

Date: 22nd August 2023

To,

- 1. Pawan Dealers Private Limited
(Borrower)**
NH 31, Lalbabu Chowk,
Barsouni, Purnea,
Bihar-854326
- 2. Smt. Pratima Kumari (Co-Borrower)**
95Ka, Vishnapur Ward No. 24,
Anchal-Begusarai,
Bihar-851101
- 3. Mr. Ranjan Kumar**
95 K, Vishnupur Ward No. 24,
Begusarai-851129,
Bihar, India
- 4. Mr. Chandan Kumar**
Dr M.N. Ray, Bishnapur,
Begusarai-851101, Bihar,
India.

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

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 proviso 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 physical possession of which has been taken on **30th of May, 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 **04th of October, 2023** for recovery of **Rs. 2,05,50,855 (Rupees Two Crore Five Lacs Fifty Thousand Eight Hundred and Fifty Five only)** as on **9th September, 2016** due to the Secured Creditor ("**Mahindra and Mahindra Financial Services Limited**") from **Pawan Dealers Private Limited (Borrower), Smt. Pratima Kumari (Co-Borrower), Mr. Ranjan Kumar, and Mr. Chandan Kumar.**



Page 1 of 5

1	Name of the Borrower & Mortgagor	Pawan Dealers Private Limited [Borrower]; Smt. Pratima Kumari [Mortgagor]
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd
3	Date; Time & Venue of Auction	4 th of October, 2023 at 11:00 AM Plot no.6, beside Cimage College, Sri Krishna puri park boring road, Patna – 800001.
4	Lot- I*	Demand Notice dated- 15 th September,2016 ; Amount Due: Rs. 2,05,50,855 (Rupees Two Crore Five Lacs Fifty Thousand Eight Hundred and Fifty Five only) Date of Possession: <u>30th May 2023</u>
5	Earnest Money Deposit ("EMD")	Rs. 4,50,000
6	Reserve Price	Rs. 4,50,00,000
7	Bid Incremental Amount	Rs. 1,00,000/- (Rupees One lac Only)
8	Date & Time of inspection of property for intending purchaser Contact Person Name, Number & Email-Id	12 th to 20 th of September, 2023 Between 10:00 AM to 5:00 PM 1. Mrs. Sushmita Garima :9619098774 Garima.sushmita@mahindra.com 2. Ms. Soni Sangle :9920165242 SANGLE.SONI@mahindra.com 3. Mr. Pabak Das : 9032864960 das.pabak@mahindra.com

DESCRIPTION OF IMMOVABLE PROPERTIES

Item No -1

All that piece and parcel of land lying, being and situated at Khesra no. 393, Khata No. 185, Mouza-Chandbathi, Pargana Haweli, Thana Dagarua, Thana No. 287, Touzi No. 8/5, sub Registry Office Purnea, Circle Office Dagarua, District- Dagarua, purnea, Bihar admeasuring area of 02 Decimal 9 Kari along with all future sheds, structures, building thereon and surrounded as follows-



Boundaries of Deed No. 16843

North: Today Purchaser Pratima Kumari

South: NH 31 Road

East: Punam Jaiswal

West: Today Purchaser Pratima Kumari

Item No -2

All that piece and parcel of land lying, being and situated at Khesra no. 394, Khata No. 184, Mouza-Chandbhathi, Pargana Haweli, Thana Dagarua, Thana No. 287, Touzi No. 8/5, sub Registry Office Purnca, Circle Office Dagara, District-Dagura, purnea, Bihar admeasuring area of 25 Decimal 00 Kari along with future sheds, structures, building thereon and surrounded as follows-

Boundaries of Deed No. 8630

North: Bibi Aamna Khatoon

South: Nij Purchaser Pratima Kumari

East: Kabristan

West: Sakir etc.

Item No-3

All that piece and parcel of land lying, being and situated at Khesra no. 393, Khata No. 185, Mouza-Chandbhathi, Pargana Haweli, Thana Dagarua, Thana No. 287, Touzi No. 8/5, sub Registry Office Purnca, Circle Office Dagara, District- Dagara, purnea, Bihar admeasuring area of 06 Decimal 00 Kari along with future sheds, structures, building thereon and surrounded as follows-

Boundaries of Deed No. 16192

North: Roushan Ara

South: Nij Purchaser

East: Nij Purchaser

West: Sant Lal Thakur

Item No-4

All that piece and parcel of land and property lying, being and situated at Khesra no. 393, Khata No. 185, Mouza- Chandbhathi, Pargana Haweli, Thana Dagarua, Thana No. 287, Touzi No. 8/5, sub Registry Office Purnca, Circle Office Dagara, District- Dagara, purnea, Bihar admeasuring area of 06 Decimal 00 Kari along with future sheds, structures, building thereon and surrounded as follows-



Boundaries of Deed No. 16842

North: Nij Seller

South: NH 31 Road

East: Today Purchaser Pratima Kumari

West: Sant Lal Thakur

Item No-5

All that piece and parcel of land and property lying, being and situated at Khesra no. 393, Khata No. 185, Mouza- Chandbhathi, Pargana Haweli, Thana Dagurua, Thana No. 287, Touzi No. 8/5, sub Registry Office Purnca, Circle Office Dagura, District- Dagura, purnea, Bihar admeasuring area of 21 Decimal 06 Kari along with future sheds, structures, building thereon and surrounded as follows-

Boundaries of Deed No. 16844

North: Roushan Ara

South: Today Purchaser Pratima Kumari

East: Punam Jaiswal

West: Today Purchaser Pratima Kumari and Balbir Singh

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. Lot-I)**" so as to reach **Mrs. Sushmita Garima, Authorized Officer, Mahindra and Mahindra Financial Services Limited, Address - Plot no 6, beside Cimage College, Sri Krishna Puri Park, Boring Road, Patna- 800001 Or Ms. Soni Sangle, Authorized Officer, Mahindra and Mahindra Financial Services Limited, Address-Plot no.6, beside Cimage College, Sri Krishna puri park boring road, Patna – 800001.** on or before **04th of October, 2023 at 10.00 A.M.** (6) Bids so received by the Authorized Officer shall be opened in presence of all the bidders at the Venue on the given time. 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 up to 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.

The publication dated **23rd August 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

Mr. Pabak Das

Designation: Manager -Legal

Authorised Signatory.

Sale Notice of Pawan Dealers Plot dtd. Dated on 22nd August 2023

SME-433

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM022179270IN IVR:8277022179270

RL GHATKOPAR WEST SD <400086>

Counter No:2,23/08/2023,09:58

To:PRATIMA ,95

PIN:851101, Begusarai HO

From:MAHINDRA AND MAHINDRA,.

Wt:25gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM022179283IN IVR:8277022179283

RL GHATKOPAR WEST SD <400086>

Counter No:2,23/08/2023,09:58

To:RANJAN KUMAR,.

PIN:851129, Mirzapur Banduar SD

From:MAHINDRA AND MAHINDRA,.

Wt:25gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM022179297IN IVR:8277022179297

RL GHATKOPAR WEST SD <400086>

Counter No:2,23/08/2023,09:58

To:CHANDAN KUMAR,DR M N RAY

PIN:851101, Begusarai HO

From:MAHINDRA AND MAHINDRA,.

Wt:25gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM022179306IN IVR:8277022179306

RL GHATKOPAR WEST SD <400086>

Counter No:2,23/08/2023,09:58

To:PAWAN,NH 31

PIN:854326, Gulabbagh SD

From:MAHINDRA AND MAHINDRA,.

Wt:25gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>