

NOTICE OF THIRD SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) AND 9(1) proviso OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the Authorized Officer of M/s Hinduja Leyland Finance, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Section 13(2), issued a Demand Notice dated **26/06/2020** calling upon the Borrower and Co-Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrowers having failed to repay the amount within the statutory period, the Authorised Officer in exercise of the powers conferred under Section 13(4) of the said Act in accordance with Rule 8 of the Security Interest (Enforcement) Rules, 2002, had taken the possession of the property described herein below.

The Mortgage(s)/ Notice are given last chance to redemption by paying the total dues with further interest within 15 days i.e. **10/07/2025** before 4 PM failing which of the secured asset will be sold as per schedule.

Public are hereby informed that the property more fully described in the table hereunder will be sold under Rule 8(5) & 9(1) proviso of Security Interest (Enforcement) Rules 2002 in "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" CONDITION, without any recourse basis by inviting sealed Bids from the public up to 16.00 hrs on **17/07/2025**.

Name and Address of the Borrower & Co-Borrower	Secured Debt (Rs.)	Reserve Price fixed for the Property	Place for Title Verification
1.M/s. Sanmati Fabricators (Borrower) 2.M/s. Jain Metal Coaters (Co-Borrower) 3.M/s. Sanmati Industries (Co-Borrower) 4.Mrs. Aruna Patni (Co-Borrower) 5.Mr. Sumati Prakash Patni (Co-Borrower) 6.Mr. Abhishek Patni (Co-Borrower) Address 1 : Shade No. 03, Agrawal Toll Katna Compound, Lasudiya Mori, Indore(MP) - 453771. Address 2 : Flat No. 203, 2nd Floor, Patni Chamber, Plot No. 25 & 209 (New No. 253), Raj Mohalla, Indore(MP) – 453771.	Rs. 83,39,913 (Eighty-Three Lakh Thirty-Nine Thousand Nine Hundred Thirteen Rupees only) + Further Interest + Statutory Expenditure + Legal Expenses + Incidental Charges till the date of payment.	Rs. 20,46,800/- (Rupees Twenty Lakhs Forty-Six Thousand Eight Hundred Only) Earnest Money Deposit 10% of the Tender Amount Rs. 2,04,680/-	M/s. Hinduja Leyland Finance Ltd. 1st, Floor 101- B, NRK Business Park, Near mangal city, Vijay Nagar, Indore (M.P.) – 452010 Place for Opening of Bid M/s. Hinduja Leyland Finance Ltd. 1st, Floor 101- B, NRK Business Park, Near mangal city, Vijay Nagar, Indore (M.P.) – 452010 Date and Time of Opening the Bid 17/07/2025 @ 16.30 Hrs

DESCRIPTION OF THE IMMOVABLE PROEPRTY: All that part and parcel of the property bearing Flat No. 203, Second Floor, Patni Chambers situated at Plot No. 25 and 209, (New No 253) Rajmohalla (Jawahar Marg) Indore (M.P.) having super Built Up area 1806 Sq. feet. North : Gali, South : Flat No. 201 and 202, East : Rest part of Plot 209 then House No 210, West : House No 210

Terms and Conditions of Auction:

- Interested parties may send their tenders addressed to the **Authorised Officer (AO) Mr. Kirtiraj Deshmukh M/s. Hinduja Leyland Finance Limited.**, by Post RPAD / Hand Delivery for purchasing the said property in a sealed cover superscribed as "Offer for 3rd Auction Sale of Property **M/s. Sanmati Fabricators, Contract No. "CRIDIN00292"** along with a D.D for 10% of the tender amount being the EMD (Earnest Money Deposit) favoring M/s. Hinduja Leyland Finance Limited., payable at Indore, which is refundable if the tender is not successful. The tender should reach us latest by **15/07/2025** before 16:00 hours at **M/s. Hinduja Leyland Finance Ltd., Branch office at 1st, Floor 101- B, NRK Business Park, Near mangal city, Vijay Nagar, Indore (M.P.) – 452010**
- Sealed quotations by Post RPAD / Hand delivery shall be accepted till 15/07/2025 till 16:00 hrs only and the same will be opened at 16:30 hours on the 17/07/2025 at: M/s. Hinduja Leyland Finance Ltd., Branch office at 1st, Floor 101- B, NRK Business Park, Near mangal city, Vijay Nagar, Indore (M.P.) – 452010
- The prospective bidders may satisfy themselves about condition of assets /value / title / measurements etc., by visiting the property before submitting their offer. All the details of the property provided are as per information received by the A.O and so the A.O is not responsible for any deviation in the information, responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale.
- Immovable property shall not sold below Reserve Price. Tenders received below the Reserve Price will be rejected.
- The highest tender will be announced after the covers are opened and sale is subject to final approval of Hinduja Leyland Finance.
- The Authorized Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
- In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice.
- The successful bidder would bear the Charges / Fee payable for conveyance such as Stamp Duty Registration Fee etc., as applicable as per law.
- The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
- Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property).
- Intending bidders may contact **Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 or Collection Manager Mr. Anil Sharma on 9826075642 on 12/07/2025** between 10:00 AM to 06:00 PM for inspection of property. This sale notice is also uploaded / published on website (www.hindujaleylandfinance.com)

Date: 25/06/2025
Place: Indore

Authorised Officer
For Hinduja Leyland Finance Limited