

LCRD New Delhi Division

NDLW/SFHO-291/ /2024

Date :23-09-2024

**E- Auction Sale Notice for Sale of Immovable Properties issued under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) r/w Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules)**

**Ref: Sale Intimation dated 22-07-2024**

Whereas,

The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 14-03-2017 calling upon the borrower(s) and / or guarantor (s) and / or defaulters.

1.M/s G L Ice & Cold Storage a partnership firm having its Office at Khasra No.251, Village Chandpa Hathras, UP-204213 represented by its partners.

(a) Mrs. Usha Pachori W/o Mr.Girish Pachori

(b) Mrs. Sudha Pachori W/o Mr.Adhir Pachori

(c) Mr.Adhir Pachori S/o Mr.Girish Pachori

(d) Mr.Sandeep Pachori S/o Mr.Ashok Pachori

All residing at Arjunpur, Rohai, Hathras, Uttar Pradesh -204101

2)Smt.Usha Pachori W/o Mr.Girish Pachori,

3)Smt.Sudha Pachori W/o Mr.Adhir Pachori ,

4)Shri.Adhir Pachori S/o Shri.Girish Pachori

5)Shri.Sandeep Pachori S/o Shri.Ashok Pachaury

All of them residing at Village Rohai, Post Arjunpur, Hathras, Uttar Pradesh - 204101

to pay the amount mentioned in the notice being ₹1,50,10,069.25- (Rupees One Crore Fifty Lakh Ten Thousand and Sixty nine and paise twenty five Only) is due as on 14-03-2017 in Cash Credit parameterized loan Account No. 12125500014676, ₹37,09,513.82- (Rupees Thirty Seven Lakh Nine Thousand five hundred thirteen and paise Eighty two Only) is due as on 14-03-2017 in Term Loan Account Number - 12126900002311, ₹88,75,092/- (Rupees Eighty Eight Lakh Seventy Five Thousand and Ninety Two Only) is due as on 14-03-2017 in AMTL (Indirect agriculture) -1 Account Number - 12126600000292 and ₹50,74,665/- (Rupees Fifty Lakh Seventy Four Thousand Six Hundred and Sixty Five Only) is due as on 14-03-2017 in AMTL (Indirect Agriculture)-2 Account Number -12126600000300 i.e a total of Rs 3,26,69,330.07/-(Rupees Three Crore Twenty Six Lakh Sixty Nine Thousand Three Hundred Thirty and paise Seven Only) together with interest thereon @12.08% per annum with monthly rests plus penal interest @2% per annum from 15-03-2017 in Cash Credit parameterized loan Account No. 12125500014676, interest @ 13.83%

per annum with monthly rests plus penal interest @2% per annum from 15-03-2017 in Term Loan Account Number - 12126900002311, interest @12.98% per annum with monthly rests plus penal interest @2% per annum from 15-03-2017 in AMTL (Indirect agriculture) -1 Account Number - 12126600000292 and @12.98% per annum with monthly rests plus penal interest @2% per annum from 15-03-2017 in AMTL (Indirect agriculture) -2 Account Number - 12126600000300 till the date of payment being the amount due under above mentioned loan accounts availed by them from our Agra Branch within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) and / or defaulters having failed to repay the amount within the stipulated time, the Authorized Officer on behalf of the Federal Bank Ltd. has taken Symbolic possession of Property No. 1 to 3, described herein below, in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on 24-02-2022 respectively by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

Whereas since the dues in respect of the said accounts is remaining unpaid, the undersigned hereby give notice to the borrower(s) and / or guarantor (s) and / or defaulters and general public that the Bank has decided to sell on 30<sup>th</sup> October 2024 the properties described in Schedule 1 ,2 and 3 herein below on "As is where is", "As is what is" and "Whatever there is" basis under Rules 8 & 9 of the said Rules for realizing the dues of ₹ 800,32,231/- (Rupees Eight Crore Thirty Two Lakh Two Hundred and Thirty One only) as on 30-10-2024 as per the final order of Debt Recovery Tribunal, Allahabad dated 14-02-2024 in OA 836/2021 along with further interest, cost and other charges till date of realization and thus the undersigned hereby invites from interested parties the sealed tenders/bidding for purchasing the property/ies subject to the terms and conditions mentioned hereunder.

Description of the mortgaged properties/secured assets

Schedule-1

Reserve Price Rs. 62,00,000/-

All that piece and parcel of property bearing Khasra plot no. 250, Admeasuring 0.524 Hectare, together with all buildings and improvements thereon, Village Chandpa, Pargana Mursaan, Tehsil and Dist. Hathras, Uttar Pradesh , Bounded on :North by: Khasra Plot No. 249, West by: Remaining part of Khasra No. 250 and then Agra-Hatras Road, South by: Khasra No. 251, East by: Link road to Bhoolgarhi.

THE FEDERAL BANK LTD

  
SONIA C.  
Deputy Vice President-I  
LCRD Division  
Authorised Officer

The Federal Bank Ltd. LCRD New Delhi Division, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, Opp. Metro Pillar 196, Patel Road, New Delhi-110008, Phone No. 011-40733977, 78, 79 & 80, Email id: ndllcrd@federalbank.co.in

CIN: L65191KL1931PLC000368 website: [www.federalbank.co.in](http://www.federalbank.co.in)

Schedule-2  
Reserve Price Rs. 335,00,000/-

All that piece and parcel of property bearing Khasra Plot No. 251, Admeasuring 4610 sq mtrs together with all buildings and improvements thereon at Village Chandpa Pargana Mursaan, Tehsil and Dist. Hathras, Uttar Pradesh , Bounded on: North by: Khasra No. 250, West by: Agra-Hathras Road(National Highway 93 ) , Souty by: Remaining part of Khasra No. 251 and thereafter road, East by: Ropad

Schedule-3  
Reserve Price Rs. 74,00,000/-

All That piece and parcel of property bearing Khasra No. 283 & 284, Admeasuring 7320 sq. metres. And 7320 sq.mtrs respectively together with all buildings and improvements there on Situated at Village Rohai Pargan Mursan, Tehsil and Dist. Hathras, Uttar Pradesh

Property bearing Khasra No.283, Bounded on the North by: Khasra No.282 of Mr. Netrapal, West by: Kacha Rasta, South by: Khasra No. 284, East by: Govt. drain there after Khasra No. 268 and 269 of Mrs.Shanti Devi.

Property bearing Khasra No 284 is bounded on the North By :Khasra No 283,West By :Kacha Rasta ,South by :Road from Rohai to Chandpa, East By :Government drain thereafter Khasra No 268 and 269 of Mrs Shanti Devi

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.auctiontiger.net>
2. The properties will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount above the Reserve Price.
3. The **RESERVE PRICE** and the **Earnest Money Deposit (EMD)** for each Schedule / property are as mentioned below. The property/ies will be sold above the reserve price.

Immovable Property	Reserve Price	EMD
Schedule-1	Rs. 62,00,000/-	Rs. 6,20,000 /-
Schedule-2	Rs. 335,00,000/-	Rs.33,50,000/-
Schedule -3	Rs 74,00,000/-	Rs 7,40,000/-

4. The **Earnest Money Deposit (EMD)** for the scheduled properties are equivalent to 10% of the Reserve Price of the properties, which is refundable if the tender is/are not accepted. The Schedule number of the pertinent

*Sonia Chaly*  
SONIA C.  
Deputy Vice President

**property** against which the bid / tender is submitted shall be clearly mentioned in the bid format.

5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE/ at any Branch of Federal Bank, latest by 5.00 PM on 29-10-2024. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.
6. Refer website <https://federalbank.auctiontiger.net> for more details. Any bids and EMD submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
7. The auction will be conducted online on 30-10-2024 as per below schedule with unlimited extension of 5 minutes each.

Property Schedule No.	Online Auction Time
1	10.30 AM - 12 PM
2	12.30 PM - 2 PM
3	2.30 PM - 4PM

8. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of Rs.25,000/- (Rupees Twenty-Five Thousand Only) for each scheduled property.
9. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from Bank's approved service provider M/s E -Procurement Private Limited (Auction Tiger), whereupon they would be allowed to participate in the online e-auction.
10. The prospective bidders may avail online training on e-auction from M/s E - Procurement Private Limited (Auction Tiger), Helpline No:9265562818, 9265562821 / 079-6813 6842 /6869 email ID-support@auctiontiger.net and Mr. Ram Sharma -8000023297 & email - ramprasad@auctiontiger.net
11. All payments shall be made through Demand Draft EFT/NEFT/RTGS to The Federal Bank Ltd, Br. Agra, Bank Account No. 12120051030003 , IFSC: FDRL0001212. Schedule number of the pertinent property against which the payment is made shall be clearly mentioned in the payment details.
12. The Bank / M/s E -Procurement Private Limited (Auction Tiger) shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
13. The intending purchasers who wish to inspect the properties and / or know further details / conditions may contact Branch Agra , 6 Raghunath Nagar , Little wings campus , M G Road , Agra , Uttar Pradesh -282002 , Mob No: 9646418285, Branch No. - 0562-2522955 & LCRD Division, New Delhi, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, New Delhi-110008, Phone No. 011-40733977, Dealing Officer Mobile No.- 9110053706, 7282800790 & 9818646777

  
SONIA CHAUDHARY  
Deputy Vice President - I  
Authorised Officer

14. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notice>.
15. The intending purchasers can inspect the properties between **12 PM and 4 PM** on any working day **upto 29-10-2024**.
16. The successful bidder of each Schedule property shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately i.e. on the same day OR not later than next working day, as the case may be, from the culmination of E-auction / bidding on acceptance of the tender/ offer by the Bank and the balance 75% within 15 days or such further time as permitted by the authorized officer in accordance with law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.
17. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee, NOC charges etc as applicable as per law.
18. No encumbrance or charge in respect of the properties have come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the properties under sale. The encumbrances/ necessary appropriate action to be taken and /or assistance for physical possession shall be cleared/done by the Successful bidder/purchaser of the pertinent properties.
19. The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
20. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the property concerned before participating in the auction.
21. If any of the dates mentioned above happen to be a holiday/strike/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / **M/s E -Procurement Private Limited (Auction Tiger)**, the very next Bank working day may be considered for related events including the date of auction/sale.
22. The properties are put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 23<sup>rd</sup> day of September 2024 at New Delhi

For The Federal Bank Ltd.,

(Authorized Officer under SARFAESI Act)

