

Speed Post with Acknowledgment
Ref No. RBI /MUM/SAG/346/2022
Date 16.11.2022
To,

1. M/s. Mateshwari Trading Company A Proprietorship Firm of Mr. Pankaj Gupta (Borrower / Hypothecator) Address at: JJ Road, Bari, Badi, Dist. Raisen, Madhya Pradesh – 464665. ...Addressee No. 1	2. Mrs. Anita Gupta (Mortgagor) Address at: LIG-475, Housing Board, Near Mandir, Katara Hills, Huzur Bag, Mugaliya, Bhopal. ...Addressee No. 2
3. Mr. Pankaj Gupta (Proprietor / Guarantor) Address at: JJ Road, Bari, Badi, Dist. Raisen, Madhya Pradesh – 464665. ...Addressee No. 3	

Dear Sir(s) / Madam,
Subject: Notice of Sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act”) and Security Interest (Enforcement) Rules, 2002 (“Rules”)
Ref: Demand notice issued u/s 13(2) of the SARFAESI Act dated November 30, 2016 (“Demand Notice”) and Possession Notice dated July 3, 2022 (“Possession Notice”).

We refer to our Demand Notice dated 30.11.2016 and the subsequent Possession Notice dated 03.07.2022 vide which the Authorised Officer of RBL Bank Ltd. (“Bank”) had taken the possession of the secured asset, more particularly described in the Schedule hereunder (“Secured Asset”) on July 03, 2017.

On your failure to repay the dues demanded vide Demand Notice, the Authorised Officer of the Bank had attempted to sell the Secured Asset described in the Schedule herein below through public auction on September 26, 2017 and October 27, 2017, public e auction on October 19, 2022 as per the provisions of the SARFAESI Act and Rules made thereunder. The sale notices dated August 22, 2017, October 11, 2017 and September 28, 2022 for the sale of the Secured Asset along with the newspaper publications were pasted simultaneously on the Secured Asset and sent to you on your last known addresses for giving you an opportunity to repay the outstanding dues in order to redeem the property as per the relevant provisions of the SARFAESI Act. However, you have not shown any interest to redeem the said property.

The Public Auctions and E-Auction conducted as detailed above in respect of the Secured Asset were not successful for want of bidders / bids above the reserve price. Thereafter, the Bank has received an expression of interest from a proposed purchaser(s) showing interest in the purchase of the Schedule Property for an amount of Rs. 24,28,000/- (Indian Rupees Twenty Four Lakhs Twenty Eight Thousand Only), being the reserve price of the E-Auction dated October 19, 2022 and on the terms agreeable to

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the Bank and the proposed purchaser. As the Schedule Property could not be sold through public auctions and public e-auction held earlier the Authorised Officer of the Bank has decided to sell the Secured Asset by way of Private Treaty, for the abovementioned amount to recover and/or realise the outstanding dues. If the sale proceeds of the schedule property are insufficient to realise the outstanding dues under the loan account, the legal action initiated / to be initiated against you all and others shall continue / follow until full recovery of the outstanding dues. Out of abundant caution, the Bank has also published the Notice for Sale of the Secured Asset in the newspapers namely "Business Standard" (English edition) & "Raj Express" (Hindi edition) on November 16, 2022, enclosed herewith as Annexure I and Annexure II.

Further, the Bank invites your attention to the provisions of section 13(8) of the SARFAESI Act, in respect of the time available for redemption of the secured assets.

In view thereof, the Bank hereby calls upon you, to jointly and severally discharge in full the Outstanding Amount as mentioned in the Demand Notice along with the interest at contractual rate of interest and amounts as per the Transaction Documents till payment thereof within 15 days from the date of aforesaid publication, otherwise the Bank shall be constrained to proceed with the sale of the Secured Asset on the date fixed, which you may please note.

This is for your information and records.

Yours faithfully,

For RBL Bank Ltd.



Authorised Officer
Anil Kumar Dalmia



Encl: Annexure I & II (Paper Publication in Hindi & English)
Aot work of sale notice published in news paper business standard

Schedule
Description of the Secured Assets

Immovable Property

All that piece and parcel of one freehold Residential House comprising of plot area 1500 Sq. Ft. which is part of Khasra No. 356, situated at Ward No. 12, Badikhurd, P. H. No. 06, Tehsil – Badi, Dist. Raissen, within the jurisdiction of Sub-registrar Raissen, Registration Dist. Raissen and within the limits of Raissen Corporation / Gram Panchayat, Madhya Pradesh and bounded as follows:

On or towards the East: House of Kaluram Jain
On or towards the South: Sharda Devi's Plot
On or towards the West: House of Sandeep Nema
On or towards the North: NH-12

Together with the fittings and fixtures annexed thereto / building structure standing thereon.

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Sale Notice
[Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002]

Sub: Notice for Sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") & Security Interest (Enforcement) Rules, 2002.

All of you the under mentioned parties and public at large are hereby informed that RBL Bank Ltd being secured creditor under the SARFAESI Act had issued notice dated November 30, 2016 to M/s. Mateshwari Trading Co. ("Borrower") and the under mentioned parties under section 13(2) of the Act demanding to pay the amount due of Rs.39,60,658.30/- (Indian Rupees Thirty Nine Lakhs Sixty Thousand Six Hundred Fifty Eight and Thirty Paise Only) plus future interest against the credit facilities sanctioned to the Borrower and guaranteed/secured by the under mentioned parties. Since the amount demanded above was not repaid by the borrower and under mentioned parties, the Authorised Officer of the Bank took the physical possession of the schedule mortgaged property on July 3, 2017 under the provisions of SARFAESI Act read with Security Interest (Enforcement), Rules.

The Public Auctions conducted on September 26, 2017 and October 27, 2017, and Public E-Auction conducted on October 19, 2022 for sale of the schedule property had also failed for want of bid/s. The undersigned also did not come forward, till date, for the repayment of the outstanding dues.

Thereafter, the Bank has received an expression of interest from a proposed purchaser(s) showing interest in the purchase of the Schedule Property for an amount of Rs. 24,28,000/- (Indian Rupees Twenty Four Lakhs Twenty Eight Thousand Only), being the reserve price of the E-Auction dated October 19, 2022 and on the terms agreeable to the Bank and the proposed purchaser. As the Schedule Property could not be sold through public auctions and public e-auction held earlier, the Bank has decided to sell the property to the proposed purchaser by way of private treaty.

The Bank has sent the sale notice dated November 16, 2022 to all the under mentioned parties vide speed post on their last address available with the Bank intimating them about the aforesaid proposal for sale through private treaty. Again by virtue of this paper publication, the under mentioned parties are hereby informed that, if they fail to pay the dues outstanding in the loan account within 15 days from the date of this publication, the schedule property shall be sold to the proposed purchaser as per the terms agreed between the Bank and the proposed purchaser without any further notice to them.

Name and addresses of the Borrower/ Guarantors / Mortgagors	Description of Mortgaged Property ("Schedule Property")
<p>1. M/s. Mateswari Trading Company A Proprietorship Firm of Mr. Pankaj Gupta (Borrower / Hypothecator) Address: JJ Road, Bari, Badi, Dist.- Raisen, Madhya Pradesh -464665.</p> <p>2. Mrs. Anita Gupta (Mortgagor) LIG-475, Housing Board, Near Mandir, Katara Hills, Huzur, Bag, Mugaliya, Bhopal.</p> <p>3. Mr. Pankaj Gupta (Proprietor/ Guarantor) Address: JJ Road, Bari, Badi, Dist.- Raisen, Madhya Pradesh -464665</p>	<p>All that piece and parcel of one freehold Residential House comprising of plot area 1500 Sq. Ft. which is part of Khasra No. 356, situated at Ward No. 12, Badikhurd, P. H. No. 06, Tehsil – Badi, Dist. Raisen, Madhya Pradesh within the jurisdiction of Sub-registrar Raisen, Registration Dist. Raisen and within the limits of Raisen Corporation / Gram Panchayat, Madhya Pradesh and bounded as follows: On or towards the East: House of Kaluram Jain, On or towards the South: Sharda Devi's Plot, On or towards the West: House of Sandeep Nema, On or towards the North: NH-12</p> <p>Together with the fittings and fixtures annexed thereto / building structure standing thereon.</p>

Place: Bhopal
 Date: November 16, 2022

S/d
 Authorised officer
 RBL Bank Ltd.

ART WORK OF SALE NOTICE PUBLISHED IN BUSINESS STANDARD
 DATED 16.11.2022