

PUBLIC NOTICE - TENDER CUM AUCTION FOR SALE OF SECURED ASSET

Sale of Secured Asset under the Securitisation and Reconstruction of
Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the undersigned, being the Authorized Officer of ICICI Bank Limited ("ICICI Bank") under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"), issued a statutory demand notice on February 27, 2017 under section 13(2) of the said Act, upon PD Memorial Religious and Educational Association ("Borrower" or "Mortgagor-I"), Ami Prabhu Religious and Educational Association ("Mortgagor-II"), Smt. Bimla Singh Lather ("Guarantor-I"), Sh. Bijender Singh Lather ("Guarantor-III" or "Mortgagor-III"), Smt. Shanti Devi ("Mortgagor-IV"), Sh. Joginder Singh Lather ("Guarantor-II" or "Mortgagor-V") and Smt. Sumitra Devi ("Mortgagor-VI") to repay the amount mentioned in the said notice being ₹ 321,416,503.00 as on January 31, 2017 together with further interest and other charges thereon with effect from February 1, 2017, at the contractual rates upon the footing of compound interest until payment / realization within 60 days from the date of receipt of the said notice. Further, Authorized Officer of Union Bank of India by way of a demand notice dated February 8, 2018 under section 13(2) of the Act read with Rule 3 of the Rules demanded from the Borrower and other obligors to repay the amount of ₹ 275,331,536.72 along with the future interest within 60 days from the date of receipt of the said notice. Similarly, the Authorized Officer of Canara Bank by way of statutory demand notice dated March 6, 2017 demanded the Borrower and other guarantors to repay the amount of ₹ 316,366,365.00 along with future interest within 60 days from the date of receipt of the said notice.

That in compliance of Hon'ble District Magistrate, Jhajjar order dated September 7, 2018, the Tehsildar, Bahadurgarh has taken the physical possession of the Secured Asset (as defined below) and have handed over the same to the Authorized Officer of ICICI Bank, acting on behalf of ICICI Bank Limited as well as other consenting banks viz Union Bank of India and Canara Bank.

Offers are hereby invited from interested persons/participants to be submitted online through our e-auction service provider **M/s Easy Bid Solutions Pvt. Ltd.** through the web portal <http://www.easybidsolutions.com> before February 11, 2019 upto 5:00 PM, for the sale of the following Secured Asset in possession of ICICI Bank on "**As is where is basis**", "**As is what is basis**", "**Whatever there is basis**" and "**Without recourse basis**". As per following details:

Schedule

Lot no.	Description of the immovable property	Reserve Price (in ₹)	Earnest Money Deposit ("EMD") (in ₹)	Bid Increment Value (in ₹)	Inspection Date & Time	e-Auction Date & Time	Last Date of Submission EMD
1.	Property bearing Plot no. High School Site at Sector-2, Bahadurgarh (Jhajjar), Haryana, admeasuring 22,405 square mtrs. together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future and in the name of PD Memorial Religious and Educational Association / Borrower / Mortgagor-I. (Secured Asset)	250,000,000/-	25,000,000/-	1,000.00	January 28, 2019 from 11:00 AM - 05:00 PM	February 13, 2019 between 10:00 am to 12:00 noon	February 11, 2019 till 5 PM

TERMS & CONDITIONS

- AND WHEREAS, the Authorized Officer of ICICI Bank, has decided to dispose of the said Secured Asset, this notice of sale is published today that the Secured Asset, as detailed in the Schedule above will be sold through an online auction on February 13, 2019 (**Between the times as mentioned in the aforementioned table**).
- The online auction will take place on the website of auction agency i.e., <http://www.easybidsolutions.com> on February 13, 2019 between 10:00 am to 12:00 noon. The online auction will be conducted through **M/s Easy Bid Solutions Pvt. Ltd.** and shall be subject to terms & conditions contained in the tender document which is available on the website of the auction agency i.e., <http://www.easybidsolutions.com>.
- The Mortgagor/Guarantors/Borrower in particular and the public in general are hereby cautioned and restrained not to deal with the Secured Asset, as detailed above, in any manner in terms of section 13(13) of the said Act and any dealing with the Secured Asset will be subject to the charge of ICICI Bank, Union Bank of India and Canara Bank for the amounts and further interests thereon.
- The Borrower/ Mortgagor(s)/ Guarantor(s)'s attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the Secured Asset.**
- The Earnest Money Deposit ("EMD") for an amount ₹ 25,000,000.00 and the tender document is required to be deposited on or before **February 11, 2019 up to 5:00 PM** in a sealed envelope super scribed "**Offer from Mr./ Ms./ M/s. [] for purchase of the Immovable Property located at Bahadurgarh, Haryana (Jhajjar) owned by PD Memorial Religious and Educational Association and mortgaged in favor of ICICI Bank, Union Bank of India and Canara Bank**" so as to reach Mr. Manish Goel/ Ms. Lovepreet Kaur at ICICI Bank Limited, NBCC Place, Bishma Pitamah Marg, Pragati Vihar, New Delhi - 110003. EMD DD /PO should be from a Nationalized/Scheduled Bank favoring "ICICI Bank Limited" payable at Delhi. The EMD is refundable, if the bid is not successful.
- The successful bidder shall be required to pay 25% of the offer amount less amount paid as EMD immediately on the same day or not later than the next working day, as the case may be, on the receipt of confirmation of sale from the Authorised Officer of ICICI Bank Limited and the rest 75% / balance amount(s) on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first working day after the 15th day or such extended period as may be agreed upon in writing between the purchaser and the Secured Creditor(s), in any case not exceeding three months from the date of confirmation of the sale of the Secured Asset. In case of any default on the part of the successful bidder, all amounts deposited till then shall be forfeited including EMD. The Pay Order / Demand Draft should be drawn on a Scheduled/ Nationalised Bank favoring "ICICI Bank Limited" payable at Delhi. As per Income tax rules TDS @1% of auction price is payable by the successful auction purchaser as the purchase price is more than ₹ 5,000,000.00.
- The particulars in respect of the Secured Asset specified in the Schedule herein above, have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the said Secured Asset will be sold with the Encumbrances and dues payable to the statutory authority(ies) (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned Secured Asset before submitting the tenders.
- For any further clarifications with regard to inspection, terms and conditions of the auction or submission of tenders, kindly contact Mr. Manish Goel / Ms. Lovepreet Kaur, Authorised Officer of ICICI Bank Limited on Contact No.+91 11 4221 8357 / +91 11 4221 8413 or write at manish.goel@icicibank.com / lovepreet.kaur@icicibank.com, or contact Easy Bid Solutions : 9654980563, 9654980564, 9810216124, info@easybidsolutions.com
- The Authorized Officer reserves the right to reject any or all the bids or cancel the auction without furnishing any further notice or reasons thereof.
- Any statutory and other dues payable and due on the Secured Asset shall be borne by the successful purchaser as per the provisions of applicable laws.
- This is also a mandatory notice of 30 days as per the provisions of the Act to the Borrower/Guarantor(s)/ Mortgagor(s) of above account informing them regarding sale of mortgaged assets on the aforesaid dates.