

CANARA BANK, MOHALI PHASE 5 SSI BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROREC/SN/S09/2023-24/BANSAL TRADING COMPANY

Date: 21-12-2023

To ,

M/S Bansal Trading Company
SHOP NO 347 BULK MATERIAL MARKET
PHASE 11 , MOHALI

Proprietor:

Smt. Vandana Bansal
W/o Sh Dharminder Bansal
Kothi No 90, Phase 2 (Sector 54)
Mohali – 160055

Guarantor/Mortgagor:

Sh. Dharminder Bansal S/O Sh Raja Ram
Kothi No 90, Phase 2 (Sector 54)
Mohali – 160055

Guarantor/Mortgagor:

Sh. Dharminder Bansal S/O Sh Raja Ram
Plot No 148 – 149, Model Town,
Kurali, Distt – Mohali (PB)
Pincode – 140103

Guarantor/Mortgagor:

Sh. Piyush Bansal S/O Sh Dharminder Bansal
Kothi No 90, Phase 2 (Sector 54)
Mohali - 160055

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, Mohali Phase 5 SSI 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 Canara Bank, Mohali Phase 5 SSI , DP Code : 2400 of Canara Bank.

Ref: ROREC/SN/S09/2023-24/BANSAL TRADING COMPANY

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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 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,


प्रमाणित अधिकारी
Authorised Officer
CANARA BANK

Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

**CANARA BANK, CANARA BANK, MOHALI PHASE 5 SSI
(A GOVERNMENT OF INDIA UNDERTAKING)
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 **Symbolic Possession** of which has been taken by the **AUTHORISED OFFICER OF CANARA BANK, MOHALI PHASE 5 SME** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **15-01-2024** for recovery of **Rs. 44,98,552.43 (Rupees Forty Four Lakh Ninety Eight Thousand Five Hundred Fifty Two and Forty Three Paise Only)** and further interest and expense thereon due to the Canara Bank, Mohali Phase 5 SME of Canara Bank from **M/s Bansal Trading Company Prop. Smt. Vandana Bansal.**

The reserve price will be **Rs. 49,60,000 /- (Rupees Forty Nine Lakh Sixty Thousand Only)** and the earnest money deposit will be **Rs. 4,96,000/- (Rupees Four Lakh Ninety Six Thousand Only).**

The Earnest Money Deposit shall be deposited on or before **12-01-2024 up to 5:00 p.m .**

Details and full description of the property(ies):

EMT of Land and building situated at Plot measuring **0k – 16-2/3m (500 Sq yards)** as per Jamabandi year 2014-2015. Khata Number – **1179/1337, Khewat / Khatoni No 1263/1419, khasra No 40//22 (8-0), 23(8-0), 24(8-0), 59//1(8-0), 2(8-0), 3(8-0), 9(7-13), 10/1(2-16) kitye 8 Area 58 kanal 9 marla share**

Ref: ROREC/SN/S09/2023-24/BANSAL TRADING COMPANY

Date: 21-12-2023

1666/116900 ie Ok – 16-2/3m situated at Village Kurali, Tehsil Kharar, District Mohali owned by Sh.

Dharminder Bansal S/o Sh. Raja Ram resident of House No 90, Sector 54, Phase 2, Mohali.

Sale Deed duly registered with the office of Sub Registrar Kharar at Vasika No 1469 dated 04/07/2007

Bounded By :

North : 23 ft Road

South : Others Plot

East : 25 ft Road

West : Others Plot

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 Chief Manager, Mrs. Swati Jasrotia, Canara Bank, Mohali Phase 5 SSI (Ph.No 0172- 2262757 ; Mobile No 8194842400, 9569117720) email id cb2400@canarabank.com during office hours on any working day.

E-auction arranged by the service provider M/s CanBank Computer Systems Ltd. through the website www.indianbankseaauction.com

1. Name and Address of the Secured Creditor : Canara Bank, SCF 13 , PHASE 5 , Mohali
2. Name and Address of the Borrower :

M/S Bansal Trading Company
SHOP NO 347 BULK MATERIAL MARKET
PHASE 11 , MOHALI

Proprietor:
Smt. Vandana Bansal
W/o Sh Dharminder Bansal
Kothi No 90, Phase 2 (Sector 54)
Mohali – 160055

Guarantor/Mortgagor:
Sh. Dharminder Bansal S/O Sh Raja Ram
Kothi No 90, Phase 2 (Sector 54)
Mohali – 160055

Guarantor/Mortgagor:
Sh. Dharminder Bansal S/O Sh Raja Ram
Plot No 148 – 149, Model Town,
Kurali, Distt – Mohali (PB)
Pincode – 140103

Guarantor/Mortgagor:



Ref: ROREC/SN/S09/2023-24/BANSAL TRADING COMPANY
Sh. Piyush Bansal S/O Sh Dharminder Bansal
Kothi No 90, Phase 2 (Sector 54)
Mohali - 160055

Date: 21-12-2023

3. Total liabilities as on 20-12-2023 : Rs. 44,98,552.43 (Rupees Forty Four Lakh Ninety Eight Thousand Five Hundred Fifty Two and Forty Three Paise Only) plus accrued interest and further interest from 21-12-2023 and expenses thereon.

4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before : 12.01.2024 up to 5:00 p.m.

5. (a) Date & Time of Auction

Date: 15-01-2024

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

6. Details of Property/ies :

EMT of Land and building situated at Plot measuring Ok - 16-2/3m (500 Sq yards) as per Jamabandi year 2014-2015. Khata Number - 1179/1337, Khewat / Khatoni No 1263/1419, khasra No 40//22 (8-0), 23(8-0), 24(8-0), 59//1(8-0), 2(8-0), 3(8-0), 9(7-13), 10/1(2-16) kitey 8 Area 58 kanal 9 marla share 1666/116900 ie Ok - 16-2/3m situated at Village Kurali, Tehsil Kharar, District Mohali owned by Sh. Dharminder Bansal S/o Sh. Raja Ram resident of House No 90, Sector 54, Phase 2, Mohali. Sale Deed duly registered with the office of Sub Registrar Kharar at Vasika No 1469 dated 04/07/2007

Bounded By :

North : 23 ft Road

South : Others Plot

East : 25 ft Road

West : Others Plot

7. Reserve Price : Rs. 49,60,000 /- (Rupees Forty Nine Lakh Sixty Thousand Only)



Ref: ROREC/SN/S09/2023-24/BANSAL TRADING COMPANY

Date: 21-12-2023

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. 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 08-01-2024 to 09.01.2024 between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 4,96,000/- (Rupees Four Lakh Ninety Six Thousand Only), being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, **Authorised Officer, Canara Bank, Canara Bank, Mohali Phase 5 SSI** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Canara Bank, Mohali Phase 5 SSI , A/c No 209272434 IFSC Code: CNRB0002400** on or before 12.01.2024 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 M/S CANBANK COMPUTER SERVICES LTS Contact Person Mr. Pakhare DD/Mr. Ramesh Th, Contact No. 09480691777/08553643144; 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 12.01.2024 upto 5:00 PM, to Canara Bank, Mohali Phase 5 SSI, Punjab 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.
- h. The intending bidders should register their names at portal 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/S09/2023-24/BANSAL TRADING COMPANY

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- j. 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 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. For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- 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 Chief Manager, Mrs. Swati Jasrotia, Canara Bank, Mohali Phase 5 SSI (Ph.No 0172- 2262757 ; Mobile No 8194842400, 9569117720) email id cb2400@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. (M/S Canbank Computer Services Ltd, No. 218, J P Royale, 1st 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: Patiala
Date: 21-12-2023


Authorised Officer
Canara Bank