



SARVA HARYANA GRAMIN BANK

BRANCH OFFICE: DLF Wazirabad, Gurgaon

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**PUBLIC
AUCTION
BY BID**
on 17.03.2025

SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC OPEN AUCTION ON "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS"

Sarva Haryana Gramin Bank (Secured Creditor) under SARFAI SI Act 2002 invites sealed tenders from the public for purchase of the under mentioned properties/assets on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" which are held as security/secured assets in respect of secured debt due from the debtors mentioned below for recovery of Bank's dues

SCHEDULE OF THE SECURED ASSETS

Name & Address of owner of the property	Description of property mortgaged	Amount O/S as on date of demand notice	Reserve Price (RP) INR
			EMD
1. Sh. Siddharth Kaushik S/o Sh. Satya Prakash Kaushik & 2. Smt. Tarana Kaushik W/o Sh. Siddharth Kaushik Both R/o H.No. C - 1251, Ground Floor, Ansal Esencia, Sector-67, Sovereign Floors, Gurgaon, Haryana - 122001	Flat No 1251 on Ground Floor, Block C on plot admeasuring 210sq mtrs and built up area measuring 244.98 Sq Mtrs approx (2637 Sq Ft) situated IN THE RESIDENTIAL COLONY KNOWN AS SOVEREIGN FLOORS, ESENCIA, SECTOR 67, GURUGRAM stands in the name of Sh. Siddharth Kaushik S/o Sh. Satya Prakash Kaushik & Smt. Tarana Kaushik W/o Sh. Siddharth Kaushik by way of Sale Deed bearing document No 17478 dated 27.09.2016 The property is bounded as: East: Land, West: Road, North: C-1250, South: C-1252	Rs.90,88,863/- (Rs Ninety Lakh Eighty Eight Thousand Eight Hundred Sixty Three Only) as on 01.06.2023 (Date Of NPA) plus interest after 01.06.2023 plus other charges AND Rs.25,37,722/- (Rs Twenty Five Lakh Thirty Seven Thousand Seven Hundred Twenty Two Only) as on 01.06.2023 (Date Of NPA) plus interest after 01.06.2023 plus other charges. TOTAL of Rs.1,16,26,585/- (One Crore Sixteen Lakh Twenty Six Thousand Five Hundred Eighty Five only) as on 01.06.2023 (Date of NPA) plus interest after 01.06.2023 plus other charges	Rs.1,40,40,000/- (RP) Rs.14,04,000/- (EMD)

Earnest Money	Date, Time and Venue of opening tenders
10% of Bid Amount	17.03.2025 at 11:00 A.M., Sarva Haryana Gramin Bank, Branch Office: DLF Wazirabad, Gurgaon.

TERMS & CONDITIONS OF SALE

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

- The above assets are non-encumbered to anyone except Sarva Haryana Gramin Bank, DLF Wazirabad, Gurgaon as per our best knowledge and belief.
- The said property shall be sold by public auction at 11.00 AM on the 17th day of March, 2025 at Sarva Haryana Gramin Bank, Branch Office: DLF Wazirabad, Gurgaon.
- If the Borrower pays the amount due to the Bank in full before the date of sale, sale is liable to be stopped.
- The particulars specified in the Schedule here in below have been stated to the best of the information of the undersigned, but he undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
- The reserve price mentioned in each account, which the property shall not be sold below the reserve price of each property.
- The amount by which the bidding are to be increased shall be determined by the officer conducting the sale. In the event of any dispute arising as to the amount bid, or as to the bidder the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- For reasons recorded, it shall be in the discretion of the officer conducting the sale to adjourn.
- In the case of immovable property, the person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent of the amount of his purchase money to the officer conducting the sale and in default of such deposit, the property shall forthwith be put up again and resold. The sale will be subject to confirmation by Secured Creditor. The initial deposit (25% of the amount of bid as accepted by Bank) shall be paid forthwith on communication of acceptance. Balance price shall be paid within 15 days from date of acceptance of bid as accepted by Bank. The full amount of the purchase money payable shall be paid by the purchaser to the undersigned on or before the 15th day from the date of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may be forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

Note: 10% Reserve Price for above mentioned property shall be paid by DD in favour of AUTHORISED OFFICER, SARVA HARYANA GRAMIN BANK, Payable at Branch Office: DLF Wazirabad, Gurgaon.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF SARFAESI ACT-2002

ALL CONCERNED TO NOTE PLEASE THIS PUBLICATION IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002 TO THE BORROWERS MORTGAGORS/GUARANTORS

Date: 08.02.2025

Place: DLF Wazirabad, Gurgaon

AUTHORISED OFFICER

