-2020 UPTO 16:00 HRS.**

**Date & Time of Inspection of Property on 23-06-2020 from 11:00 a.m. to 04:00 p.m. after pre appointment**

**SEE PROVISO TO RULE 6(2) AND 8(6) SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Movable /Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the Borrower (s) and Guarantor(s) in particular, that the below described movable/immovable property/ies hypothecated / pledged / charged / mortgaged to the Secured Creditor, the constructive/physical/ Symbolic (whichever is applicable) possession of which has been taken by the Authorized Officer of THE KANGRA CENTRAL CO-OPERATIVE BANK LTD. Secured Assets, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS" BASIS** on **03-07-2020** for recovery of amounts due to the Secured Creditor from Borrower/s and Guarantor/s as mentioned against each account. The Reserve Price, Earnest Money Deposit and Incremental Deposit will be amounts as mentioned against each account. For Detailed Terms and Conditions of the Sale, Please refer to the link provided in Secured Creditor's website <https://www.bankeauctions.com>

**Name of the Borrower(s) / Guarantors**

**Borrower(s):-** M/s Crest Steel (Una) Private Limited, V&P.O. Kalruhi (Registered Office) (Tehsil Amb, Distt. Una, H.P.), **through under noted Directors:-** (i) Shri Sohan Lal Gupta S/o Shri Mam Raj R/o Ward No. 9, Village Adarsh Nagar, Amb (Distt. Una), (ii) Shri Sachin Gupta S/o Shri Sohan Lal Gupta R/o Ward No. 9, Village Adarsh Nagar, Amb (Distt. Una) (iii) Smt. Charu Gupta W/o Shri Sachin Gupta, Flat No. 58, Transit Flats, Sector-12A, Panchkula (Haryana).

**Guarantor(s):-** (i) Shri Sohan Lal Gupta S/o Shri Mam Raj R/o Ward No. 9, Village Adarsh Nagar, Amb (Distt. Una, H.P. - 177203). (ii) Shri Sachin Gupta S/o Shri Sohan Lal Gupta, R/o Ward No. 9, Village Adarsh Nagar, Amb (Distt. Una, H.P. - 177203). (iii) Smt. Veena Gupta W/o Shri Sohan Lal R/o House No. 197, Sector-12, Panchkula (iv) Shri Rajesh Gupta S/o Shri Sohan Lal Gupta, R/o House No.197, Sector-12, Panchkula (v) Shri Surinder Kumar S/o Shri Mam Raj, R/o House No. 197, Sector-12, Panchkula (vi) Smt. Kamlesh Rani W/o Shri Suresh Kumar and D/o Shri Mam Raj R/o House No. DB 36, Sector-28, Kaithal (vii) Shri Suresh Kumar Bindlish S/o Shri Hari Chand, House No. 427/18, Railway Gate, Kaithal.

**Amount outstanding as on the date of notice U/S 13(2) of SARFAESI Act served upon borrowers and guarantors ON 17-12-2018**

**Rs. 76,99,27,362/-** (Rupees Seventy Six Crore Ninety Nine Lakh Twenty Seven Thousand Three Hundred and Sixty Two Only) as on 13.12.2018 inclusive of interest up to 12.12.2018 plus future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc. accrued thereafter.

DESCRIPTION OF MOVABLE/IMMOVABLE PROPERTIES	Reserve Price / EMD / Bid Increment Amount
<b>LOT-A</b> Plant, Machinery, Furniture and fixtures, Fixed assets. Detail of which may be examined during Pre-examination.	Rs. 12.00 Crore Rs.1.20 Crore

<b>(Under Physical Possession Of The Bank)</b>	Rs. 3.00 Lakh
<p><b>LOT-B</b> All that part and parcel of land and building consisting of factory land admeasuring 03-84-25 hect (100 Kanal) along with super structure, owned by M/s Crest Steel (Una) Private Limited V&amp;PO Kalruhi vide sale deed No. 383/2014 dated 15-02-2014 comprised in Khewat No. 442, Khatauni No. 675, Khasra No. 2377/505, 515 as entered in the Nakal Jamabandi for the year 2008-09 situated in Village Kalruhi, Tehsil Amb, Distt. Una mortgaged to the Bank as under: (a)Mortgaged vide Mortgage deed No. 400/2014 dated 17.02.2014 for an amount of Rs. 48.36 crore registered with the Sub-Registrar Amb (Distt. Una) (b) Additional Mortgage vide Mortgage Deed No. 1375/2015 dated 23.05.2015 for an additional amount of Rs. 11.28 crore enhancing total mortgaged amount to Rs. 59.64 Crore, registered with the Sub-Registrar Amb (Distt. UNA) (c)Additional Mortgage vide Mortgage deed No. 3660/2015 dated 23.12.2015 for an additional amount of Rs. 10.76 Crore enhancing total mortgaged amount to Rs. 70.40 Crore, registered with the Sub-Registrar Amb (District Una). <b>(Under Physical Possession Of The Bank)</b>  <b>( THE SHED OVER THE BUILDING AND ALL OTHER RELATED CONSTRUCTIONS SHALL BE A PART OF THE LAND AND BUILDING AND DOES NOT FORM A PART OF THE PLANT AND MACHINERY)</b>  <b>LOT B SHALL BE SOLD ONLY AFTER THE SALE OF LOT A, PREFERENCE SHALL BE GIVEN TO THE BIDDER WHO PURCHASES BOTH LOT A &amp; LOT B</b></p>	Rs. 1.81 CRORE RS. 18.10 LAKH Rs.1.00 LAKH
<p><b>LOT-C</b> Flat No. G-604 at Sixth Floor in block /Tower No. G having Super Area 2587 Sq. Ft. (240.34 Sq. Meter) along with the right to use one reserve car parking at freedom Park Life, Sector-57 Gurgaon (in and around Village Samasapur) in the name of (i)Shri Surinder Kumar S/o Shri Mam Raj and (ii) Shri Sachin Gupta S/o Shri Sohan Lal Gupta both permanent, R/o House No. 197, Sector-12, Panchkula allotted vide allotment letter dated 19.08.2006 issued by M/s Business Town Planners Ltd. and vide conveyance Deed No. 31998 dated 24.02.2012 conveyed by m/s Country vide Promoters Pvt. Ltd. and M/s BPTP Ltd. registered with the Joint Registrar Gurgaon, equitably mortgaged to the Bank. <b>(Under Physical Possession Of The Bank)</b></p>	Rs. 1.48 Crore Rs. 14.80 Lakh Rs. 1.00 Lakh
<p><b>LOT-D:</b> Flat No. G-901 at Ninth Floor in Block /Tower No. G having Super Area 2587 Sq. Ft. (240.34 Sq. Meter) along with the right to use one reserve car parking at freedom Park Life, Sector-57, Gurgaon (in and around Village Samasapur) in the name of (i)Shri Rajesh Gupta S/o Shri Sohan Lal Gupta permanent, R/o House No. 197, Sector-12, Panchkula allotted vide allotment letter dated 03.07.2006 issued by M/s Business Town Planners Ltd. And vide conveyance Deed No. 29521 dated 25.01.2012 conveyed by M/s Country vide Promoters Pvt. Ltd. and M/s BPTP Ltd. registered with the Joint Registrar Gurgaon, equitably mortgaged to the Bank . <b>(Under Physical Possession Of the Bank)</b></p>	Rs. 1.46 Crore Rs. 14.60 Lakh Rs. 1.00 Lakh
<p><b>LOT -E:</b> All that part and parcel of land comprising of godown in Kaithal Municipal Area, on Plot No. 1343/17, 1345/17 (New MCK No.) admeasuring 500 Sq. Yds Situated at Patti Gaddar, Sikka Colony, Timber Market, Near Chandigarh-Hissar Road Over Bridge, Kaithal, Distt. Kaithal, owned jointly by (i)Shri Sachin Kumar Gupta S/o Shri Sohan Lal Gupta and Smt. Kamlesh Rani W/o Shri Suresh Kumar vide sale deed no. 598 dated 20-05-2009 (and not 22.05.2009) Area 125 Sq. Yds registered in the O/o Sub Registrar Kaithal bearing Municipal ID No. 22C45U15P2; (ii) Smt. Veena Rani W/o Sh. Sohan Lal, vide Sale Deed No. 176 dated 22-04-2009 area 125 Sq. Yds, registered in the O/o Sub Registrar Kaithal and bearing Municipal ID No. 22C45U15P1; (iii) Smt. Kamlesh Rani W/o Sh. Suresh Kumar vide sale deed no. 177 dated 22.04.2009 Area 125 Sq. Yds, registered in the O/o Sub Registrar Kaithal and bearing Municipal ID No. 22C45U15; (iv) Smt. Kamlesh Rani W/o Sh. Suresh Kumar D/o Shri Mam Raj acquired title to the property through Regd. Will No. 32/3 dated 22.01.2010 registered on 27.04.2010 executed by Smt. Darshana Devi, the original owner, who purchased this property vide sale deed no. 175 dated 22.04.2009, area 125 Sq. Yds registered in her name in the O/o Sub Registrar, Kaithal bearing Municipal ID No. 22C45U15/1. <b>(Under Symbolic Possession Of The Bank)</b></p>	Rs. 2.21 Crore Rs. 22.10 Lakh Rs. 2.00 Lakh

**TERMS & CONDITIONS:** The interested bidders shall submit their EMD amount 10% of the Reserve Price (as mentioned above) through NEFT/ RTGS in the Account No.: **50056450362, Name of the Beneficiary: RTGS Account KCCB Amb, Name of Bank: The Kangra Central Cooperative Bank Ltd. Branch Office Amb, IFSC Code: KACE0000009.** Please note that the Demand Drafts/Banker's Cheques drawn payable at Amb (HP) in favour of the Kangra Central co-operative Bank limited shall **also** be accepted as EMD amount and **no cheques shall be accepted** .The interested bidders who require assistance in creating Login ID & Password,

uploading data, submitting bid, training on e-bidding process etc. **may Contact M/s C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petrochem Building No. 301, Gurgaon, Ph. 0124-4302000, Mr. Pandeeep Singh, M.: 096467-96075 or E-mail ID: support@bankeauctions.com**

For any property related query the prospective bidders may Contact **the contact persons Sh. Ashwani Prashar** (M.: 89886-00431) , Assistant General Manager, The KCC Bank Limited , Zonal Office Amb **OR Sh. Anil Walia** (M.: 9418166999, Ph.: 01976-260021) Branch Manager The KCC Bank Limited ,Branch Office Amb, E-mail: mgr.amb.009@kccb.in, during working days , in office hours.

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 bidder has to submit self attested photo copy of **photo identity proof** (Aadhar Card/ Passport) with a copy of PAN CARD and Mobile Number to the authorised officer, along with hard copy of the documents.

It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Only buyers holding valid User ID/ Password and confirmed payment of EMD shall be eligible for participating in the e-Auction process. The interested bidders who have submitted their **bid** not below the Reserve Price through ONLINE mode **before 4.00 P.M. on 02-07-2020** shall only be eligible for participating in the e-bidding process.

The e-Auction of above assets /property would be conducted exactly on the scheduled Date & Time as mentioned against the said assets /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 the said assets /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 unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price as mentioned above) 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 Authorised Officer /Secured Creditor.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately (within 24 hours) after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed / permitted upon in writing by the Authorised Officer /Secured Creditor (Bank). In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be **liable to be forfeited** and assets /property shall be put to re-auction and the defaulting bidder shall have no claim /right in respect of assets /property /amount whatsoever .

**The purchaser shall also bear the cost of all encumbrances , the applicable Stamp Duty /Duties /GST /Transfer Charges /Fee etc. and also all the taxes, rate assessment charges, fee etc. owing to any Government Department / Statutory body which he should assess and enquire before giving the bid.**

**A copy of this notice is also available at the link provided in THE KANGRA CENTRAL CO-OPERATIVE BANK LTD., the Secured Creditor's website (i) <https://www.kccb.in> (ii) <https://ibapi.in> (iii) [www.bankeauctions.com](http://www.bankeauctions.com).**

Statutory 15 Days Sale Notice as per Enforcement of Security Interest and Recovery of Debt Laws. Miscellaneous Provision Amendment Act. 2016 no. 44 of Rule 6 Clause b in Sub Rule .

This publication is also 15 days notice under rule 8(6) of the security interest (enforcement) rules 2002 to the above borrowers & guarantors

The borrowers /guarantors are hereby notified to pay the sum as mentioned above alongwith up to date interest and ancillary expenses before the date of e-Auction, failing which the properties will be auctioned /sold and balance dues, if any, will be recovered with interest and cost.

**This is also notified that for the property mentioned at Lot B, falling in the UNA Distt of Himachal Pradesh, the permission under Section 118 of the H.P. Tenancy and Land Reforms Act, 1972 shall have to be obtained by the purchaser themselves. The Bank holds no responsibility in this regard.**

Authorised Officer  
15-06-2020