

Date: 9th May, 2025

To,

1. **Mr. INDER KUMAR (INDER READY MADE MATERIAL STORE) (Borrower)**
Ground Floor, 3036/3, Gali No-5, Main Road,
Raghubar Pura No-2, Gandhi Nagar East Delhi- 110031.

Also At:

D-11 Gali No-9, Kailash Mandir Wali,
Gali New Govindpuru, Krishna Nagar Delhi - 110051.

2. **REKHA ARORA (Co-Borrower)**
D-11 Gali No-9, Kailash Mandir Wali,
Gali New Govindpuru, Krishna Nagar Delhi - 110051.

3. **VIR BHAN ARORA (Co-Borrower)**
33 Street No-2, Shyam Nagar Chander Nagar,
Krishna Nagar Delhi-110051.

4. **PARAS ARORA (Co-Borrower)**
D-11 Gali No-9, Kailash Mandir Wali,
Gali New Govindpuru, Krishna Nagar Delhi - 110051.

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 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 **21st April, 2025** by the Authorized Officer of **PROFECTUS CAPITAL PRIVATE LIMITED** being the Secured Creditor and will be sold on "As is where is", "As is what is", and "Whatever there is" on **25th May, 2025** for recovery of **Rs. 3,58,24,296/- (Rupees Three Crore Fifty-Eight Lakh Twenty-Four Thousand Two Hundred and Ninety-Six Only) outstanding as on 07.08.2024** along with all outstanding dues (interest and charges) as on the date of Auction to the Secured Creditor ("**PROFECTUS CAPITAL PRIVATE LIMITED**") from **Mr. INDER KUMAR (M/s. INDER READY MADE MATERIAL STORE) [Borrower]**.

1.	Name of the Borrower	Mr.INDER KUMAR (M/s. INDER READY MADE MATERIAL STORE)
2.	Name of the Secured Creditor	PROFECTUS CAPITAL PRIVATE LIMITED
3.	Date, Time & Venue of Auction	27 th May, 2025 at 11:00 AM to 05.00 PM The E-Auction Sale will be conducted through online portal: https://sarfaesi.auctiontiger.net
4.	Reserve Price	Rs.4,03,85,200/- (Rupees Four Crore Three Lakh Eighty-Five Thousand Two Hundred Only)
5.	Earnest Money Deposit ("EMD")	Rs.40,38,520/- (Rupees Forty Lakh Thirty-Eight Thousand Five Hundred Twenty Only) <i>The EMD shall be payable through Demand Draft / RTGS / NEFT or before date of receipt of 26.05.2025.</i>
6.	Bid Incremental Amount	Rs. 1,00,000/- (Rupees One Lakh Only)
7.	Date & Time of inspection of property for intending purchaser	19 th May 2025 to 23 rd May, 2025 Between 11:00 AM to 5:00 PM
8.	Contact Person Name & Contact Number	Mr. Karan Saxena; +91 9999888484. Mr. Deepak Wavhale; +91 9975421187.

DESCRIPTION OF IMMOVABLE PROPERTIES

All that piece and parcel of property being Residential House No. X/3036 (Part), on Plot No. 31, admeasuring 75.00 sq. yds., alongwith its whole of the structure of Two Shops, Four Rooms, on the ground Floor, Two Rooms, Kitchen, laterine, bath on first floor, fitted with Electricity, out of Khasra No. 211 & 212, Situated at abadi Main Road, Raghubarpura, No. 02, Gandhi Nagar, in the area of Village Seelampur, Illaqa Shahdara, Delhi, Delhi-110031 and bounded as under: Boundaries as per Sale Deed:-

East: Others Property; **West:** Remaining Portion; **North:** Gali; **South:** Road.

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.
- (3) The EMD Amount of 10% of the Reserve Price to be deposited on or Last date of receipt of BID. The EMD amount has to be paid through Online Payment mode **"NEFT/RTGS"** or Through Demand Draft payable **at Mumbai** and favoring **"Profectus Capital Private Limited"** drawn on any nationalized or scheduled bank on or before Last date of receipt of BID.
- (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 E-Auction Sale will be online through online portal: <https://sarfaesi.auctiontiger.net>. 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.
- (6) The successful Purchaser/s of the Lot, **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 EMD amount shall be forfeited.

Registered / Corporate Office: B/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity Mall, Lal Bahadur Shastri Marg, Kurla (West), Mumbai, 400070

(7) 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.

(8) 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. 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.

(9) 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. 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.

(10) 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.

(11) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

For detailed terms and conditions of sale, please visit below link:

<https://www.profectuscapital.com/public-notices/>

Sd/-

Authorised Signatory

PROFECTUS CAPITAL PRIVATE LIMITED