

**CANARA BANK, SAMANA BRANCH**  
(A GOVERNMENT OF INDIA UNDERTAKING)  
**COVERING LETTER TO SALE NOTICE**

Ref: ROREC/SN/S09/2023-2024/CHARAN

Date: 15-03-2024

To,  
M/S CHARAN AGRO TECH  
WARRAICHAN ROAD, SAMANA TEHSIL SAMANA, DISTT PATIALA -147101

SH. JAGMEET BAWA S/O RANJIT SINGH R/O WARD NO. 3  
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA  
TEHSIL SAMANA, DISTT. PATIALA-147101

SH. JASWANT SINGH S/O HARNAM SINGH R/O WARD NO. 12,  
SEKHON COLONY, SAMANA TEHSIL SAMANA DISTT PATIALA.  
TEHSIL SAMANA, DISTT. PATIALA-147101

SH. GAGANDEEP SINGH S/O RANJEET SINGH R/O WARD NO. 3  
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA  
TEHSIL SAMANA, DISTT. PATIALA-147101

Dear Sir/Madam,

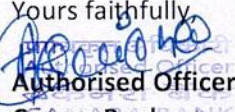
**Sub:** Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

\*\*\*\*\*

As you are aware, I on behalf of **Canara Bank, SAMANA** 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 **SAMANA BRANCH, DP Code: 3544** 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 hereunder, I am herewith sending the Sale 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 – SALE NOTICE

CC:

SH. RANJIT SINGH S/O TEHAL SINGH R/O WARD NO. 3  
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA  
TEHSIL SAMANA, DISTT. PATIALA-147101



Ref: ROREC/SN/S09/2023-2024/CHARAN  
(A GOVERNMENT OF INDIA UNDERTAKING)  
SALE NOTICE

Date: 15-03-2024

**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 hypothecated/pledged/charged to the Secured Creditor, the **First Property:-** ( Residential House) **Symbolic Possession, Second Property:-** (Plot) **Physical Possession** of which has been taken by the **Authorised Officer of SAMANA BRANCH** of the Canara Bank , will be sold on "As is where is", "As is what is", and " Whatever there is" on **08-04-2024** for recovery of **Rs. 91,46,605.86 (Rupees Ninety One Lakh Forty Six Thousand Six Hundred Five and Eight Six Paise only)** as on **12-02-2024** Plus accrued interest & with further interest from **13-02-2024** and expenses thereon due to the Canara Bank , SAMANA BRANCH from **M/s CHARAN AGRO TECH THROUGH ITS PARTNERS SH JAGMEET SINGH AND SH JASWANT SINGH.**

**First Property:-**

The reserve price will be **Rs.32,40,000/- (Rupees Thirty Two Lakh Forty Thousand Only)** and the earnest money deposit will be **Rs. 3,24,000 /- ( Rupees Three Lakh Twenty Four Thousand Only).**

**Second Property:-**

The reserve price will be **Rs.37,23,000/- (Rupees Thirty Seven Lakh Twenty Three Thousand Only)** and the earnest money deposit will be **Rs. 3,73,000 /- ( Rupees Three Lakh Seventy Three Thousand Only).**

The Earnest Money Deposit shall be deposited on or before **06-04-2024 at 5:00 pm.**

**Details and full description of the property (ies) :**

**First Property:- ( Residential House)**

Residential House Measuring **Ok 7-1/3 (Size 40' \* 50')** (Area 222.22 Sq Yds) as per Jamabandi of the year 2016-17 of Samana Tehsil Samana Distt. Patiala Land Comprised in Khewat/ Khataoni No. 144/240, Khasra No. 110// 5(0-19) 110//6/2(4-0) 110//15(6-4) 110// 16(2-11) 111//1(7-12) 111//7/1/1(2-12)111//8(7-16)111//9(8-0) 111// 10(8-0) 111//11(8-0)111//12(7-8) 111//19/1(5-3) 111//20(7-7) 111/21/2/2(1-19) 111//22(2-0)111/126(0-12)111//28(0-9) Measuring 80k 12M to the extent of 7-1/3 1612 share i.e. Ok 7-1/3M

**Boundaries of the Property:-**

North:- 40'-0" street.

South:- 40'-0" Owner Self





Ref: ROREC/SN/S09/2023-2024/CHARAN

Date: 15-03-2024

East:- 50'-0" P/o Owner Self

West:- 50'-0" P/o Gurtej Singh

**Second Property:- (Plot)**

Commercial Property Situated in industrial locality near Taj Palace, Inside Bhawanigarh road, Samana, Tehsil :- Samana & District:- Patiala. Total area of plot measuring 01K 12.5 M, Land Comprised in Khewat/Khatoni no 685/995 Khasra no 188// 11 (1-18) 189// 12(8-0) 189//13(8-0) 189//14(8-0) 189// 15 (6-11) 189// 17(8-0) 189// 18(8-0) measuring 48K 09M to the extent of 321/2/969.

**Boundaries of the Property:-**

North : 35'ROAD +58' P/O SHAM LAL

South : 107'-6' OPEN PLOT

East : 130'-6" TOWER

West : 70' P/O SHAM LAL + 60'6" ROAD

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 Manager, Mr. SHUBHAM KUSH , Canara Bank, SAMANA BRANCH (Mobile No. 8437243544) email [cb3544@canarabank.com](mailto:cb3544@canarabank.com) during office hours on any working day.

E-auction arranged by the service provider M/s Can Bank Computer Systems Ltd. through the website [www.indianbanseauction.com](http://www.indianbanseauction.com)

1. Name and Address of the Secured Creditor : Canara Bank, OLD BUS STAND CHOWK, MAIN ROAD, SAMANA , DIST PATIALA -147101.
2. Name and Address of the Borrower :

**M/S CHARAN AGRO TECH**

**WARRAICHAN ROAD, SAMANA TEHSIL SAMANA, DISTT PATIALA -147101**

**SH. JAGMEET BAWA S/O RANJIT SINGH R/O WARD NO. 3  
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA  
TEHSIL SAMANA, DISTT. PATIALA-147101**

**SH. JASWANT SINGH S/O HARNAM SINGH R/O WARD NO. 12,  
SEKHON COLONY, SAMANA TEHSIL SAMANA DISTT PATIALA TEHSIL SAMANA-147101**

**SH. GAGANDEEP SINGH S/O RANJEET SINGH R/O WARD NO. 3  
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA TEHSIL SAMANA-147101**

3. Total liabilities as on 12-02-2024 :- Rs. 91,46,605.86 (Rupees Ninety One Lakh Forty Six Thousand Six Hundred Five and Eight Six Paise only) plus accrued interest and further interest from 13-02-2024 and expenses thereon.







Ref: ROREC/SN/S09/2023-2024/CHARAN

Date: 15-03-2024

4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: **06-04-2024** up to 5:00 p.m.

5. (a) Date & Time of Auction

Date: **08-04-2024**

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 :

##### First Property:- ( Residential House)

Residential House Measuring 0k 7-1/3 (Size 40' \* 50') (Area 222.22 Sq Yds) as per Jamabandi of the year 2016-17 of Samana Tehsil Samana Distt. Patiala Land Comprised in Khewat/ Khataoni No. 144/240, Khasra No. 110// 5(0-19) 110//6/2(4-0) 110//15(6-4) 110// 16(2-11) 111//1(7-12) 111//7/1/1(2-12)111//8(7-16)111//9(8-0) 111// 10(8-0) 111//11(8-0)111//12(7-8) 111//19/1(5-3) 111//20(7-7) 111/21/2/2(1-19) 111//22(2-0)111/126(0-12)111//28(0-9) Measuring 80k 12M to the extent of 7-1/3 1612 share i.e. 0k 7-1/3M

##### Boundaries of the Property:-

North:- 40'-0" street.

South:- 40'-0" Owner Self

East:- 50'-0" P/o Owner Self

West:- 50'-0" P/o Gurtej Singh

##### Second Property:- (Plot)

Commercial Property Situated in industrial locality near Taj Palace, Inside Bhawanigarh road, Samana, Tehsil :- Samana & District:- Patiala. Total area of plot measuring 01K 12.5 M, Land Comprised in Khewat/Khatoni no 685/995 Khasra no 188// 11 (1-18) 189// 12(8-0) 189//13(8-0) 189//14(8-0) 189// 15 (6-11) 189// 17(8-0) 189// 18(8-0) measuring 48K 09M to the extent of 321/2/969.

##### Boundaries of the Property:-

North : 35'ROAD +58' P/O SHAM LAL

South : 107'-6' OPEN PLOT

East : 130'-6" TOWER

West : 70' P/O SHAM LAL + 60'6" ROAD

7. Reserve Price : **First Property:-** Rs. 32,40,000/- (Rupees Thirty Two Lakh Forty Thousand Only) **and**  
**Second Property:-** Rs. 37,23,000 /- ( Rupees Thirty Seven Lakh Twenty Three Thousand Only).





**OTHER TERMS AND CONDITIONS**

- a. The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in (p) below).
- b. 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.
- c. The property/ies will not be sold below the Reserve Price.
- d. The property can be inspected with Prior Appointment with Authorized Officer from **02-04-2024 to 03-04-2024** between **03:00 PM to 05:00 PM**.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 3,24,000 /-** ( Rupees Three Lakh Twenty Four Thousand Only) and **Rs. 3,73,000 /-** ( Rupees Three Lakh Seventy Three Thousand Only) being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, **Authorised Officer, Canara Bank, SAMANA Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, SAMANA BRANCH, A/c No.: 209272434 IFSC Code: CNRB0003544** on or before **06-04-2024** upto 5:00 pm.
- f. 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.RAMESH T H, Contact no.09480691777/08553643144;email: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).
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **06-04-2024 upto 5:00 PM**, to **Canara Bank, SAMANA BRANCH** by hand or by email [cb3544@canarabank.com](mailto:cb3544@canarabank.com).
- 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.
- h. 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 no. 09480691777; email: eauction@ccsl.com**.
- i. 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.







Ref: ROREC/SN/S09/2023-2024/CHARAN

Date: 15-03-2024


- j. 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.
- k. 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 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.
- m. All charges for conveyance, stamp duty, GST and registration etc., as applicable shall be borne by the successful bidder only.
- n. 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.
- o. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. As per banks record, the outstanding dues of the Local Self Government against the property are not known to bank, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- q. For further details contact , **Manager, Mr. SHUBHAM KUSH , Canara Bank, SAMANA BRANCH (Mobile No. 8437243544)** email [cb3544@canarabank.com](mailto:cb3544@canarabank.com) OR the service provider M/s CANBANK COMPUTER SERVICE LTD Contact Person Mr. Pakhare / Mr.Ramesh TH,Contact no. 09480691777 /08553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)(M/s Canbank Computer Service Ltd,No. 218,JP Royale 1st Floor, Sampige Road, Malleswaram during the office hour 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: 15-03-2024

  
Authorised Officer  
Canara Bank

