

**E-AUCTION/ SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC AUCTION UNDER
RULES 8 (6) & 9 (Immovable) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

Notice is hereby given to the public in general and in particular to the Borrower / Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor (DBS Bank India Limited), will be sold through E-Auction under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, at the date and time, and on the terms & conditions mentioned below.

Date & Time of E-Auction: 21st October 2024 between 03:00 p.m to 05:00 p.m
Last Date, Time and place for receipt of Earnest Money Deposit (EMD): 18th October 2024 till 4:00 PM at
"DBS Bank India Limited, First Floor No 103,104, Vikram Heights Y N Road, Indore – 452001, Madhya Pradesh

Sr. No	Property Details	Reserve Price (INR in Lacs)	Earnest Money Deposit (EMD) (INR in Lacs)				
1	<p>Owned by Mr.Virendra Rathore: All that piece and parcel of open plots bearing Ward No.15, Kh No 849/2, 849/4, Ph No 27/49, Maa Vaishnavi Nagar, Kannod Road, Ashta Tehsil Ashta Dist, Sehore (Plot No. 91 to 94, 96 to 100, 102 to 106, 109 to 112, 114 to 117, 193 to 195, 210 to 219, 223 to 231, 239 to 247 & 253 to 259) charge to be on 1st exclusive basis. (Total area of plots 60,000 sq ft). Bounded on (as per registered sale deed dated 06.09.2014):</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">East By: Land of Sellers</td> <td style="width:50%;">West By: Land of Sellers</td> </tr> <tr> <td>North By: Land of Sellers</td> <td>South By: Land of Sellers</td> </tr> </table>	East By: Land of Sellers	West By: Land of Sellers	North By: Land of Sellers	South By: Land of Sellers	300.00	30.00
East By: Land of Sellers	West By: Land of Sellers						
North By: Land of Sellers	South By: Land of Sellers						
2	<p>Owned by Mr.Virendra Rathore: All that piece and parcel of open plots bearing land Survey no.849/2 presently known as 849/13 area 1.012 Hec Area in plot size 108900 sq ft situated at Shesh Ward No.15, Ashta Tehsil Ashta , P. CC No 27/49(Plot No. 9,10,164 to 171, 184 to 190, 191, 300 to 302, 303, 119) charge to be 1st exclusive basis(Total area of plots 32700.00 Sq Ft). Bounded on (as per registered sale deed dated 06.09.2014):</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">East By: Land of Sellers</td> <td style="width:50%;">West By: Land of Sellers</td> </tr> <tr> <td>North By: Land of Sellers</td> <td>South By: Land of Sellers</td> </tr> </table>	East By: Land of Sellers	West By: Land of Sellers	North By: Land of Sellers	South By: Land of Sellers	164.00	16.50
East By: Land of Sellers	West By: Land of Sellers						
North By: Land of Sellers	South By: Land of Sellers						
3	<p>Factory Land and Building, Plant and machinery owned by M/s Shree Maa Vaishnavi Agri Producer Company Limited: All that piece and parcel of open plots bearing Survey No. 4,5/1/CH, presently known as 4,5/1/CHHA total 1 kita area 0.214 Ht.(0.52Acre) (23,000 sq ft) situated at Village Lasudiya Vijaysingh P.H. 68, Tehsil Ashta District, Sehore(M.P). Bounded on (as per registered Sale Deed with e-registration No MP35242016A1638362 dated 30.11.2016):</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">East By: Kannod Road</td> <td style="width:50%;">West By: Boundary Wall of Seller</td> </tr> <tr> <td>North By: Boundary Wall of Seller</td> <td>South By: Boundary Wall of Seller</td> </tr> </table>	East By: Kannod Road	West By: Boundary Wall of Seller	North By: Boundary Wall of Seller	South By: Boundary Wall of Seller	107.00	11.00
East By: Kannod Road	West By: Boundary Wall of Seller						
North By: Boundary Wall of Seller	South By: Boundary Wall of Seller						

4	<p>Owned by Mr. Virendra Rathore: All that piece & parcel of open plot situated at Kh No. 849/2, 849/4(Old),(present survey no.849/14, 849/15), Ph No. 27/49, Ward No.15, Maa Vaishnavi Nagar, Kannod Road, Ashta Tesh, Ashta Dist, Sehore admeasuring 40500 Sq Ft, Plot No. 13 to 22, 25 to 32, 68 to 77, 276, 277 to 281, 282 Total 35 Plots admeasuring 40500 Sq Ft standing thereon belonging to Mr. Virendra Rathore. Bounded on (as per registered sale deed dated 06.09.2014):</p> <table border="1" data-bbox="302 436 1040 506"> <tr> <td>East by: Land of Seller</td> <td>West by: Land of Seller</td> </tr> <tr> <td>North by: Land of Seller</td> <td>South by: Pradhanmantri Road</td> </tr> </table>	East by: Land of Seller	West by: Land of Seller	North by: Land of Seller	South by: Pradhanmantri Road	203.00	21.00				
East by: Land of Seller	West by: Land of Seller										
North by: Land of Seller	South by: Pradhanmantri Road										
5	<p>Owned by Mr. Virendra Rathore: All that piece & parcel of Residential House bearing Khasra No. 648/34, Ph No.27, Ward No.15, Tanki Colony, Subhash Nagar, Kannod Road, Ashta Tehsil, Ashta Dist, Sehore, M.P – 466116 size East to West 28 feet and North to South 45 feet approximately standing thereon belonging to Mr. Virendra Rathore. Bounded on (as per registered sale deed dated 28.07.2010):</p> <table border="1" data-bbox="302 747 1040 816"> <tr> <td>East by: Kachha Road</td> <td>West by: Land and House of Seller</td> </tr> <tr> <td>North by: Land of Seller</td> <td>South by: Pradhanmantri Road</td> </tr> </table>	East by: Kachha Road	West by: Land and House of Seller	North by: Land of Seller	South by: Pradhanmantri Road	47.50	5.00				
East by: Kachha Road	West by: Land and House of Seller										
North by: Land of Seller	South by: Pradhanmantri Road										
6	<p>Owned by Mrs.Dropati Bai: All that piece & parcel of residential house bearing Ward No.15, House No.15/1272, Khasra No.649/2ka, Mandi Gate Ke Samne, Subhash Nagar, Kannod Road, Ashta Tehsil, Ashta District Sehore M.P-466116 size East to west 50 feet and North to South 15 feet. Bounded on (as per registered dale deed dated 29.12.2015):</p> <table border="1" data-bbox="302 1037 1049 1106"> <tr> <td>East by: Colony Road 10 Feet</td> <td>West by: Land of Seller</td> </tr> <tr> <td>North by: Land of S PremBai</td> <td>South by: Land of Seller</td> </tr> </table> <p style="text-align: center;">AND</p> <p>Owned by Mrs.Dropati Bai: All that piece & parcel of residential house bearing Ward No.15, House No.15/1272, Khasra No.649/1ka, Mandi Gate Ke Samne, Subhash Nagar, Kannod Road, Ashta Tehsil, Ashta District Sehore M.P-466116 size East to west 50 feet and North to South 15 feet. Bounded on (as per registered sale deed dated 03.08.1991):</p> <table border="1" data-bbox="302 1409 1049 1478"> <tr> <td>East by: Road</td> <td>West by: Land of Seller</td> </tr> <tr> <td>North by: Land of Seller</td> <td>South by: Land of Seller</td> </tr> </table>	East by: Colony Road 10 Feet	West by: Land of Seller	North by: Land of S PremBai	South by: Land of Seller	East by: Road	West by: Land of Seller	North by: Land of Seller	South by: Land of Seller	45.00	4.50
East by: Colony Road 10 Feet	West by: Land of Seller										
North by: Land of S PremBai	South by: Land of Seller										
East by: Road	West by: Land of Seller										
North by: Land of Seller	South by: Land of Seller										
7	<p>Owned by Mr. Virendra Rathore: All that piece & parcel of land bearing survey no. 394/2/8/Min-34 & 394/2/9/Min-11, situated at Maa Vaishnavi Nagar Kasba Kannod, Kannod, Dist Dewas, Madhya Pradesh (Plot No.7,49,52, 68 to 71,96,97,102,106) area 9336 sqft. Bounded on (as per registered sale deed dated 29.12.2016):</p> <table border="1" data-bbox="302 1667 1094 1801"> <tr> <td>East by: Land of Mr.Hajari Mali</td> <td>West by: Land of Mr.Radheshyam Shotriya</td> </tr> <tr> <td>North by: Road</td> <td>South by: Land of Mr. Kailash Chandra Kundal</td> </tr> </table>	East by: Land of Mr.Hajari Mali	West by: Land of Mr.Radheshyam Shotriya	North by: Road	South by: Land of Mr. Kailash Chandra Kundal	61.00	6.10				
East by: Land of Mr.Hajari Mali	West by: Land of Mr.Radheshyam Shotriya										
North by: Road	South by: Land of Mr. Kailash Chandra Kundal										

Mode of Payment (DD/PO/BC /NEFT/RTGS) and Bank Details:

DD can be issued in favour of “DBS Bank India Ltd” or payment through NEFT/RTGS can be transferred to the following account details:

Bank Account No	884LIABICCUSUINR
Bank Account Name:	CHEQUE COLLECTION SUSPENSE INR
IFSC:	DBSSOIN0811 (5th & 8th characters are number “ZERO”).
Bank Name & Branch	DBS Bank India Ltd, Nariman Point Branch, Express Tower, Mumbai

Details of Borrowers & Guarantors for Property No 1,2 and 3 under account name M/s. Shree Maa Vaishnavi Agro Producer Company) –

- 1) M/s. Shree Maa Vaishnavi Agri Producer Company Limited, Mandi Gate, Kannod Road, Ashta District, Sehore – 466116, Also at: Godown Address: Maa Vaishnadevi Kishan Kendra Warehouse, Lahsudya Vijaysingh, Ashta, Dist Sehore – 466116.
- 2) Mr. Virendra Rathore, Director and Guarantor, M/s. Shree Maa Vaishnavi Agri Producer Company Limited, S/o. Mr. Labhmal Rathore, Aged about 33 years, Address: Subhash nagar pani ki tanki ke pass, Ashta, Dist Sehore – 466116.
- 3) Mr. Dharmendra Rathore, Director and Guarantor, M/s. Shree Maa Vaishnavi Agri Producer Company Limited, S/o. Mr. Labhmal Rathore, Aged about 29 years, Address: Ward NO 15, Subhash Nagar, Ashta - 466116.
- 4) Mr. Sarvesh Upadhyay, Director and Guarantor, M/s. Shree Maa Vaishnavi Agri Producer Company Limited, S/o. Mr. Madhav Prasad Upadhyay, Aged about 57 years, Address: Subhash Nagar, Ashta - 466116.
- 5) Mrs. Reena Rathore, Director and Guarantor, M/s. Shree Maa Vaishnavi Agri Producer Company Limited, W/o. Mr. Virendra Rathore, Aged about 33 years, Address: Subhash Nagar, Sanshkriti School ke pass, Ashta – 466116
- 6) Mr. Sanjay Kumar Rathore, Director and Guarantor, M/s. Shree Maa Vaishnavi Agri Producer Company Limited, S/o. Mr. Motilal Rathore, Aged about 35 years, Address: Bheem Pura Road, Police Line Quterke Piche Ashta – 466116.

Amount Due: *INR 10,17,62,325.64 (Rupees Ten Crore Seventeen Lakhs Sixty-Two Thousand Three Hundred Twent five and Sixty-Four paisa Only) as on 31st August 2024, interest due from 1st September 2024 and other costs and charges payable.

**(Principal = INR 4,94,09,979.72 plus Interest = INR 5,23,52,345.92)*

Details of Borrowers & Guarantors for Property No 4 and 5 under account Name M/s.Vaishnavi Trading Company -

- 1) Mr. Dharmendra Rathore, Proprietor: M/s Vaishnavi Trading Company, S/o Mr. Labhmal Rathore, Aged about 29 years, Address: Opp. Mandi Gate, Kannod Road, Ashta District Sehore, Madhya Pradesh-466116.
- 2) Mr. Virendra Rathore, Guarantor, M/s Vaishnavi Trading Company, S/o Mr. Labhmal Rathore, Aged about 33 years, Address: Kh No.648/34, Ph No.27, Ward No.15, Tanki Colony, Subhash Nagar, Ashta, Dist Sehore – 466116.

Amount Due: **INR 5,96,53,129.53 (Rupees Five Crores Ninety-Six Lakhs Fifty-Three Thousand One Hundred Twenty-Nine and Fifty-Three Paisa only), as on 31st August 2024, interest due from 1st September 2024, other costs and charges payable.

*** (Principal = INR 2,99,98,128.53 plus Interest = INR 2,96,55,001.00)*

Details of Borrowers & Guarantors for Property No 6 and 7 under account Name M/s. Divyanshu Trading Company -

- 1) Mrs. Reena Rathore, Proprietor, M/s. Divyanshu Trading Company, W/o. Mr. Virendra Rathore, Aged about 33 years, Address: Mandi Prangan, Kannod Road, Ashta District, Sehore, Madhya Pradesh – 466116, Also at: Maa Vasihnavi Kisan Kendra Warehouse, Lahsudya Vijay Singh, Ashta, Dist Sehore, Madhya Pradesh – 466116.
- 2) Mrs. Dropati Bai, Guarantor, M/s. Divyanshu Trading Company, W/o Mr. Labhmal Rathore, Aged about 70 years, Address: Ward no 15, Subhash Nagar, Ashta, Madhya Pradesh - 466116.
- 3) Mr. Virendra Rathore, Guarantor, M/s. Divyanshu Trading Company, S/o Labhmal Rathore, Aged about 33 years, Address: Subhash Nagar, Pani Ki Tanki Ke Pass, Ashta, Madhya Pradesh – 466116.
- 4) Mr. Chain Singh Rathore, Guarantor, M/s. Divyanshu Trading Company, S/o. Labhmal Rathore, Aged about 38 years, Address: No 22, Subhash Nagar, Ashta, Madhya Pradesh-466116.

Amount Due: ***INR 1,81,22,138.22 (Rupees One Crore Eighty-One Lakhs Twenty-Two Thousand One Hundred Thirty Eight and Twenty Two paisa only) as on 31st August 2024, interest due from 1st September 2024, other costs and charges payable.

***(Principal = INR 96,98,983.80 plus Interest = INR 84,23,154.42)

Terms & conditions for E-Auction:

1. Auction/ bidding shall only be through “Online electronic mode” through the website of the Service Provider website <https://sarfaesi.auctiontiger.net> of our e-auction service provider M/s e-Procurement Technologies Limited - Auction Tiger.
2. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider viz., website <https://sarfaesi.auctiontiger.net> of our e-auction service provider M/s e-Procurement Technologies Limited - Auction Tiger, for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. is 079-35267516 email praveen.thevar@Auctiontiger.net to get assistance during the entire process from M/s e-Procurement Technologies Limited - Auction Tiger, Ahmedabad well in advance and to get the User ID and password. Only the password may be changed on receiving it.
3. Bidders are advised to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
4. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her only.
5. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
6. This E-Auction/ Sale notice shall also be uploaded on our bank’s website, please visit go.dbs.com/corpimportantannouncements to access the same.

Other Terms and Conditions:

1. A financial defaulter/willful defaulter to any financial institution would not be eligible to participate in the auction process. If the prospective bidder fails to disclose his/her default while submitting the bid and Authorized Official comes to know the fact during the verification process, the defaulter will be disqualified from the auction process and his EMD amount will be forfeited.
2. To participate in the Auction, intending bidders must deposit 10% of the reserve price as mentioned above as refundable EMD in the form NEFT/RTGS, before the time and dates specified above. EMD will not carry any interest.

3. The Sale will be on "AS IS WHERE IS", "AS IS WHAT IS", "AS IS HOW IS" AND ON "WITHOUT RECOURSE BASIS".
4. The property will not be sold below the Reserve Price.
5. In case the bidder is a company/ Firm, a copy of the resolution passed by the Board of Directors/ Firm authorising the actual bidder to participate in the auction on behalf of the company should be submitted.
6. The incremental bid is fixed at a minimum of **INR 10,000.00** and the properties will be sold in favour of the highest bidder.
7. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day or latest by next day through NEFT/RTGS favouring: DBS Bank India Ltd, A/C No: **884LIABICCUSUINR** – CHEQUE COLLECTION SUSPENSE INR, IFSC: DBSSOIN0811 (5th & 8th characters are number "ZERO") and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of Sale in any manner, the amount already deposited will be forfeited and he/she shall not have any claim on such forfeited amount or to the property, which shall be sold subsequently.
8. On confirmation of sale by the Authorised Officer and if the terms of the payment have been complied with, the Authorised Officer exercising the Power of Sale shall issue a 'Sale Certificate' of immovable property in favour of the purchaser in the form given in appendix V of Securitization Act 2002.
9. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.
10. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.
11. At any stage of the Auction, the Authorised Officer shall have the power to accept or reject bids or postpone/cancel the Auction without assigning any reason thereof including addition or deletion of other terms and conditions.
12. All other charges, expenses like conveyance, electricity, WSSB, legal, stamp duty, registration fee, arrears of tax charged, etc, if any, shall be borne by the purchaser/bidder. Bidders shall produce copy of Proof of Identity, Proof of Address and Pan Card.
13. The property under auction is free of all encumbrances. Encumbrances if any created without the notice of the Secured Creditor by the property owner, will be the sole lookout of the successful bidder.
14. The bank shall not be responsible for any error, mis-statement for omission in this proclamation. The other terms and conditions if any will be notified at the place of auction.
15. For further details, please contact **Mr. Love Varshney, Recovery Officer - 9182481507**
16. For inspection of the property and other particulars, the intending bidders may visit the secured asset before **18th October 2024**.
17. This is also a notice to the borrower / guarantor for information and necessary action. The borrower/guarantor'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 assets. If the dues of the secured creditor together with all costs, charges and expenses incurred by him are tendered to the secured creditor at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by the secured creditor, and no further step shall be taken by him for transfer or sale of that secured asset.
18. In case Holiday is declared on the last date for submitting EMD or on date of auction by statutory authorities, the last date for submitting EMD and the date of Auction will be postponed to the next working day respectively at the same time.

Place: Mumbai

Date: 19th September 2024

-Sd-

Authorised Officer
DBS Bank India Ltd