

Date: 24th November 2023

To,

1. **M/s. Globus Ecotronics Private limited (Borrower)**
Khasra No.11, Jamalpur Khurd, Near
Barrier No.6, Bahadradab, Haridwar, Near
Axis Bank ATM, Bahadradab, Haridwar,
Uttarakhand-249402.
 2. **M/s. Navyug Industries (Co-Borrower)**
Plot No.56 to 59, 20 Dawa Chowk,
Sector-7, IIE SIDCUL, Haridwar,
Uttarakhand-249403.
 3. **Mr. Anupam Gulati (Co-Borrower)**
Flat No. 701, 7th Floor, Tower-Petronas,
Omaxe Heights, Sector- 86, Escortsagar,
Faridabad, Haryana- 121007.
 4. **Mr. Madhur Gulati (Co-Borrower)**
1381, Sector-14, Escortsagar,
Faridabad, Haryana-121007.
- Also at:
Flat No. 701, 7th Floor, Tower-Petronas,
Omaxe Heights, Sector- 86, Escortsagar,
Faridabad, Haryana- 121007.

5. **Mr. Madan Gopal Banga (Co-Borrower)**
House No.1105, Near Gymkhana Club,
Sector-4, Urban Estate Gurgaon,
Haryana-122001.
 6. **Mrs. Mukta Gulati (Co-Borrower)**
89, Lane-7, Bhagirathi Puram,
Jakhan, Dehradun, Uttarakhand- 248001.
- Also at:
Flat No. 701, 7th Floor Tower-Petronas,
Omaxe Heights, Sector – 86, Escortsagar,
Faridabad, Haryana- 121007.
7. **Mr. Anupam Gulati (Mortgagor)**
Plot no.2, Part of Khasra no.1788,
Waka Mauja Chhata NH-2,
Goverdhan Chauraha, Tehsil Chhata,
District Mathura, UttarPradesh-28401.
 8. **Mrs. Mukta Gulati (Mortgagor)**
Unit No.701, 7th Floor,Petronas Tower,
Block -21, Omaxe Heights, Village
Budhena & Baselwa, Sector- 86, Tehsil
and District, Faridabad, Haryana- 121002.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]

E-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 provision 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 to the Secured Creditor, the possession of which has been taken on **13th September 2023** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on "As is where is", "As is what is", and "Whatever there is" on **3rd January 2024** for recovery of **Rs. 1,84,32,651.99 (Rupees One Crore Eighty Four Lakhs Thirty Two Thousand Six Hundred Fifty One and Paise Ninety Nine Only)** as on **18th May**

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2023 due to the Secured Creditor ("Mahindra and Mahindra Financial Services Limited") from M/s Globus Ecotronics Private limited (Borrower), M/s. Navyug Industries (co-borrower), Mr. Anupam Gulati (Co-borrower and Mortgagors), Mr. Madhur Gulati (co-borrower), Mr. Madan Gopal Banga (Co-Borrower) and Mrs. Mukta Gulati (Mortgagor).

1	Name of the Borrower & Mortgagor	M/s Globus Ecotronics Private limited (Borrower), M/s. Navyug Industries (co-borrower), Mr. Anupam Gulati (Co-borrower and Mortgagors), Mr. Madhur Gulati (co-borrower), Mr. Madan Gopal Banga (mortgagor) and Mrs. Mukta Gulati (Co-Borrower & mortgagor)
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd
3	Date; Time & Venue of Auction	3 rd January 2024 at 11:00 AM <u>Mahindra & Mahindra Financial Services Ltd,</u> <u>3rd and 4th Floor, Aggarwal Corporate Tower, Plot No.23,</u> <u>Rajendra place, New Delhi – 110008, India</u>
3	Lot- I*	Demand Notice dated- 13 th June 2023; Amount Due: Rs. 1,84,32,651.99 (Rupees One Crore Eighty Four Lakhs Thirty Two Thousand Six Hundred Fifty One and Paise Ninety Nine Only) as on 18 th May 2023; Date of Possession: <u>13th September 2023</u>
4	Earnest Money Deposit ("EMD")	Rs. 34,55,000/-
5	Reserve Price	Rs.3,45,50,000/-
6	Bid Incremental Amount	Rs. 1,00,000/- (Rupees One lac Only)
7	Date & Time of inspection of property for intending purchaser	11 th to 15 th of December 2023 Between 10:00 AM to 5:00 PM
	Contact Person Name, Number & Email-Id	Ms. Sushmita Garima: +91 9619098774 <u>garima.sushmita@mahindra.com;</u> Mr. Samarjeet Khokhar : +91-9756311118 <u>khokhar.samarjeet@mahindra.com</u> Ms. Soni Sangle: +91 9920165242 <u>SANGLE.SONI@mahindra.com;</u>



DESCRIPTION OF IMMOVABLE PROPERTIES

LOT-I: All that piece and parcel of the vacant land measuring 3765.14sq. Meter situated at Plot no. 2, khasrano.1788, Mauza Chatta NH-2, Goverdhan Chauraha, Tehsil Chatta, Mathura belonging to Mr.Anupam Gulati S/o C.D. Gulati and having bounded as follows:

On or towards East -: Land of Chandan

On or towards West -: Plot No 1

On or towards South-: Other Land

On or towards North-: 27 Feet wide passage

TERMS & CONDITIONS:

- (1) The properties is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities.
- (2) The aforesaid properties shall not be sold below the reserve price mentioned above. Intending bidders are required to deposit the EMD as stated above by way of demand draft payable at Mumbai and favoring "Mahindra and Mahindra Financial Services Ltd" drawn on any nationalized or scheduled bank.
- (3) Bids are invited for the lots together with Bid Price clearly mentioned.
- (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest.
- (5) The bid shall be submitted along with the aforesaid EMD in a sealed cover superscribed "Offer for purchase of Property (Lot No. -I) (CONFIDENTIAL)" so as to reach Mrs. Sushmita Garima, Authorized Officer, Mahindra & Mahindra Financial Services Ltd. "B" Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building, Sunder Baug Lane, Kamani Junction, Kurla West, Mumbai – 400070 and/or Mrs. Soni Sangle, Authorized Officer, Mahindra & Mahindra Financial Services Ltd. "B" Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building, Sunder Baug Lane, Kamani Junction, Kurla West, Mumbai – 400070 and/or Mr. Samarjeet Khokhar, Authorized Officer, Mahindra & Mahindra Financial Services Ltd. 3rd and 4th Floor, Aggarwal Corporate Tower, Plot No.23, Rajendra place, New Delhi – 110008, India on or before 3rd January 2024 before 10.00 A.M.
- (6) Bids so received by the Authorized Officer shall be opened in presence of all the bidders at Mahindra & Mahindra Financial Services Ltd. 3rd and 4th Floor, Aggarwal Corporate Tower, Plot No.23, Rajendra place, New Delhi – 110008, India on 3rd January 2024 at 11.00 A.M. The Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser.
- (7) The successful Purchaser/s of the Lots, shall deposit 25% of the sale price, adjusting the EMD already paid, immediately or latest before closing hours of the next working day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited.
- (8) The balance sale price should be paid by the purchaser to the authorized officer on or before 15th day of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 3 months. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.
- (9) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties.
- (10) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the property.



(11) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price.

(12) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense.

(13) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone.

(14) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof.

(15) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002;

The borrower(s)/guarantor(s), corporate guarantor(s) and mortgagor(s) are hereby notified to pay the sum as mentioned above along with upto dated interest, legal charges and ancillary expenses before the Bid cum Auction date, failing which the property will be sold/auctioned and balance dues, if any, will be recovered with interest, legal charges and other cost.

This publication dated 29th November 2023 is also a 30 days' notice to all the above borrowers, Guarantors, and Mortgagor/s.

For detailed terms and conditions of sale, please visit: <https://www.mahindrafinance.com/sme-loans/auction-sarfaes>.

Yours faithfully,



For Mahindra and Mahindra Financial Services Limited
Authorised Signatory.

Sale Notice of Globus Electronics Dated on 24th Nov 2024.

SME- 475

भारतीय डाक
RM704464079IN IVR:82777044640
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:GLOBUS ELECTRONICS P L,HARIDWAR
PIN:249402, Bahadradad SO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464082IN IVR:82777044640
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:MADHUR GULATI,FARIDABAD
PIN:121007, Escortsnagar Faridabad SO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464096IN IVR:82777044640
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:ANUPAM GULATI,HARYANA
PIN:121007, Escortsnagar Faridabad SO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464105IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:MADAN GOPAL BANGA,HARYANA
PIN:122001, Gurgaon HO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464119IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:ANUPAM GULATI,MATHURA
PIN:284001, JHANSI HO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464122IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:NUKTA GULATI,HARYANA
PIN:121007, Escortsnagar Faridabad SO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464136IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:NUKTA GULATI,HARYANA
PIN:121002, Faridabad Sector 16a SO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464140IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:34
To:NUKTA GULATI,DEHRADUN
PIN:248001, Dehradun GPO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464153IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:37
To:NAVYUG INDUSTRIES,HARIDWAR
PIN:249403, BHIL SO Haridwar
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
RM704464167IN IVR:82777044641
RL RIFLE RANGE SO <400086>
Counter No:1,25/11/2023,12:37
To:MADHUR GULATI,FARIDABAD
PIN:121007, Escortsnagar Faridabad SO
From:MAHINDRA & ,AGASTYA CORPORAT
Wt:25gms Ack Fee:3.00,REG=17.0
Amt:35.40(Cash)Tax:5.40
<Track on www.indiapost.gov.in>