



Asset Recovery Branch, No.6,
3rd Floor, Opp: Metro Pillar No: 80,
Pusa Road, Karol Bagh,
New Delhi – 110 005
Mob: 7823919520 Ph: 011-35008283
Email : arbdelhi@kvbmail.com

E-AUCTION NOTICE
E-AUCTION ON 26.11.2024

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER
SARFAESI ACT, 2002**

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the following borrowers taken by Authorized Officer for recovery of the secured debts as mentioned below, due to The Karur Vysya Bank Ltd, of the under mentioned branches from the following borrowers / guarantors.

Whereas the undersigned has decided to put up for E-auction of the immovable properties offers are invited by way of E-Tender for purchase of the following assets on “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, AND “**WHATEVER THERE IS**” and “**WITHOUT RE COURSE**” basis.

S. No	Name of Borrower	Lending Branch	Location of property	Nature of property	Reserve Price (in Rs.)	EMD amount (in Rs.)	Contact person / Ph.No. / Email
1.	M/s Balaji Agro Foods	Chandini Chowk Branch	Commercial cum Residential property Comprising of ground floor situated at plot no. 85-88/III Tilak bazaar, Gandhi Gali, Fatehpuri Delhi-06 and measuring area of 23.00 sq yards Commercial cum Residential property Comprising of Second floor situated at plot no. 85-88/III Tilak bazaar, Gandhi Gali, Fatehpuri Delhi-06 and measuring area of 114.54 sq yards	Commercial cum Residential	31,06,200 84,59,100	3,11,000 8,46,000	Mr. Himanshu Ranjan 7765046680 himanshurangan@kvbmail.com

For The Karur Vysya Bank Ltd.

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2.	M/s Raj Enterprises	Lawrence Road	Residential Land and Building situated at Municipal No. L-2/28, Old Plot No. 28, Entire First Floor, Shastri Nagar, Delhi - 110052 admeasuring an area of 62.00 sq yards	Residential Flat	52,50,000	5,25,000	Mr. Himanshu Ranjan 7765046680 himanshuranjn@kvbmail.com
3.	Mr. Rakesh Singh	Janakpuri	Residential Flat No. 137, 13th Floor, Tower No. D-4, Sector 24, Aravali Heights, Garhi Alawarpur, Dharuhera, Rewari Haryana - 123 110	Residential Flat	25,00,000	2,50,000	Mr. Himanshu Ranjan 7765046680 himanshuranjn@kvbmail.com

Details of borrowers:

S1.Nos.1 Chandini Chowk Branch Name of Borrower - (1) **M/s Balaji Agro Foods**, Office H-85 First floor ,Gandhi Gali Tilak Bazaar , Fatehpuri, Delhi-110006 (2) Mrs. Sweta Raj (Propreitor) 85-88/III Gandhi Gali Tilak Bazaar , Fatehpuri, Delhi-110006 (3) Mr. Sanjay Kumar Gupta S/o Sh. Prem Chand Prasad (Guarantor) 85-88/III Gandhi Gali Tilak Bazaar , Fatehpuri, Delhi-110006 **The Total due: As on 30.09.2024 is Rs.53,05,188.74 (Rupees Fifty Three Lakh Five Thousand One Hundred Eighty Eight and paisa Seventy Four only)** with further interest, Costs, other charges and expenses thereon

S1.Nos.2 Lawrence Road Branch Name of Borrower- (1) **M/s Raj Enterprises, Proprietorship Firm**, having its Office at L2/28A, Block L-2, Shastri Nagar, North West Delhi, Delhi - 110052 (2) Mr. Vidya Dhar Sharma, (Proprietor), S/o Mr. Ram Vilas Sharma R/o. 557/37 Onkar Nagar, Tri Nagar, Delhi - 110035 (3) Mrs. Raj Bala, (Guarantor) W/o Mr. Vidya Dhar Sharma, R/o 557/37 Onkar Nagar, Tri Nagar, Delhi - 110035 and **The Total due: As on 30.09.2024 is Rs 66,94,997.28 (Rupees Sixty Six Lakh Ninety Four Thousand Nine Hundred Ninety Seven and Paise Twenty Eight Only)** with further interest, Costs, other charges and expenses thereon.

S1.Nos.3 Janakpuri Branch Name of Borrower- (1) **Mr Rakesh Singh S/o Shri Bijendra Singh**, 2nd Floor, Yadav Bhawan, O/O Beer Singh, Gatwari Mohalla, Near Gopi Sweet House and Indusind Bank ATM, Wazirabad Sector 52, Gurgaon - 122 003 Also may be at :Flat No. 137, 13th Floor, Tower No. D-4, Sector 24, Aravali Heights, Garhi Alawarpur, Dharuhera, Rewari Haryana- 123 110 (2) Mr Sandeep Garg, S/o Shri Ram Mehar Garg, AKG Farm, Mandi Road, Sultanpur Mehrauli, New Delhi - 110 030 and **The Total due: As on 30.09.2024 is Rs 37,82,712.58 (Rupees Thirty Seven Lakh Eighty Two Thousand Seven Hundred Twelve and Paisa Fifty**

Eight Only) with further interest, Costs, other charges and expenses thereon

Mortgage Assets:

SI Nos.1a

Commercial cum Residential property Comprising of ground floor situated at plot no. 85-88/III Tilak bazaar, Gandhi Gali, Fatehpuri Delhi-06 and measuring area of 23.00 sq yards standing in the name of Mr. Sanjay Kumar Gupta is bounded as under-

North-Gandhi Gali	South-Other Property
East-Other Property	West-Gali
Reserve Price - Rs. 31,06,200.00	EMD - Rs. 3,11,000.00

SI Nos.1b

Commercial cum Residential property Comprising of Second floor situated at plot no. 85-88/III Tilak bazaar, Gandhi Gali, Fatehpuri Delhi-06 and measuring area of 114.54 sq yards standing in the name of Mrs. Sweta Raj is bounded as under -

North-Gandhi Gali	South-Other Property
East-Other Property	West-Gali
Reserve Price - Rs. 84,59,100.00	EMD - Rs. 8,46,000.00

SI No.2

Residential Land and Building situated at Municipal No. L-2/28, Old Plot No. 28, Entire First Floor, Shastri Nagar, Delhi - 110052 admeasuring an area of 62 sq yards standing in the name of Mrs. Raj Bala and bounded as under:-

North: Other Property	South: Other Property
East: Road 20 Ft.	West: Part of Property no. L-2/28
Reserve Price - Rs. 52,50,000.00	EMD - Rs. 5,25,000.00

SI No.3

Residential Flat No. 137, 13th Floor, Tower No. D-4, Sector 24, Aravali Heights, Garhi Alawarpur, Dharuhera, Rewari Haryana - 123 110 admeasuring approximately 1223 sqft and bounded on

North: Apartment No.D-4/138	South : Park Face
East: Apartment No.D-4/135	West : Park Face

For The Karur Vysya Bank Ltd.

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Reserve Price - Rs. 25,00,000.00**EMD - Rs.2,50,000.00**

Inspection of the Asset	All working Days - From 15.10.2024 to 22.11.2024 between 11.00 am to 5.00 pm
Last date and time for submitting online Tender & Application Forms	Date: 25.11.2024 Time: by 5 pm
Date and Time of E-Auction	The E-Auction will take place through portal on 26.11.2024 between 11.00 a.m to 11.30 a.m. with unlimited extensions of 5 minutes each till sale is concluded.
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central office in favour of above accounts Account No: 1101351000000973, IFSC Code: KVBL0001101.
Contact Person & Phone No	As mentioned above

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/ Secured Creditor's website i.e www.kvb.co.in/Property Under Auction and also at the web portal www.bankauctions.in of our e auction service provider M/s. 4closure.

Prior Encumbrance – NIL (Brought to the knowledge of Bank)

Statutory 30 days' Notice under Rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002 read with section 13(8) of the SARFAESI Act, 2002.

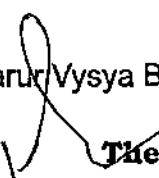
The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 15.10.2024

Place: New Delhi

Authorized Officer

For The Karur Vysya Bank Ltd.

 **The Karur Vysya Bank Ltd.**

Authorized Officer