

**CANARA BANK, SARM BRANCH CHANDIGARH**

To

**M/s Balaji Cold Drinks ,1984 Old Grain Martket,  
Muktsar Tehsil and District Muktsar -152026**

**Sh. Vishal Jain S/o Sh. Sushil Kumar Jain  
Prop. M/s Balaji Cold Drinks  
1984, Old Grain Martket Muktsar Tehsil and  
District Muktsar -152026**

**Smt. Sunita Rani Jain W/o Sushil Kumar Jain  
1984 Old Grain Martket Muktsar Tehsil and  
District Muktsar -152026**

**Sh. Sushil Kumar Jain S/o Sh Rattan Chand  
1984, Old Grain Martket Muktsar Tehsil and  
District Muktsar -152026**

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) of the Security Interest (Enforcement) Rules, 2002<sup>1</sup>.

\*\*\*\*\*

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,

 **केनरा बैंक**  
For CANARA BANK

  
प्रधिकृत अधिकारी / Authorised Officer  
ARM, Circle Office, Sector 24, Chandigarh  
**Authorised Officer, Canara Bank**

ENCLOSURE - SALE NOTICE





**CANARA BANK, SARM BRANCH CHANDIGARH**

**SALE NOTICE**

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) 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 Authorised 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 **26.03.2024** for recovery of **Rs. 1,08,75,549.50** as on **31.01.2024** plus further interest from **01.02.2024** due to the SARM Branch Chandigarh of Canara Bank from M/s Balaji Cold Drinks Old Grain Market Muktsar Prop. Vishal Jain S/o Sushil Kumar Jain , 1984 Old Grain Market Muktsar ( Punjab).

The reserve price of the property is Rs. 27,24,000/- and the earnest money deposit (EMD) is 10% of Reserve Price of the properties.

Shop No. 1984, situated at Khasra No. 361, Khatoni No.571, Khewat No.278, Old Grain Market Muktsar (100 Sq Yard)

**Earnest Money Deposit shall be deposited on or before 22.03.2024 up to 5.00 PM.**

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 Canara bank , Ph. No. 0172-2601664 during office hours on any working day.

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





1. Name and Address of the Secured Creditor: Canara Bank, SARM Chandigarh (Branch)
2. Name and Address of the Borrower: M/s Balaji Cold Drinks, 1984 Old Grain Market Muktsar .
3. Total liabilities as on 31.01.2024: **Rs. 1,08,75,549.50** with further interest wef 01.02.2024.
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: **22.03.2024 up to 5:00 PM**
5. (a) Date & Time of Auction

**Date: 26.03.2024**

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.indiabankseauction.com](http://www.indiabankseauction.com).

Sr. no.	Property Detail	Reserve Priced fixed	EMD Amount.	Nature of possession
1	Shop No. 1984, measuring 100 sq. yards, Khasra No. 361, Khatoni No.571, Khewat No.278, 478, situated at Old Grain Market, Muktsar. Boundaries: North: Dilsukh South: Road, East: Shapan Lal West: Shiv Karandass	Rs. 27,24,000/-	Rs. 2,72,400/-	Physical





**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. any other department will be paid by the successful bidder.
- c. Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseauction.com](http://www.indianbankseauction.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 **18.03.2024 to 19.03.2024** between 03:00 PM to 05:00 PM.
- f. The intending bidders shall deposit Earnest Money Deposit (EMD) as above, being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, Authorised Officer, Canara Bank, SARM Chandigarh Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Chandigarh Branch, A/c No 209272434 IFSC Code: CNRB0005220 on or before 22.03.2024 up to 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 Mr. Pakhare DD / Mr. Ramesth, Contact no. 09480691777/ 08553643144; 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 **22.03.2024 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.





Ref: ARM:CR 123:1602:2024

Date: 16.02.2024

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

- i. The intending bidders should register their names at portal [www.indianbankseauction.com](http://www.indianbankseauction.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/ Ramesh T H , Contact no. 09480691777/ 08553643144;email: 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 multiplies 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- l. Sale shall be confirmed in favour 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 favour 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. Authorised 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 bank nor any other legal proceedings





Ref: ARM:CR 123:1602:2024

Date: 16.02.2024

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 Sri. Ranjeet Kumar , Assistant General Manager, 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 Service Ltd Contact Person Mr. Pakhare DD /Mr. Ramesh, Contact no. 09480691777/ 08553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)(M/s Canbank Computer Service Ltd., no 218,J P Royale 1<sup>st</sup> floor , Sampige Road Malleswaram during office hours on any working day.

**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.

Place: Chandigarh

Date: 16.02.2024

 कृते केनरा बैंक  
For CANARA BANK

प्राधिकृत अधिकारी  
ए.आर.एम.बी., अंचल कार्यालय, सेक्टर 34, चण्डीगढ़  
Authorised Officer  
Canara Bank

