



CANARA BANK, NADAUN BRANCH

Ref: ROSHIM/R&L/R/SALE/2023-24/3

Date: 19.01.2024

To

|  |  |   |
|--|--|---|
| M/S LUCKY ENTERPRISES<br>PRPRIETOR SH NIKHIL<br>JAMWAL<br>R/O AT VILLAGE<br>BHARMOTI, TEHSIL<br>NADAUN, HAMIRPUR, H.P.<br>177033 | SH NIKHIL JAMWAL<br>S/O SH SURJAN SINGH<br>R/O VILLAGE GUGANA PO<br>GAGDUHI, TEHSIL<br>JWALAMUKHI, DISTRICT<br>KANGRA, H.P. 176036 | SMT MUKHTIARO<br>DEVIW/O LATE SH HAKAM<br>CHAND (GUARANTOR)<br>R/O VILLAGE JANGLI, PO<br>SERATEHSIL NADAUN,<br>DISTRICT HAMIRPUR,<br>H.P., 177038 |
|--|--|---|

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>.


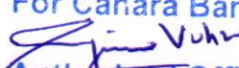
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As you are aware, I on behalf of Canara Bank, **Nadaun** branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you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

 For Canara Bank  
  
Authorised Officer  
Yours faithfully,

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE



Internal



CANARA BANK, NADAUN BRANCH

## 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 hypothecated/pledged/charged to the Secured Creditor, the **Physical** possession of which has been taken by the Authorised Officer of **Nadaun Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **12.02.2024**, for recovery of **Rs. 24,75,121.67 (Rupees Twenty Four Lakhs Seventy Five Thousand One Hundred Twenty One and Paise Sixty Seven only)**, with **further accrued interest** due to the **Nadaun Branch** of Canara Bank from **Sh Nikhil Jamwal s/o Sh Surjan Singh Proprietor M/s Lucky Enterprises as Borrower AND** For recovery of **Rs. 10, 08,770.03 (Rupees Ten Lakhs Eight Thousand Seven Hundred Seventy and Paise Three only)**, with **further accrued interest** from **Smt Mukhtiaro Devi w/o Late Sh Hakam Chand as guarantor.**

The reserve price will be **Rs 10, 00,000/-** and the earnest money deposit will be **Rs 1, 00,000/-**. The Earnest Money Deposit shall be deposited on or before **09.02.2024** upto **5.00 pm**.

### Details and full description of the property (ies)

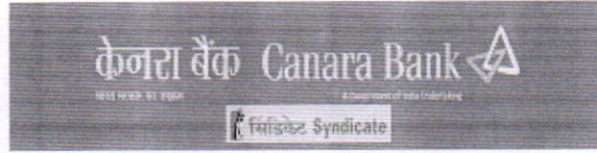
**MORTGAGE OF PROPERTY BEARING DETAILS: - ALL THAT PART AND PARCEL OF PROPERTY BEARING KHATA NO 67, KHATAUNI NO 130, KHASRA KITA 11 TOTAL AREA 01-29-41 HECTARE TO THE EXTENT OF 1/42 SHARE AREA MEASURING 0-03-08 HECTARE SITUATED AT MOHAL GUGANA MAUZA GAGRUHI TEHSIL JWALAMUKHI DITRICT KANGRA HP AS PER JAMABANDI FOR THE YEAR 2012-13.**

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, Nadaun Branch, Canara Bank, Ph. No. 01972-232335 & 94181-02809 / 98820-27707 during office hours on any working day.

E-auction arranged by the service provider M/s CANBANK COMPUTER SERVICES LTD (CCSL) through the website [www.indianbankseauction.com](http://www.indianbankseauction.com).



Internal



**CANARA BANK, NADAUN BRANCH**

1. **Name and Address of the Secured Creditor** : **Canara Bank, Nadaun Branch**
2. **Name and Address of the Borrower** : **Sh Nikhil Jamwal s/o Sh Surjan Singh Proprietor M/s Lucky Enterprises r/o Village Gugana PO Gagduhi, tehsil Jwalamukhi, District Kangra, H.P. 176036**
3. **Total liabilities** : **Rs. 24, 75,121.67(Rupees Twenty Four Lakhs Seventy Five Thousand One Hundred Twenty One and Paisa Sixty Seven only), with further accrued interest.**
4. **Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before:** **09.02.2024 up to 5:00 p.m.**
5. (a) **Date & Time of Auction**  
**Date:** **12.02.2024**  
**Time:** **11:30 AM to 12:30 PM**  
(With unlimited extension of 5 minutes duration each tills the conclusion of the sale)
- (b) **Portal of e- auction:** **www.indianbankseauction.com.**
5. **Details of Property/ies** : **MORTGAGE OF PROPERTY BEARING DETAILS: - ALL THAT PART AND PARCEL OF PROPERTY BEARING KHATA NO 67, KHATAUNI NO 130, KHASRA KITA 11 TOTAL AREA 01-29-41 HECTARE TO THE EXTENT OF 1/42 SHARE AREA MEASURING 0-03-08 HECTARE SITUATED AT MOHAL GUGANA MAUZA GAGRUHI TEHSIL JWALAMUKHI DITRICT KANGRA HP AS PER JAMABANDI FOR THE YEAR 2012-13 OWNED BY SH NIKHIL JAMWAL S/O SH SURJAN SINGH.**



Internal



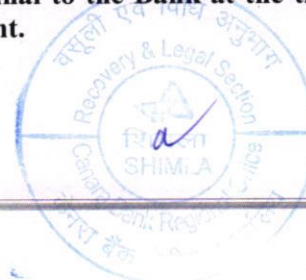
**CANARA BANK, NADAUN BRANCH**

Reserve Price : **Rs 10, 00,000/- (Rs. Ten Lakhs 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 (q) below).
- b. Auction / bidding shall be only through “Online Electronic Bidding” through the website [www.indianbankseaction.com](http://www.indianbankseaction.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 **05.02.2024 to 06.02.2024** between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs 1, 00,000/-**, being 10 % of the Reserve Price, by way of Demand Draft (DD) favouring, Authorised Officer, Canara Bank, **Nadaun Branch**, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Nadaun Branch**, A/c No **209272434** IFSC Code: **CNRB0004708** on or before **09.02.2024** 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 MrPakhare DD or Mr Ramesh TH, Contact no. 9480691777/8553643144; 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).
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **09.02.2024** upto 5:00 PM, to Canara Bank, **Nadaun** 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.**

Internal

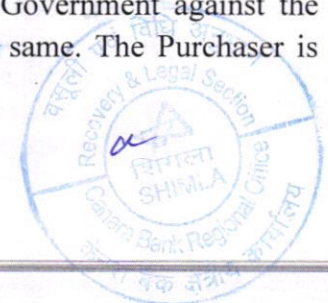




**CANARA BANK, NADAUN BRANCH**

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

- h. The intending bidders should register their names at portal [www.indianbankseaction.com](http://www.indianbankseaction.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 (CCSL) Contact Person MrPakhare DD or Mr Ramesh TH, Contact no. 9480691777/8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
- 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.
- 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 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.





**CANARA BANK, NADAUN BRANCH**

- q. For further details contact **Mr Pankaj Kumar, Manager, Canara Bank, Nadaun Branch** (Ph.No01972-232335; Mobile No 96254-31908 email id [cb4708@canarabank.com](mailto:cb4708@canarabank.com)) OR the service provider M/s Canbank Computer Services Ltd (CCSL) Contact Person MrPakhare DD or Mr Ramesh TH, Contact no. 9480691777/8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) (M/s Canbank Computer Services Ltd (CCSL)., 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: Nadaun**  
**Date: 19.01.2024**

