

Registered Office at: - Shivalik Small Finance Bank Ltd.501, Salcon Aurum, Jasola district Centre, New Delhi, South Delhi, Delhi –110025 & Branch Office at Shivalik Small Finance Bank Ltd, Vikas Nagar, Lucknow, 226022, Uttar Pradesh.

PUBLIC NOTICE FOR AUCTION CUM SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix – IV-A

[See Proviso to rule 8 (6)]

Open Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 read with proviso 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 Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Shivalik Small Finance Bank Ltd., the Secured Creditor, will be sold on “ As is Where is”, As is What is” and Whatever there is” on 20.08.2024, for recovery of **Rs. 3,44,18,974/- (Rupees Three Crore Forty-Four Lakh Eighteen Thousand Nine Hundred and Seventy-Four Only) As on 26.04.2024** plus interest & charges thereafter due to the Shivalik Small Finance Bank Ltd. secured creditor from **1. M/s. APS Feeds Private Limited (Borrower) Through its Director Mrs. Aruna Agnihotri & Mrs. Pallavi Agnihotri, Mrs. Shilpi Office address: 7th Floor, Flat No. 703, Shiva Palace 32A, Cantt Road Lucknow U.P 226001** **2. Mrs. Aruna Agnihotri (Authorized Signatory) (Guarantor/Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj Lucknow Uttar Pradesh 226024** **3. Mr. Gautamrishi Agnihotri (Guarantor/Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024** **4. Ms. Shilpi (Guarantor/Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024** **5. Ms. Pallavi Agnihotri (Guarantor/ Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024** **6. Mr. Sunil Agnihotri (Guarantor/Mortgagor/Deceased) Through its Legal Heirs R/o H.No. 299, Chandralok Colony Aliganj Lucknow Uttar Pradesh 226024** **7. Mr. Awdhesh Kumar Agnihotri (Guarantor/ Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024** **8. Mr. Ram Prakash Agnihotri (Guarantor/ Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024** **9. Mr. Durgesh Agnihotri (Legal Heir) (Son of Late Mr. Sunil Agnihotri) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024** **10. Mr. Shyam Agnihotri (Legal Heir) (Son of Late Sunil Agnihotri) R/o H.No. 299, Chandralok Colony Aliganj Lucknow Uttar Pradesh 226024** **11. Ms. Shivangi Agnihotri (Legal Heir) (Son of Late Sunil Agnihotri) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024.**

The reserve price will be **1. Rs.69,02,500/- (Rupees Sixty-Nine Lakhs Two Thousand Five Hundred Only)** **2. Rs. 1,26,00,000/- (Rupees One Crore Twenty-Six Lakhs Only)** **3. Rs. 1,01,40,000/- (Rupees One Crore One Lakhs Forty Thousand Only)** and the earnest money deposit will be 10% of Bid Amount i.e., **1. Rs. 6,90,250/- (Rupees Six Lakhs Ninety Thousand Two Hundred Fifty Only)** **2. Rs. 12,60,000/- (Rupees Twelve Lakhs Sixty Thousand Only)** **3. Rs. 10,14,000/- (Rupees Ten Lakhs Forty Thousand Only)** the latter amount to be deposited with the Bank on or before 19-08-2024 by 5 PM. particulars of which are given below: -

Name of the Borrower(s) / Guarantor(s)	Demand Notice Date and Outstanding Amount as per Demand Notice	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection of Immovable properties	Auction Date and time of opening of Bid
1. M/s. APS Feeds Private Limited (Borrower) Through its Director Mrs. Aruna Agnihotri & Mrs. Pallavi Agnihotri, Mrs. Shilpi Office address: 7th Floor, Flat No. 703, Shiva Palace 32A, Cantt Road Lucknow U.P 226001 2. Mrs. Aruna Agnihotri (Authorized Signatory) (Guarantor/Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj Lucknow Uttar Pradesh 226024 3. Mr. Gautamrishi Agnihotri (Guarantor/Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024 4. Ms. Shilpi (Guarantor/Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024 5. Ms. Pallavi Agnihotri (Guarantor/ Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024 6. Late Mr. Sunil Agnihotri (Guarantor/Mortgagor/Deceased) Through its Legal Heirs R/o H.No. 299, Chandralok Colony	26.04.2024 Rs. 3,44,18,974/- (Rupees Three Crore Forty-Four Lakh Eighteen Thousand Nine Hundred and Seventy-Four Only)	1. Equitable Mortgage on the Property: Plot, measuring an area of 162 Sq. Mtr, situated at 1/1367 Ratan Khand, Sharda Nagar Yojna, Ward Sharda Nagar District Lucknow Uttar Pradesh, Registered in revenue records of Bahi No. 1, Jild No.15138, Page No. 215/288 Serial No. 449 Dated 09-01-2013, In the name of Late Sunil Agnihotri, Awdhesh Kumar Agnihotri, Gautam rishi Agnihotri. 2. Equitable Mortgage on the Property: Plot, measuring an area of 929.36 Situated at Khasra No. 162, Kharagpur Faridi Nagar Ward Nanu Jagjeevan Ram, Pargana Tehsil and District Lucknow	1. Rs.69,02,500/- (Rupees Sixty-Nine Lakhs Two Thousand Five Hundred Only) 2. Rs. 1,26,00,000/- (Rupees One Crore Twenty-Six Lakhs Only) 3. Rs. 1,01,40,000/- (Rupees One Crore One Lakhs Forty Thousand Only)	10% of Reserve Price i.e. 1. Rs. 6,90,250/- (Rupees Six Lakhs Ninety Thousand Two Hundred Fifty Only) 2. Rs. 12,60,000/- (Rupees Twelve Lakhs Sixty Thousand Only) 3. Rs. 10,14,000/- (Rupees Ten Lakhs Forty Thousand Only)	16th August 2024..... 1100 hrs – 1500 hrs	20th August 2024 from 1100 hrs to 1400 hrs

<p>Aliganj Lucknow Uttar Pradesh 226024 7. Mr. Awdhesh Kumar Agnihotri (Guarantor/ Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024 8. Mr. Ram Prakash Agnihotri (Guarantor/ Mortgagor) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024 9. Mr. Durgesh Agnihotri (Legal Heir) (Son of Late Mr. Sunil Agnihotri) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024 10. Mr. Shyam Agnihotri (Legal Heir) (Son of Late Sunil Agnihotri) R/o H.No. 299, Chandralok Colony Aliganj Lucknow Uttar Pradesh 226024 11. Ms. Shivangi Agnihotri (Legal Heir) (Son of Late Sunil Agnihotri) R/o H.No. 299, Chandralok Colony Aliganj, Lucknow Uttar Pradesh 226024.</p> <p>Loan Number – (102444000149)</p>		<p>Uttar Pradesh. In the name of Pallavi Agnihotri, Aruna Agnihotri and Smt. Shilpi Agnihotri.</p> <p>3. Equitable Mortgage on Property: Self occupied, Residential Property, measuring total area of 167.28 Sq. Mtr. Situated at Plot No. 299, Chandralok Colony Aliganj Lucknow Uttar Pradesh, Rregistered in revenue records of Bahi No. 1, Jild No.3550, Page No. 223-224 Serial No. 13171 Dated 17-06-1989, In the name of Ram Prakash Agnihotri.</p>				
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Last Date for Submission of Offers / EMD

19 August 2024 till 5.00 pm.

For detailed terms and conditions of the sale, please refer to the link provided in Shivalik Small Finance Bank, the Secured Creditor's website https://shivalikbank.com/auction_of_bank_properties.php

Important Terms & Conditions of Sale:

- (1) The property is being sold on "as is where is, whatever there and without recourse basis as such sale is without any warranties and indemnities.
- (2) The property/documents can be inspected on the above given date and time with the Authorised Officer of the Bank.
- (3) Bid document/Form containing all the general terms and conditions of sale can be obtained from Authorised Officer on any working day during office hours at Bank's Branch Office mentioned herein above. The intending bidders should send their sealed bids on the prescribed Bid Form to Be Authorised Officer of Bank.
- (4) Bid to be submitted in sealed envelope mentioning the Bid for Auction property and accompanied with EMD (being 10% of the Bid Amount) by Demand Draft drawn in favour of "Shivalik Small Finance Bank Ltd", payable at VIKAS NAGAR- LUCKNOW on or before 19 August 2024 till 5.00 p.m. at the above-mentioned Branch office of Bank. Bids that are not filled up or Bids received beyond last date and time will be considered as invalid Bid and shall accordingly be rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, the same cannot be withdrawn.
- (5) The sealed bids will be opened on **20 August 2024 at 11:00 hrs - 14:00 hrs** at the above-mentioned Branch Office of Bank in the presence of the bidders present at that time and thereafter the eligible bidders may be given an opportunity at the discretion of the Authorised officer to participate in inter-se bidding to enhance the offer price.
- (6) The bid price to be submitted shall be above the Reserve Price and the bidder shall further improve their offer in multiple of Rs.50,000/-. The property will not be sold below the Reserve Price set by the Authorised Officer.
- (7) The successful bidder is required to deposit 25% of the sale price (**inclusive of EMD**) immediately not later than next working day by Demand Draft drawn in favour of Shivalik Small Finance Bank Ltd, payable at VIKAS NAGAR- LUCKNOW and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be, shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default.
- (8) Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e., outstanding water/electric dues, property tax, Municipal/ Panchayat taxes or other charges if any.
- (9) The successful bidder shall bear all expenses including pending dues of any Development Authority if any/taxes/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the 'Sale Certificate'.
- (10) The Authorised Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.
- (11) Bids once made shall not be cancelled or withdrawn.
- (12) To the best of its knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or makes any representation about the fitness/title of the aforesaid property. For any other information, the Authorised Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property. The notice is hereby given to the Borrower (s) / Mortgager(s)/ Guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.
- (13) The immovable property will be sold to the highest bidder. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.
- (14) Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank.
- (15) The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given **STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT**, published in Hindi & English Edition in Newspaper, to discharge the liability in full and pay the dues as mentioned above along with up-to-date interest and expenses within Thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the

English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped. However, in such cases, Further interest will be charged as applicable, as per the Loan documents on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.

(16) The decision of the authorized officer is final bidding and un-questionable. All bidders who submitted the bid shall be deemed to have read and understood the terms and condition of auction sale and be bound by them.

(17) For details, help, procedure and bidding prospective bidders may contact **Mr. Devesh Chaturvedi Contact No- 7607976595.**

1. Please note that the secured creditor, the Bank is going to issue sale notice to all the Borrower/Co-Borrowers/Guarantors/Mortgagors by POST by their addresses. In case, the same is not received by any of the parties, then this publication of sale notice may be treated as substituted mode of service.
2. The Borrower/Co-Borrowers/Guarantors/Mortgagors are also hereby informed that he/they must take delivery of their household effects, lying inside the above premises/under the custody of the Bank, if any within 15 days of this publication, with prior permission, failing which the Bank shall have no liability/responsibility to the same and will dispose of at the Borrower/Co-Borrowers/Guarantors/Mortgagors risk and adjust the sale proceed towards dues
3. If the Auction fails due to any reasons whatsoever, the Company would at liberty to sell the above mortgaged properties through private treaty as per provisions mandated under SARFAESI Act, 2002.

Date: 16-07-2024

Place: LUCKNOW

Authorised Officer

Shivalik Small Finance Bank Ltd.