

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: RECRO/19673/SARFAESI/SURINDER/2024-25

Date: 18.05.2024

To,

1. **Sh. Surinder Kaur w/o Sh. Jasbir Singh (Borrower)**
Add: Khushhal Majra, Guhla, Kaithal – 136035
2. **Sh. Jasbir Singh S/o Mani Ram (Co-Borrower)**
Add: Khushhal Majra, Guhla, Kaithal – 136035
3. **Sh. Avtar Singh S/o Gurmail Singh (Guarantor)**
Add: Ward no. 12, Dera Near Canal, Cheeka, 136034

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002

As you are aware, Authorised officer of Canara Bank has 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 Cheeka Mandi Branch of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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,

AUTHORISED OFFICER
CANARA BANK

Enclosure:

1. Sale Notice
2. Detailed Terms and Conditions of the Sale Notice

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30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rules 8(6) and 9 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/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Cheeka Mandi Branch of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 26.06.2024, for recovery of Rs. 14,94,766.65 (Rupees Fourteen Lakhs Ninety Four Thousand Seven Hundred Sixty Six and Paise Sixty Five only) as on 07.02.2019 plus further interest & other charges(minus recovery, if any) due to Cheeka Mandi Branch of Canara Bank from:

1. **Sh. Surinder Kaur w/o Sh. Jasbir Singh (Borrower)**
Add: Khushhal Majra, Guhla, Kaithal – 136035
2. **Sh. Jasbir Singh S/o Mani Ram (Co-Borrower)**
Add: Khushhal Majra, Guhla, Kaithal – 136035
3. **Sh. Avtar Singh S/o Gurmail Singh (Guarantor)**
Add: Ward no. 12, Dera Near Canal, Cheeka, 136034

The Reserve price will be Rs. 16.29 Lakh and the Earnest Money Deposit (EMD) will be Rs.1.65 Lakh. The Earnest Money Deposit shall be deposited on or before 24.06.2024 by 05:00 PM.

(Amt. In Lakh)

Sr. No.	Description of the Property Mortgaged/Owner's Name/Boundaries	Nature of Possession	Reserve Price (EMD)	Details of encumbrances known to the Secured Creditors
1	All that part and parcel of Plot measuring 0K-09M being 9/424 share of Land Measuring 21K-4M comprised in Khewat no. 334, khatoni no. 558, Rect no. 85, Killa no. 6(8-2), Rect No. 86, Killa no. 1/2 (5-2) 10(8-0) Total kitta 3 situated at Vill Khushal Majra, Tehsil Guhla, District Kaithal vide jamabandi for the Year 2011-12 & Regd sale deed no. 4872/1 dated 09.03.2015 mutation no. 4623KhasraGirdwari owned by Surender Kaur W/o Jasbir Singh bounded as under North : Property of Sukhdev Kumar South : Passage 20 FT East : Passage 20 FT West : Property of Sukhdev Kumar	Symbolic	Rs. 14.21 Lakh (Rs. 1.43 Lakh)	Not known to Secured Creditor

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Sr. No.	Description of the Property Mortgaged/Owner's Name/Boundaries	Nature of Possession	Reserve Price (EMD)	Details of encumbrances known to the Secured Creditors
2	Plot Gair Mumkin Land Measuring 1 Marla being 1/201 share of Land measuring 10K-1M comprised in khewat no. 459 Min Khatoni no. 545 min Rect no. 53 Killa no. 5/2/1(0-2) 5/2/3(0-15) 5/2/5(0-15) 6/1(0-17) 6/3(1-10) 6/5(1-12) 6/8(0-18) 6/9(0-11) 15/1/1 (0-9) 15/1/3(0-16) 15/1/5(0-9) 15/1/7(1-7) total kitta 12 situated at Village Cheeka Tehsil Guhla vide jamanbandi for the year 2010-11 & Regd sale deed no. 4873 dated 09/03/2015 Mutation no. 15149 KhasraGirdawari owned by Surinder Kaur W/o jasbir Singh and bounded : North: Street South: Other Property East : Other Property West : Other Property	Symbolic	Rs. 2.08 Lakh (Rs. 0.21 Lakh)	Not known to Secured Creditor
	TOTAL		Rs. 16.29 Lakhs(1.63 Lakhs)	

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Authorised Officer, Canara Bank, Cheeka Mandi Branch**, Ph. No. 85728-25054 during office hours on any working day.

Date: 18.05.2024
Place: Cheeka Mandi

Authorised Officer
Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.05.2024

1.	Name and Address of the Secured Creditor	Canara Bank, Cheeka Mandi Branch, Opp.Hunuman Marble, Patiala Road, Cheeka, District kaithal -136034
2.	Name and Address of the Borrower(s)/ Guarantor(s)	<p>1. Sh. Surinder Kaur w/o Sh. Jasbir Singh (Borrower) Add: Khushhal Majra, Guhla, Kaithal – 136035</p> <p>2. Sh. Jasbir Singh S/o Mani Ram (Co-Borrower) Add: KhushhalMajra, Guhla, Kaithal – 136035</p> <p>3. Sh. Avtar Singh S/o Gurmail Singh (Guarantor) Add: Ward no. 12, Dera Near Canal, Cheeka, 136034</p>
3.	Total liabilities	Rs. 14,94,766.65 (Rupees Fourteen Lakhs Ninety Four Thousand Seven Hundred Sixty Six and Paise Sixty Five only) as on 07.02.2019 plus further interest & other charges(minus recovery, if any)
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s e-Procurement Technologies Limited -Auction Tiger
	(c) Date & Time of Auction	26.06.2024 between 12:30 PM – 01:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	Online
5.	Reserve Price	<p>Property No. 1: Rs. 14.21 lakhs (Rupees Forteen lakhs twenty one thousand only)</p> <p>Property No. 2: Rs. 2.08 Lakhs (Two lakhs Eight Thousand only)</p>

6. Other terms and conditions:

a) Auction/bidding shall be only through “**Online Electronic Bidding**” through the website <https://canarabank.auctiontiger.net> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorised Officer, on **24.06.2024**.

c) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the

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immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised officer/Secured Creditors in this regard at a later date.

d) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.

e) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

f) The EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, **Canara Bank, CheekaMandi Branch, Opp Hunuman Marble, Patiala Road, Cheeka, District kaithal -136034** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Cheeka Mandi Branch, **A/c No 209272434 IFSC Code: CNRB0019673 on or before 24.06.2024 by 05:00 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 e-Procurement Technologies Limited -Auction Tiger, Mr. Praveen Kumar Thevar (9722778828/9265562818/9265562821)**, E-mail: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net through the website <https://canarabank.auctiontiger.net>

h) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24.06.2024 by 05:00 PM**, to **Canara Bank, CheekaMandi Branch, Opp Hunuman Marble, Patiala Road, Cheeka, District kaithal -136034** by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) 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.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

i) The intending bidders should register their names at portal <https://canarabank.auctiontiger.net> 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 e-Procurement Technologies Limited -Auction Tiger, Mr. Praveen Kumar Thevar (9722778828/9265562818/9265562821)**, E-mail: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net through the website <https://canarabank.auctiontiger.net>

j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

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k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

l) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

m) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

n) All charges for conveyance, stamp duty/GST/ registration charges etc., as applicable shall be borne by the successful bidder only.

o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank, Cheeka Mandi Branch, Opp Hunuman Marble, Patiala Road, Cheeka, District kaithal -136034 who, as a facilitating centre, shall make necessary arrangements.

q) For further details contact Authorised Officer Sh. Sanjay Kumar Bagai, authorised Officer for **Canara Bank, Cheeka Mandi Branch, Opp Hunuman Marble, Patiala Road, Cheeka, District kaithal -136034**, Ph. No. 7496919673 during office hours on any working day. E-mail id: cb19673@canarabank.com OR Mr. Praveen Kumar Thevar (9722778828/9265562818/9265562821), E-mail: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 18.05.2024
Place: Cheeka Mandi

Authorised Officer
Canara Bank