

**CANARA BANK, SARM BRANCH CHANDIGARH**

To

1. M/s Oshian Impex (Prop- Sh Sourav Jain)  
8, Tibba, Focal Point, Ganpati Estate  
Opposite Power House, Dehlon, Ludhiana.
2. Sh. Sourav Jain S/O Sh Parvesh Jain  
H NO.1024 St No.4  
Block A Bhai Himmat Singh Nagar  
Dugri, Basant Avenue, Ludhiana.
3. Mrs. Manju Jain W/O-Sh. Sunil Jain  
H.No.1027 St No-4  
Block A Bhai Himmat Singh Nagar  
Dugri, Basant Avenue, Ludhiana.
4. Mrs.Indu Jain W/O-Sh. Parvesh Jain  
H No-1024 St No 4  
Block A Bhai Himmat Singh Nagar  
Dugri, Basant Avenue, Ludhiana.

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, SARM Chandigarh branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our SARM Chandigarh Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

  
Authorized Officer, Canara Bank

ENCLOSURE - SALE NOTICE

**CANARA BANK, SARM BRANCH CHANDIGARH**

**SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of SARM Branch Chandigarh of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12.06.2024, for recovery of Rs. **154.82** lakhs as on **31.03.2024** plus further interest from 01.04.2024 due to the SARM Branch Chandigarh of Canara Bank from M/s Oshian Impex through its Proprietor Sourav Jain S/O Parvesh Jain and Mrs Manju jain W/O- Sh. Sunil Jain (Guarantor) and Mrs. Indu jain W/O Sh. Parvesh Jain (Guarantor).

The Earnest Money Deposit shall be deposited on or before **10.06.2024** up to **5:00 PM**.

Details and full description of the property (ies):

- 1) Commercial property /Plot no 3551/2 in the name of Smt. Manju Jain W/o Sh. Sunil Jain & Mrs. Indu Jain W/o Sh. Parvesh Jain measuring 225 Sq yards comprised Khasra No 568, Khata No 956/1349 as per jamabandi for the year 2010-11 situated at Vill - Gill no. 1, H.B no. 263, Abadi New Janta Nagar Street no. 7, Gill Road, opposite Electricity Board, Tehsil & District Ludhiana as per sale deed bearing Vasika no. 4529 dated 11.08.2017.

Bounded as Under:

East: Vendor admeasuring 45'

West: Paramjit Singh admeasuring 45'

North: Street 16' wide admeasuring 45'

South: Jagmohan Singh admeasuring 45'

(Property is under Symbolic possession)



(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM: CR: 410: SN: 1605:2024

Date: 16.05.2024

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Assistant General Manager, SARM Branch Chandigarh (Branch name) Canara Bank, Ph. No. 0172-2601664 during office hours on any working day.

E-auction arranged by the service provider M/s Canbank Computer Services Ltd. through the website [www.indianbankseauction.com](http://www.indianbankseauction.com).

1. Name and Address of the Secured Creditor : Canara Bank, SARM Chandigarh
2. Name and Address of the Borrower : M/s Oshian Impex
3. Total liabilities as on 31.03.2024 : Rs. 154.82 Lakh plus further interest from 01.04.2024
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before : 10.06.2024 up to 5:00 PM
5. (a) Date & Time of Auction

Date: 12.06.2024

Time: 11:30 AM to 12:30 PM

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) Portal of e- auction: [www.indianbankseauction.com](http://www.indianbankseauction.com).

6. Details of Property/ies :

Commercial property /Plot no 3551/2 in the name of Smt. Manju Jain W/o Sh. Sunil Jain & Mrs. Indu Jain W/o Sh. Parvesh Jain measuring 225 Sq yards comprised Khasra No 568, Khata No 956/1349 as per jamabandi for the year 2010-11 situated at Vill - Gill no. 1, H.B no. 263, Abadi New Janta Nagar Street no. 7, Gill Road, opposite Electricity Board, Tehsil & District Ludhiana as per sale deed bearing Vasika no. 4529 dated 11.08.2017. Bounded as Under:

East: Vendor admeasuring 45'

West: Paramjit Singh admeasuring 45'

North: Street 16' wide admeasuring 45'

South: Jagmohan Singh admeasuring 45'

(Property is under Symbolic possession)

**Reserve Price: Rs. 81.17 Lakh; EMD amount Rs.8.12 Lakh**



**OTHER TERMS AND CONDITIONS**

- a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank).
- b. The bidder will also make the due diligence of the properties, any liability from any Govt. or any other department will be paid by the successful bidder.
- c. Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseuction.com](http://www.indianbankseuction.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- d. The property/ies will not be sold below the Reserve Price.
- e. The property can be inspected with Prior Appointment with Authorized Officer from **03.06.2024 to 04.06.2024** between 03:00 PM to 05:00 PM.
- f. The intending bidders shall deposit Earnest Money Deposit (EMD), being 10 % of the Reserve Price, by way of Demand Draft (DD) favoring, Authorized Officer, Canara Bank, SARM Chandigarh Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SARM Chandigarh Branch, A/c No 209272434 IFSC Code: CNRB0005220 on or before **10.06.2024** upto 5:00 PM.
- g. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S CANBANK COMPUTER SERVICES LTD Contact Person MR PAKHARE D D / MR RAMESH T H, Contact no. 09480691777 / 8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in). Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10.06.2024** upto 5:00 PM, to Canara Bank SARM Chandigarh branch, by hand or by email.
  - 1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 2) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
  - 3) Bidders Name. Contact No. Address, E Mail Id.
  - 4) Bidder's A/c details for online refund of EMD.
- i. The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.com) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/S CANBANK COMPUTER SERVICES LTD Contact Person MR PAKHARE D D / MR RAMESH T H, Contact no. 09480691777 / 8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).



- j. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000.00 the bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- l. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- m. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favor and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- n. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- o. Where the sale consideration, of the property to be transferred is Rs. 50 Lac and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS certificate to the Bank.
- p. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. As per banks record, the outstanding dues of the Local Self Government/any other authority against the Property are not known to the Bank nor any other legal proceedings concerning the property is notified to the Bank/Branch, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- r. For further details contact **Shri K.N. Babu, Authorized Officer, Canara Bank, SARM Branch** (Ph.No 0172-2601664; 2602336); email id [cb5220@canarabank.com](mailto:cb5220@canarabank.com) OR the service provider M/S CANBANK COMPUTER SERVICES LTD Contact Person MR PAKHARE D D / MR RAMESH T H, Contact no. 09480691777 / 8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in). (Canbank Computer Services Ltd, No. 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram )during office hours on any working day.



