



## E-AUCTION SALE NOTICE TO GENERAL PUBLIC

**DATE & TIME OF E-AUCTION: 14.05.2025 (11:00 A.M. TO 02:00 P.M.)**

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Under Proviso to Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules 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) and Rule 9(1) 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 / Hypothecated / Pledged / Charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Indian Overseas Bank (Secured Creditor), will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" on 14.05.2025.

Sr. No.	Name of Borrower	Date of Demand Notice & Dues (with further interest & cost till realization)	Description of Property alongwith Name of Mortgagor (owner of the property)	Reserve Price (Plus applicable TDS and/or GST under section 194O and section 194I A of Income Tax Act 1961 if applicable)
				EMD Amount
1.	(1) M/s Shankar Ispat Private Limited, A-3B, UPSIDC, Kotwan Industrial Area, Kosi Kalan, Distt. Mathura (U.P.) (2) Mr. Prasant Goyal (Director / Guarantor), House No. 794, Sector 28, Faridabad, Haryana (3) Mr. Kushal Mohan Arora (Director / Guarantor), House No. 201, Sector 16-A, Faridabad, Haryana. <b>2nd Address:-</b> Mr. Kushal Mohan Arora, House No. 551, 4th Floor, Sector 21-C, Faridabad, Haryana (4) Mrs. Veena Arora (Director / Guarantor), House No. 201, Sector 16-A, Faridabad, Haryana (5) M/s Naini Exporter (through its Proprietor - Mr. Kushal Mohan Arora), Plot No. 43, Sector 27-A, Faridabad, Haryana.	30.04.2024 & Rs. 20,16,81,132/- as on 15.08.2024	<b>FARIDABAD</b> - Industrial Plot & Building at Plot No. 43, Sector 27-A, Faridabad Haryana standing in the name of M/s Naini Exporter (Mortgaged through its Proprietor Kushal Mohan Arora) measuring 2150 Sq. Yards, Sale Deed No. 5268 Dated 05.08.2004. <b>Bounded as under:-</b> North: By Road; South: By Govt. Land & Badkhal Flyover; East: By Plot No.44; Sector 27A, Faridabad; West: By Plot No. 42, Sector -27A, Faridabad. As per Valuation - Physically Area at Site - 2100 Sq. Yards - <b>(UNDER SYMBOLIC POSSESSION)</b> <b>NOTE:-</b> *The above security (Industrial Plot & Building at Plot No. 43, Sector 27-A, Faridabad Haryana standing in the name of M/s Naini Exporter (Mortgaged through its Proprietor Kushal Mohan Arora) measuring 2150 Sq. Yards. Sale Deed No. 5268 Dated 05.08.2004) is also mortgaged in the loan Account M/s Naini Exports Private Limited with our Sector 12, Faridabad Branch, which is standard and performing as on date, with outstanding on 31.03.2025 of Rs. 4,95,60,017.12 (Rupees Four Crores Ninety Five Lac Sixty Thousand Seventeen and Paise Twelve only) with further interest as applicable.	Incremental Bid Amount
				Rs. 10,14,98,000/-
				Rs. 1,01,49,800/-
				Rs. 50,000/-

**Outstanding Govt. Dues if any - Not Known. EMD Start Date - 24.04.2025; Last Date of Deposit of EMD - 13.05.2025 ends @5:00 P.M., Date and Time of Inspection of Property - 24.04.2025, between 11:00 P.M. to 4:00 P.M. or any other working day with prior consultation with Authorized Officer, Date and Time of E-Auction - 14.05.2025, 11:00 A.M. to 02:00 P.M.** The intending Bidders / Purchasers are requested to register on portal (<https://ebkgray.in>) using their Mobile Number and E-Mail ID. Further, they are requested to upload requisite KYC Documents. Once the KYC Documents are verified by E-Auction Service Provider (may take 2 Working Days), the intending Bidders / Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 13.05.2025 before the E-Auction Date and Time in the Portal. The registration, verification of Documents and transfer of EMD in Wallet must be completed well in advance, before auction. The intending Bidders / Purchasers are required to participate in the E-Auction process at E-Auction Service Provider's Website - (<https://ebkgray.in>) (Contact Phone & Toll Free Numbers 8291220220 and Email - [support.ebkgray@psballiance.com](mailto:support.ebkgray@psballiance.com)). Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount/full deposit of BID amount. Further TDS under section 194(O) of IT Act 1961 shall be borne by the successful purchaser if applicable.

**For terms and condition, <https://ebkgray.in> or call the undersigned at Phone: 8925952575, 9779250112, 9646855477. This publication is also a 15 Days notice to the Borrower / Mortgagors & Guarantors of the above loans under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 of the said loan about holding of E-Auction on the above mentioned date.**