



**देना बैंक**  
**DENA BANK**

**Zonal Office- Bhopal**  
Plot No. 274, Zone-II, M. P. Nagar,  
Bhopal Ph: 0755-2559081

**E-AUCTION**  
**(SALE NOTICE)**

Appendix-IV-A [See proviso to rule 8(6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-auction 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 Rules 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) & guarantor (s) that the below described immovable property mortgaged / charged to the **Dena Bank (secured creditor)**, the constructive (Symbolic) possession of which has been taken by the authorised officer the **Dena Bank (secured creditor)** will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS" on **13-03-2019** for recovery of bank dues to the secured creditor.

Details of Borrower/ Mortgagor	Secured debt for recovery of which the property is to be sold	Description of the property to be sold with known encumbrances	Reserve Price EMD Amt.
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Anand Nagar Branch : Anand Nagar, Jabalpur, Tel.:0761-2432325 Mob.: 9152941090

Contact No. of Authorised Officer/ Service provider : Shri D.K. Rathor, CM, 9152941090

Bid Submission A/c No. 109011999999, IFSC Code BKDN0811090, A/c & Beneficiary Name : Dena Bank, Anand Nagar, Jabalpur

<b>Borrower :</b> <b>M/s Yadav Dairy</b> Prop. Shri Shyam Sundar <b>Yadav</b> Dairy Farm Village, Kanadra Kheda, Opp. Dharamshala, Panagar Road, Jabalpur (M.P.) <b>Guarantors:</b> <b>(1) Shri Ram Ashish</b> <b>Yadav S/o Shri Ramavtar</b> Yadav, 379, Village Kanadra Kheda, Opp. Dharamshala, Panagar Road, Jabalpur (M.P.) <b>(2) Shri Ramavtar Yadav</b> S/o Shri Mithailal Yadav, Village Kanadra Kheda, Opp. Dharamshala, Panagar Road, Jabalpur (M.P.)	₹ <b>7373826.20</b> + Interest & other charges	(1) EM of Diverted Free hold Land under Khasra No. 209, 220 & 221, Total Area-0.07 Hec. (7600 sq.ft.) along with shed Area 5275 sq.ft. situated at village Kandrakhedha, PH No. 16/21, settlement No. 555, RI circle Maharajpur, Jabalpur (M.P.) Boundaries: East-NH-7, West- Kohli Farm, North- Dairy of Girdharilal Gupta, South-Ramavtar Yadav, Property Owner - Shyam Sunder Yadav & Ram Ashish Yadav S/o Ramavtar Yadav	₹ <b>52.24</b> Lacs
		(2) EM of Free hold Land under Khasra No. 88/3, N.B. 555, PH No. 21, Area-665 sq.ft. situated at Kandrakhedha, Jabalpur (M.P.) Boundaries: East-Mirzapur Road, West-Kamla Bai Maniram, North-Prakash Singh Thakur, South-Ramavtar Property owner-Shri Ramavtar Yadav S/o Mithailal Yadav	₹ <b>4.52</b> Lacs
		(3) EM of Land under Khasra No. 88, N.B. 555, PH No. 21, Area-360 sq.ft. situated at Kandrakhedha, Jabalpur (M.P.) Boundaries: East-Mirzapur Road, West-Plot of Maniram, North-House & plot of Maniram, South- Kusiya Property owner-Shri Ramavtar Yadav S/o Mithailal Yadav	₹ <b>2.45</b> Lacs
		(4) EM of Diverted Free hold Land under Khasra No. 210/2, N.B. 555, P.H. No. 16/21, Area-1300 sq.ft. Builtup area-805 sq.ft. situated at village Kandrakhedha, RI circle Maharajpur, Jabalpur (M.P.) Boundaries: East-Land of purchaser, West-Farm of Shri Karodi Shah, North- Land of Prakash Gond, South-5ft. Wide Road, Property owner-Shri Ramavtar Yadav S/o Mithailal Yadav	₹ <b>9.87</b> Lacs
<b>Borrowers:</b> <b>M/s Jain Hardware</b> Proprietor : <b>Santosh Kumar Jain</b> <b>Guarantor :</b> <b>(1) Smt. Arpana Jain</b> <b>(2) Smt. Sangeeta</b> <b>Jain</b>	₹ <b>4025000/-</b> + Interest + Other Charges	Residential House at plot no 81 & 82, Khasra No. 69/95 situated at Suhagi, Patwari Halka no. 17/20, Tehsil & Distt. Jabalpur, Plot area : 820 sq.ft. builtup 620 sq.ft. Owned by- Smt. Arpana Jain, Boundaries : North- Side Road, South-Land of Pramod Kumar, East-Land of Pramod Kumar, West - Land of Pramod Kumar	₹ <b>12.85</b> Lacs
		Open Plot No 83, Khasara No 69, Old Khasara No. 121 & 122, settlement No 426, situated at Suhagi, Tehsil & Distt Jabalpur, Plot Area : 1610 sq.ft. in name of Smt. Sangeeta Jain, Boundaries : North-Plot No. 84, South-Land of Patel, East- Conservancy than plot No. 98, West- Kachha Rasta	₹ <b>15.73</b> Lacs
			₹ <b>1.57</b> Lacs

The last date for submission of EMD shall be on **11-03-2019**

**Terms & Conditions:**

- Any Encumbrances in relation to the above-mentioned properties are Not Known to the Bank
- Auction/ bidding shall be only through "On Line Electronic Bidding" on the website <https://denabank.auctiontiger.net>  
The Bank will engage the services of a service provider i.e. **M/s e-procurement Technologies Limited (Also known as abcprocure /Auction tiger)**., Auction Portal: <https://denabank.auctiontiger.net>, Auction Support: **Mr. Alpesh Gupta**, Mob: + 91 9893377336, 079- 41072410/411/412/413 , Toll Free No -1800 103 5342, Support email ID: support@auctiontiger.net / MP@auctiontiger.net and for any property related query may contact **Authorised Officer : on Phone & Mobile No. mentioned above. e-mail ID: legal.bhopal@denabank.co.in; during the working hours from Monday to Friday.**
- The amount of EMD paid by the interested bidders shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the Sale price.
- The interested bidders may inspect the property at site between 1100 Hrs. and 1600 Hrs on or before **08/03/2019**.
- The interested bidders who have submitted their bids not below the reserve price through online mode before 05.00 pm on **11/03/2019** shall be eligible for participating in the e-auction to be held from **12.00 Noon to 4.00 P.M. on 13/03/2019**
- The bidder who submits the highest bid ( not below the reserve price) on closure of online auction 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. Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Dena 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 toward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
- On confirmation of the sale, the successful purchasers shall deposit 25% of the sale price ( including amount already paid towards EMD) immediately and balance 75% within 15 days failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In case final bid amount/sale consideration of asset under auction is Rs. 50.00 lac or above, the successful bidder shall deduct and remit TDS @ 1% of bid amount from the sale consideration by giving PAN number of borrower/mortgagor as deductee which can be obtained from Authorised Officer/Bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time In default of payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
- In such cases Sale consideration of asset under auction is Rs. 50.00 lac or above, the successful bidder/purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a sale certification for the subject property as per format prescribed under SARFAESI Act & Rules 2002 only upon receipt of challan-cum-statement in form NO. 26QB having remitted the TDS.
- The Certificate for TDS in form 16B to be submitted to the Bank subsequently Further inquiries , if any and /or terms and conditions for sale can be obtained from the Authorised Officer( Details mention in table).The offers not conforming to the terms of sale shall be rejected. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a sale certificate as per format prescribed under SARFAESI Rules. The purchaser shall bear the expenses on stamp duty, registration charges and society charges, if any. The bank reserves its rights to reject any or all the offers or accept offer for one or more properties received without assigning any reasons, whatsoever. Any corrigendum/addendum will be viewed only in website [www.denabank.com](http://www.denabank.com) and website of e-auction agency <https://denabank.auctiontiger.net>

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT**

The borrowers/Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance, if any, will be recovered with interest and cost incurred from them by legal avenues.

Place: Jabalpur, Date: 22.02.2019

Authorised officer