

Dated: 17th July 2023

To,

1. **Kwality Limited**
KDIL House, F-82, Shivaji Place,
Rajouri Garden New Delhi West
Delhi DL 110027 IN
2. **M/s Kwality Limited (In Liquidation)**
Mr.Shailendra Ajmera
Emst & Young LLP, 3rd Floor,
Worldmark 1,Aerocity Hospitally,
New Delhi,National Capital Territory of
Delhi-110037
3. **Mr. Sanjay Dhingra**
H. No. 14, Road No. 08,
East Punjab Bagh,
Delhi – 110026.
4. **JTPL Townships Private Limited**
JTPL House, F-82, District Centre,
Shivaji Place, Rajouri Garden New Delhi
West,New Delhi DL 110027 IN
5. **JTPL Private Limited
(Formerly known as JTPL Townships
Private Limited)**
Kharar- LandranRd,Sector 115,
Sahibzada Ajit Singh Nagar,
Dist.Mohali, Punjab-140307

Dear Sir,

Sub: Notice for Sale under Rule 8 (5) and (6) read with Rule 9(1) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002.

On your failure to repay the dues demanded vide notice issued under Sec.13(2), the Authorized Officer had attempted to sell the Immovable secured assets described in the Schedule herein through Bid cum Auction on **16th May 2023** by following the process laid down under the captioned Act and Rules made there under.

The Bid cum Auction(s) conducted as detailed above in respect of the schedule property were not successful for want of bidders / bids above reserve price. In lieu of this we have been scouting for buyers and one of the parties has evinced interest in purchasing the Schedule Property(ies) at the **Reserve Price of Lot I to V -Rs. 30,34,14,680/- (Rupees Thirty Crores Thirty Four Lakhs Fourteen**

Thousand Six Hundred Eighty only) of the last failed Bid cum Auction(s) and on such other terms as mentioned in Annexure-I, which are agree able to Mahindra & Mahindra Financial Services Ltd ("Lender") and to the proposed purchaser. As the Schedule Property (ies) could not be sold through auction(s) held earlier, the Lender has decided to sell the property to the proposed purchaser by executing necessary documents on 7th of August 2023, i.e. Monday by way of Private Treaty.

If you fail to pay the dues outstanding of Rs.48,26,47,983.92 (Rupees Forty Eight Crore Twenty Six Lakhs Forty Seven Thousand Nine Hundred Eighty Three and Ninety Two Paise only) as on 28th February 2023 along with further interest till the date of final payment, within 15 days from the date of receipt of this notice, the schedule property(ies) shall be sold to the proposed purchaser as per the terms agreed between the Lender and the proposed purchaser without any further notice to you. If the sale proceeds of the schedule property are insufficient to realize the outstanding dues under the loan account, the legal action initiated / to be initiated against you and others shall continue / follow until full recovery of the outstanding dues are made.

DETAILS OF IMMOVABLE PROPERTIES

A first and exclusive charge by way of mortgage on land & building and structures thereon at Sector 115, Kharar-Landhran Road, Mohali, Punjab owned by M/s JTPL Townships Private Limited (later changed to JTPL Private Limited). The details of each LOTS are as mentioned below:

SCHEDULE- I

1	Name of the Borrower & Mortgagor	Kwality Limited [Borrower]; JTPL Private Limited (Formerly known as JTPL Townships Private Limited) [Mortgagor]		
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd		
3	Date of Sale	7 th August 2023 (Monday) at 11:00 AM to 4 PM		
4	Reserve Price (below which the property cannot be sold)	LOTS	RESERVE PRICE	Description & Measurement
		Lot- I	Rs. 6,48,78,000/-	12918 sq.ft
		Lot -II	Rs. 6,04,78,880/-	10996 sq.ft
		Lot-III	Rs. 5,50,00,000/-	14469 sq.ft
		Lot-IV	Rs. 4,88,64,800/-	32744 sq.ft
		Lot-V	Rs. 7,41,93,000/-	52995 sq.ft
		Total	Rs. 30,34,14,680/-	



Detail address of the Property:

The above said properties i.e. **LOT -I to LOT -V** are under the possession of the Lender and also fencing with pillars and wires. The said properties fall under following khasra numbers.

All that Part and parcel of land measuring 06 kanal 00 Marla i.e. 1/3rd share out of total land measuring 17 kanals 19 marlas bearing khewat/khatoni no. 103/106 comprised under khasra no. 27//11/1(6-0), 20/2(6-0), 28//15(4-13), 16(1-6) kittas 4 situated at Village Santemajra, H.B. No. 186 Tehsil Kharar District SAS Nagar Mohali as per Jamabandi for the year 2003-04 as per sale deed bearing vasika no. 6571/1, dated 13.1.2006 registered with Sub Registrar Kharar, Distt. Mohali.

All that part and parcel of land measuring 02 kanal 00 Marla i.e. 40/226 share out of total land measuring 11 kanals 06 marlas comprised under khewat/khatoni no. 105/110 khasra no. 26/9/2(3-6), 10(8-0) kittas 2 and land measuring 01 kanal 11 Marlas comprised under khewat/khatoni no. 109/114 khasra no. 26//11/2(1-11) and land measuring 01 kanal 02 marlas i.e. 22/31 share out of total land measuring 01 kanal 11 marlas bearing khasra no. 26//12/2(1-11) and land measuring 07 kanals 07 marlas i.e. 147/160 share out of total land measuring 08 kanals 00 marla comprised under khewat/khatoni no. 194/209 khasra no. 26//20(8-0) situated at village Santemajra, H.B. No. 186 Tehsil Kharar District SAS Nagar Mohali as per Jamabandi for the year 2003-04 as per sale deed bearing vasika no. 3237/1, dated 17.9.2008 registered with Sub Registrar Kharar. All that part and parcel of land measuring 05 kanal 17 marlas comprised under khewat/khatoni no. 119/122, Khasra no. 27//11/1/1(1-4)28//15(4-13) kittas 02 and land measuring 00 kanal 03 Marlas i.e. 3/13 share out of total land measuring 00 kanal 13 Marlas bearing khasra no. 27//20/2/2 (0-13) situated at Village Santemajra, H.B. No. 186 Tehsil Kharar, District SAS Nagar, Mohali as per Jamabandi for the year 2008-09 as per sale deed bearing vasika no. 2788/1, dated 4.8.2015 registered with Sub Registrar Kharar, Distt. Mohali.

For Mahindra and Mahindra Financial Services Limited

Authorised Officer



Sale Notice (Private Treasury) of Kwality Ltd dated on 17th July 23

SME- 415

भारतीय डाक
India Post

RM071015754IN IVR:8277071015754
RL GHATKOPAR WEST SO <400086>
Counter No:1,18/07/2023,10:22
To:KVALITY LTD,KOIL HOUSE
PIN:110027, Tagore Garden S.O
From:MAHINDRA AND MAHINDRA,MUMBAI
Wt:24gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
India Post

RM071015785IN IVR:8277071015785
RL GHATKOPAR WEST SO <400086>
Counter No:1,18/07/2023,10:22
To:SANTAY DHINGRA,H NO 14
PIN:110026, Punjabi Bagh S.O
From:MAHINDRA AND MAHINDRA,MUMBAI
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
India Post

RM071015768IN IVR:8277071015768
RL GHATKOPAR WEST SO <400086>
Counter No:1,18/07/2023,10:22
To:JTPL TOWNSHIP,JTPL HOUSE
PIN:110027, Tagore Garden S.O
From:MAHINDRA AND MAHINDRA,MUMBAI
Wt:22gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
India Post

RM071015799IN IVR:8277071015799
RL GHATKOPAR WEST SO <400086>
Counter No:1,18/07/2023,10:22
To:JTPL PVT LTD,KHARAR
PIN:140307, Landran SO
From:MAHINDRA AND MAHINDRA,MUMBAI
Wt:22gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक
India Post

RM071015771IN IVR:8277071015771
RL GHATKOPAR WEST SO <400086>
Counter No:1,18/07/2023,10:22
To:KVALITY LTD,SHAIENDRA AINERA
PIN:110037, Gurgaon Road SO
From:MAHINDRA AND MAHINDRA,MUMBAI
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>