

कार्पोरेशन बैंक

(सार्वजनिक क्षेत्र का अग्रणी बैंक)

आंचलिक कार्यालय

आर-11 हरदेव काम्पलेक्स प्रथम तल जोन-II

एम.पी.नगर भोपाल-462011 (म.प्र.)



Corporation Bank

(A Premier Public Sector Bank)

Zonal Office, R-11,

Hardev Complex,

First Floor,

Zone II, M. P. Nagar

Bhopal - 462 011 (M. P.)

फोन/Phone: (0755) 2550282 फेक्स/Fax: 0755-2550190 ई-मेल/e-mail: cb8819rec@corpbank.co.in

ZO/BHO/REC/456/2018-19

Dt.15.02.2019

(पंजीकृत डाक / Regd Post)

To:

1. **M/s Hindustan Refinery Private Limited...(Borrower/s)**
Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist
Rajnandgaon,Chhattisgarh, PIN-491445
2. **Mrs Laxmi Agrawal W/O Sri Anil Kumar Agrawal...(Borrower) Director**
Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist
Rajnandgaon,Chhattisgarh, PIN-491445
3. **Mr Nikhar Agrawal S/O Sri Mukesh Kumar Agrawal ...(Borrower) Director**
Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist
Rajnandgaon,Chhattisgarh, PIN-491445
4. **Mrs Laxmi Agrawal W/O Sri Anil Kumar Agrawal...(Guarantor)**
Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist
Rajnandgaon,Chhattisgarh, PIN-491445
5. **Mr Nikhar Agrawal S/O Sri Mukesh Kumar Agrawal ...(Guarantor)**
Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist
Rajnandgaon,Chhattisgarh, PIN-491445

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1. Corporation Bank (1318), Opposite Old Bus Stand, Court Road, Dongargarh, Dist Rajnandgaon, Chhattisgarh, Pin - 491445, the secured creditor, caused a demand notice dated **17.09.2018** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. **Possession notice dated 12.12.2018** issued by the Authorised Officer, as per appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers . Please note that you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, which you have failed to honour.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession by the Authorised officer, will be sold by holding public E-auction on 12.03.2019 at 11.00am to 1.00pm by inviting Bids from the public through online on <https://www.bankauctions.in>

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully

Place : Bhopal
Date : 15.02.2019

Encl: Terms of sale

AUTHORISED OFFICER
CORPORATION BANK

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

<p>1. Name and address of the Borrower and Guarantor</p>	<ol style="list-style-type: none"> 1. M/s Hindustan Refinery Private Limited...(Borrower/s) Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445 2. Mrs Laxmi Agrawal W/O Sri Anil Kumar Agrawal...(Borrower) Director Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445 3. Mr Nikhar Agrawal S/O Sri Mukesh Kumar Agrawal ...(Borrower) Director Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445 4. Mrs Laxmi Agrawal W/O Sri Anil Kumar Agrawal...(Guarantor) Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445 5. Mr Nikhar Agrawal S/O Sri Mukesh Kumar Agrawal ...(Guarantor) Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445
<p>2. Name and address of the Secured Creditor :</p>	<p>Corporation Bank, Opposite Old Bus Stand, Court Road, Dongargarh, Dist Rajnandgaon, Chhattisgarh, Pin 491445</p>
<p>3. Description of immovable secured assets to be Sold All that part and parcel of the property: Consisting of converted land & building measuring 21780 Sq Feet,situated at PH No 26, Kh No 301/1, Vill- Makkatolla, Tehsil-Dongargarh, Dist Rajnandgaon, Chhattisgarh, Pin -491557 standing in the name of Smt Laxmi Agrawal W/O Sri Anil Kumar Agrawal. (Property description as specified in the Sale Deed dated 10.12.2012) On the North : Property of Mayur Agrawal On the South : Property of Raja Ram Satnami On the East : Property of Aganu Satnami On the West: Chichola LB Nagar-Dongargarh Road</p>	
<p>4.The details of encumbrances, if</p>	<p align="center">No</p>

any known to the Secured Creditor	
5. Last date for submission of EMD	On or before 11.03.2019 before 5.00 PM
6. Date & Time of auction	12.03.2019 at 11.00am to 1.00pm (with 10 min unlimited auto extensions) E-auction website- https://www.bankauctions.in
7.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs 1,04,46,244.26 + Uncharged Interest thereon
8.Reserve price for the properties below which the immovable property may not be sold:	Rs 75,99,000.00 (Rupees Seventy five Lakh Ninty nine Thousand Only)
9.The intending bidder shall deposit with the Authorised Officer an amount equivalent to 10% of reserve price by way of Earnest Money Deposit in the account of Authorised Officer, Corporation Bank, Dongargarh Branch, by Demand Draft or NEFT/RTGS or through Internet payment to account No. 510101002787309 and IFSC Code-CORP0001318, simultaneously bidder has to submit the e-bid form available on website- https://www.bankauctions.in website/ before the date and time mentioned above and shall obtain written receipt thereof from the branch/Authorised Officer. The intending bidders shall mention the property Item i.e. “Mortgagor- Mrs Laxmi Agrawal” for which the EMD has been tendered.	
10.Full name and address of the bidder with their identity proof and PAN card has to be furnished while filling up the e-bid form on E-Auction Agency’s website- https://www.bankauctions.in	
11. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.	
12. In case of bidding the same shall not be less than Rs. 10,000.00(Rupees Ten Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 10,000.00 (Rupees Ten thousand Only)	
13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor. In case of single bid received, the sole bidder shall be declared as the successful bidder.	
13.1 Bids once made shall not be cancelled or withdrawn.	
14. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately on the sale day or not later than next working day and the balance 75% of the Sale Price on or before 15 th day of confirmation of Sale or within such extended period as agreed upon in writing not exceeding 3 months.	
14.1 In case of failure to participate in the auction by logging into the online bidding portal or in the event of failure of the successful bidder to tender 25% (15%+EMD), of the sale price as per the terms of Sale, the EMD deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically.	
15. In default of payment of balance amount of purchase price before 15 days	

<p>from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the parties (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall forfeit all claim on the property or to any part of the sum for which it may be subsequently sold.</p>
<p>16. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful tenderer / bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.</p>
<p>17. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.</p>
<p>18. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly</p>
<p>19. Legal charges for conveyance, stamp duty and registration charges as applicable will be borne by the successful bidder.</p>
<p>20. The Authorised Officer will deliver the property on the basis of symbolic possession taken to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.</p>
<p>21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not.</p>
<p>22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder.</p>
<p>23. If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorised Officer.</p>
<p>24. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.</p>
<p>25. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.</p>
<p>26. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, all of which have to be paid / settled by the proposed purchaser out of his own sources.</p>
<p>27. The E-auction will be conducted through portal website- https://www.bankauctions.in on 12.03.2019 at 11.00am to 1.00pm with unlimited extension of 10 Min. The intending bidder is required to register their name at https://www.bankauctions.in and get user ID and password free of cost and get training / on-line training on E-Auction from M/s 4Closure, Hyderabad (Contact No. 08142000030/66 and Tel. No.: 040-23836405), Email id:- info@bankauctions.in and amaresh@bankauctions.in</p>
<p>28. To the best of Information and Knowledge of the Authorised Officer, there is no encumbrance on the property. However the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put on auction and the claims / rights/ dues affecting the property, prior to</p>

submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property and the Authorised Officer has right to cancel the auction without assigning any reason. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place: **Bhopal**

Date : 15.02.2019

AUTHORISED OFFICER

CORPORATION BANK

IFSC CODE OF BRANCH	CORP0001318										
BORROWER'S NAME	<p>1. M/s Hindustan Refinery Private Limited...(Borrower/s) Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445</p> <p>2. Mrs Laxmi Agrawal W/O Sri Anil Kumar Agrawal...(Borrower) Director Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445</p> <p>3. Mr Nikhar Agrawal S/O Sri Mukesh Kumar Agrawal ...(Borrower) Director Behind SBI Dongargarh, Budhwari para Road, Ward No 10, Dongargarh, Dist Rajnandgaon,Chhattisgarh, PIN-491445</p>										
BORROWER'S CIF ID	1000450391										
Whether Borrower has created mortgage. YES/NOI	YES										
If No. Property OWNER'S NAME (Mortgagor) (property to be sold)	Smt Laxmi Agrawal										
PROPERTY TYPE CODE Please specify the following Code <table border="1" data-bbox="162 1711 828 1911"> <tr> <td>RESIDENTIAL</td> <td>P1</td> </tr> <tr> <td>COMMERCIAL</td> <td>P2</td> </tr> <tr> <td>AGRICULTURE</td> <td>P3</td> </tr> <tr> <td>INDUSTRY</td> <td>P4</td> </tr> <tr> <td>OTHERS</td> <td>P5</td> </tr> </table>	RESIDENTIAL	P1	COMMERCIAL	P2	AGRICULTURE	P3	INDUSTRY	P4	OTHERS	P5	P2
RESIDENTIAL	P1										
COMMERCIAL	P2										
AGRICULTURE	P3										
INDUSTRY	P4										
OTHERS	P5										
PROPERTY SUB TYPE CODE Please specify the following Code	P43 (Oil Refinery unit)										

FLAT 1 RK	P11													
FLAT 1 BHK	P12													
FLAT 2 BHK	P13													
FLAT 3 BHK	P14													
FLAT O THERS	P15													
VILLA	P16													
INDIVIDUAL HOUSE	P17													
BUNGALOW	P18													
FARM HOUSE	P19													
Residential PLOT	P10													
OFFICE	P21													
SHOPS	P22													
MALLS	P23													
GODOWNS	P24													
Commercial; PLOT	P25													
AGRICULTURE	P31													
INDUSTRIAL PLOT	P41													
INDUSTRIAL SHED	P42													
SHED WITH PLANT AND MACHINERY	P43													
OTHERS	P51													
TYPE OF OWNERSHIP Please specify the following Code <table border="1"> <tr> <td>FREEHOLD</td> <td>O1</td> </tr> <tr> <td>LEASEHOLD</td> <td>O2</td> </tr> <tr> <td>CO-OP SOCIETY</td> <td>O3</td> </tr> <tr> <td>ANY OTHER (INCLUDING OWNERSHIP CONFERRED BY STATE LAWS)</td> <td>O4</td> </tr> </table>		FREEHOLD	O1	LEASEHOLD	O2	CO-OP SOCIETY	O3	ANY OTHER (INCLUDING OWNERSHIP CONFERRED BY STATE LAWS)	O4	O1				
FREEHOLD	O1													
LEASEHOLD	O2													
CO-OP SOCIETY	O3													
ANY OTHER (INCLUDING OWNERSHIP CONFERRED BY STATE LAWS)	O4													
TITLE DEED CODE Please specify the following Code <table border="1"> <tr> <td>REGISTERED SALE DEED</td> <td>D1</td> </tr> <tr> <td>REGISTERED LEASE DEED</td> <td>D2</td> </tr> <tr> <td>CONVEYANCE DEED</td> <td>D3</td> </tr> <tr> <td>PARTITION DEED</td> <td>D4</td> </tr> <tr> <td>GIFT DEED</td> <td>D5</td> </tr> <tr> <td>OTHERS (DESCRIPTION)</td> <td>D6</td> </tr> </table>		REGISTERED SALE DEED	D1	REGISTERED LEASE DEED	D2	CONVEYANCE DEED	D3	PARTITION DEED	D4	GIFT DEED	D5	OTHERS (DESCRIPTION)	D6	D1
REGISTERED SALE DEED	D1													
REGISTERED LEASE DEED	D2													
CONVEYANCE DEED	D3													
PARTITION DEED	D4													
GIFT DEED	D5													
OTHERS (DESCRIPTION)	D6													
AUCTION OPEN DATE		12.03.2019												
AUCTION CLOSE DATE		12.03.2019												
RESERVE PRICE		Rs 75,99,000.00												
EARNEST MONEY DEPOSIT (EMD)		Rs 7,59,900.00												
EARNEST MONEY DEPOSIT LAST DATE		11.03.2019												
POSSESSION CODE Please specify the following Code		2												

PHYSICAL – under SARFAESI	1
SYMBOLIC – under SARFAESI	2
UNDER DRT	3
OTHERS	4
Property description	
Short description of the property to be sold	<p>All that part and parcel of the property: Consisting of converted land & building measuring 21780 Sq Feet, situated at PH No 26, Kh No 301/1, Vill- Makkatolla, Tehsil-Dongargarh, Dist Rajnandgaon, Chhattisgarh, Pin -491557 standing in the name of Smt Laxmi Agrawal W/O Sri Anil Kumar Agrawal.</p> <p>On the North : Property of Mayur Agrawal On the South : Property of Raja Ram Satnami On the East : Property of Aganu Satnami On the West: Chichola LB Nagar-Dongargarh Road</p>
CITY (property to be sold)	DONGARGARH
TOWN (property to be sold)	DONGARGARH
VILLAGE (property to be sold)	MAKKATOLLA
DISTRICT CODE (property to be sold)	RAJNANDGAON
STATE (property to be sold)	CHHATTISGARH
PINCODE (property to be sold)	491557
FLOOR AREA, NO. OF ROOMS (property to be sold)	21780 SQ FEET
DISTANCE FROM AIRPORT /RLY STATION/ BUS STAND (property to be sold) If not available please mention as NA	DISTANCE FROM RLY STN IS APPROX 10 KMS.
COORDINATE LONGITUDE If not available please mention as NA	21°06'49"N
COORDINATE LATITUDE If not available please mention as NA	80°41'06"E
E AUCTION SITE URL OF THE PROPERTY TO LOACTE ON E AUCTION SITE If not available please mention as NA	NA
Colour Photograph of the property put on auction. If not available please mention as NA	YES
Contact Person Name and Mobile Number. (Branch Head or Officer in charge or Recovery Officer or Recovery Agent if entrusted/allotted.	P SRINIVAS RAO, BRANCH MANAGER, 9826265619, Ph No: 07823-232103

