

केनरा बैंक

Canara Bank



भारत सरकार का उपक्रम

A Government of India Undertaking

सिंडिकेट Syndicate

Ref: SARM:LDH:205:SALE:NRI:2023:12:PP

Date: 15.12.2023

CANARA BANK, SARM BRANCH LUDHIANA

To

1. M/s NRI Fashion House, Outside Nehru Gate SCO No. 4 Batala, Distt Gurdaspur Punjab 143505
2. Sh. Shubham Khullar (Partner) S/o Sri Suresh Khullar, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505
3. Sh. Ajay Kumar Vij (Partner) S/o Sri Yashpal Vij, H. No. 83 Berian Mohalla, Batala Distt- Gurdaspur Punjab 143505
4. Sh. Suresh Khullar (Partner) S/o Sri Nand Lal, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505
5. Smt. Sonal Khullar (Guarantor) W/o Sri Suresh Khullar, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505
6. Smt. Anu Khullar (Guarantor) W/o Sri Vajinder Khullar, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505

Dear Sir

Sub: E-auction Sale notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

As you are aware, I on behalf of Canara Bank, SARM Ludhiana 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 Ludhiana 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.

Yours faithfully

हृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTH. OFFICER

आरमि वसुली प्रवन्धन विशेषांकृत शाखा / SARM BRANCH
मिलर गंज, लुधियाना / MILLER GANJ, LUDHIANA

Authorized Officer, Canara Bank

ENCLOSURE - SALE NOTICE



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SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.01.2024, for recovery of Rs. 191.58 Lakhs till 30.11.2023 plus further interest from 01.12.2023 due to the SARM Branch Ludhiana of Canara Bank from M/s NRI Fashion House, Sh. Shubham Khullar S/o Sri Suresh Khullar, Sh. Ajay Kumar Vij S/o Sri Yashpal Vij, Sh. Suresh Khullar S/o Sri Nand Lal, Smt. Sonal Khullar W/o Sri Suresh Khullar and Smt. Anu Khullar W/o Sri Vajinder Khullar.

The reserve price of the property is mentioned here below and the earnest money deposit (EMD) is 10% of Reserve Price of the property. The Earnest Money Deposit shall be deposited on or before 25.01.2024 up to 5.00 pm.

Details and full description of the property(ies):

1. Commercial property of single storey, 04 old shop no. 02,20,26,27 situated at old shanti palace market, khajuri gate Batala distt- Gurdaspur in the name of Sh Shubham Khullar S/o Sh Suresh khullar. MC unit no. BXIV-163. The entry incorporated in the Assessment Register/TS-1 of MC Batala at Sr. 306/B, page no. 92 as mentioned for the year ending 2006-07 to 2015-16, vide registered transfer of ownership deed dated 30.12.2015 Vasika no. 3430 registered in the office of Sub registrar Batala. 04 shop out of which shop no. 26 and 27 merged as 01 shop. Area of shop no. 26 and 27- 481.50 sq feet, shop no. 20-243 SQ FEET, SHOP NO. 02-300 sq feet. (Symbolic Possession)

Boundaries for shop no. 20,26,27-

North- Property of Ramesh Luthra & Balmiki Mandir,

South-Passage,

East- Shop of Sham Lal & Shop no. 21 of Naresh Luthra,

West- shop of Naresh Luthra & Shop no 19, (Smt. Tamana Khullar)

Boundaries for shop no. 02-

North- Passage,

South- Property of Sh Ramesh Luthra,

East- Shop of Naresh Luthra,

West- shop of others.



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2. Residential property of triple storey building situated at Bedian Mohalla, Abrola Gali, Batala district Gurdaspur in the name of Sh Ajay Kumar Vij S/o Sh Yash Pal Vij, measuring approx 140 sq yards MC unit no. BXIV-178, incorporated in Assessment Register/TS-1 Sr. 167/A, page no. 76 Circle Batala for the year ending 2002-03 to 2015-16 and registered vide Vasika no. 1322 dated 29.06.2016 (Symbolic Possession)

North- Property of Parvesh Arora & Ramesh Arora,
South- Street 9'-6" wide,
East- Street 10'-8" wide Bedian Mohalla,
West- Residence of Abrol.

3. Land/ plot approx 10 ½ marlas out of land measuring 43K-01M (with 5 ½ ft karam) with measurement 33 ft X 87 ft-1 inch, bearing min jumla khasra no. 92/21/2(4-14), 22(8-0), 23/1/1 (6-7), 97/3(8-0), 4(8-0), 7(8-0), khewat no. 1600, 1605, khatoni no. 2241, 2246 jamabandi for the year 2009-10 situated at Batala Garbi (South city) Tehsil Batala Dist. Gurdaspur in the name of Smt. Anu W/o Sh Vajinder Khullar and smt. Sonal W/o Sh Suresh Khullar, vide registered sale deed dated 08/01/2013 Vasika no. 5936 vahi no. 1 jild no. 4338, page no. 0 registered in the office of Sub registrar Batala vide vide mutation of sale no. 26943 (Symbolic Possession)

North- Katcha passage 20 ft wide,
South- Land of captain Kuldeep Singh,
East- Open plot of Balwant Singh,
West- Plot of others.

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 through SARM Branch Ludhiana (Branch name) Canara bank, Ph. No. 9517700632 during office hours on any working day.

E-auction arranged by the service provider M/s Canbank Computer Services Ltd through the website www.indianbankseauction.com

- | | |
|--|---|
| 1. Name and Address of the Secured Creditor | : Canara Bank, SARM Ludhiana |
| 2. Name and Address of the Borrower | : M/s NRI Fashion House Nehru Gate SCO No. 4
Batala, Distt Gurdaspur Punjab 143505 |
| 3. Total liabilities as on 30.11.2023 | : Rs.191.58 Lakhs plus further interest from
01.12.2023 |
| 4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before | : 25.01.2024 up to 5:00 p.m. |
| 5. (a) Date & Time of Auction | Date: 29.01.2024
Time: 11:30 AM to 12:30 PM |



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(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 :

1. Commercial property of single storey, 04 old shop no. 02,20,26,27 situated at old shanti palace market, khajuri gate Batala distt- Gurdaspur in the name of Sh Shubham Khullar S/o Sh Suresh khullar. MC unit no. BXIV-163. The entry incorporated in the Assessment Register/TS-1 of MC Batala at Sr. 306/B, page no. 92 as mentioned for the year ending 2006-07 to 2015-16, vide registered transfer of ownership deed dated 30.12.2015 Vasika no. 3430 registered in the office of Sub registrar Batala. 04 shop out of which shop no. 26 and 27 merged as 01 shop. Area of shop no. 26 and 27- 481.50 sq feet, shop no. 20-243 SQ FEET, SHOP NO. 02-300 sq feet. (Symbolic Possession)

Boundaries for shop no. 20,26,27-

North- Property of Ramesh Luthra & Balmiki Mandir,

South-Passage,

East- Shop of Sham Lal & Shop no. 21 of Naresh Luthra,

West- shop of Naresh Luthra & Shop no 19,(Smt. Tamana Khullar)

Boundaries for shop no. 02-

North- Passage,

South- Property of Sh Ramesh Luthra,

East- Shop of Naresh Luthra,

West- shop of others.

Reserve Price: Rs. 50.21 Lakhs; EMD amount Rs.5.03 Lakhs

2. Residential property of triple storey building situated at Bedian Mohalla, Abrola Gali, Batala district Gurdaspur in the name of Sh Ajay Kumar Vij S/o Sh Yash Pal Vij, measuring approx 140 sq yards MC unit no. BXIV-178, incorporated in Assessment Register/TS-1 Sr. 167/A, page no. 76 Circle Batala for the year ending 2002-03 to 2015-16 and registered vide Vasika no. 1322 dated 29.06.2016 (Symbolic Possession)

North- Property of Parvesh Arora & Ramesh Arora,

South- Street 9'-6" wide,

East- Street 10'-8" wide Bedian Mohalla,

West- Residence of Abrol.

Reserve Price: Rs. 22.43 Lakhs; EMD amount Rs. 2.25 Lakhs



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3. Land/ plot approx 10 ½ marlas out of land measuring 43K-01M (with 5 ½ ft karam) with measurement 33 ft X 87 ft-1 inch, bearing min jumla khasra no. 92/21/2(4-14), 22(8-0), 23/1/1 (6-7), 97//3(8-0), 4(8-0), 7(8-0), khewat no. 1600,1605,khatoni no. 2241,2246 jamabandi for the year 2009-10 situated at Batala Garbi(South city) Tehsil Batala Dist. Gurdaspur in the name of Smt. Anu W/o Sh Vajinder Khullar and smt. Sonal W/o Sh Suresh Khullar, vide registered sale deed dated 08/01/2013 Vasika no. 5936 vahi no. 1 jild no. 4338, page no. 0 registered in the office of Sub registrar Batala vide vide mutation of sale no. 26943. (Symbolic Possession)
- North- Katcha passage 20 ft wide,
South- Land of captain Kuldeep Singh,
East- Open plot of Balwant Singh,
West- Plot of others.

Reserve Price: Rs. 16.97 Lakhs; EMD amount Rs. 1.0 Lakhs

OTHER TERMS AND CONDITIONS

- The property 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). Prospective bidders are advised to peruse/verify copies of title deeds/documents, If any available with concerned branch and may make, their own inquiries regarding encumbrance, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of the property, condition, lien, charges, statutory dues etc. before submitted the bid. Objections raised after participating in auction by the prospective bidder will not be entertained.
- 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.
- The property will not be sold below the Reserve Price.
- The property can be inspected with Prior Appointment with Authorized Officer from 22.01.2024 to 23.01.2024 between 03:00 PM to 05:00 PM.
- The intending bidders shall deposit Earnest Money Deposit (EMD) as above, being 10 % of the Reserve Price, by way of Demand Draft(DD) favoring, Authorized Officer, Canara Bank, SARM Ludhiana Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SARM Ludhiana Branch, A/c No 209272434 IFSC Code: CNRB0006819 on or before 25.01.2024 up to 5:00 pm.
- Intending bidders shall hold a valid e-mail address.



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- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25.01.2024 up to 5:00 PM, to Canara Bank SARM Ludhiana 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.
 - 4) Bidder's A/c details for online refund of EMD.
- h. The intending bidders should register their names at portal www.indianbankseaauction.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 Pakhare D D/Ramesh T H, Contact no. 09480691777/8553643144; email: eauction@ccsl.co.in.
- i. No Bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
- 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 multiples of Rs.10,000/- 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- l. Sale shall be confirmed in favor 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 favor 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 Lakhs 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. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.



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- q. 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.
- r. For further details contact Sh. Siddharth Shrivastava Authorized Officer (Chief Manager) through, Canara Bank, SARM Ludhiana Branch (Ph.No 9517700632); email id cb6819@canarabank.com OR the service provider M/s Canbank Computer Services Ltd Contact Person Pakhare D D/ Ramesh T H, Contact no. 09480691777/08553643144; email: eauction@ccsl.co.in (M/s Canbank Computer Services Ltd., 218, J P Royale, First Floor, Sampige road, Malleswaram, Contact Person: Mr. Pakhare D D/Ramesh T H, Phone/Mobile Number: 09480691777/8553643144) 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: Ludhiana
Date: 15.12.2023

केनरा बैंक / CANARA BANK

आखिरी वसुली प्रबन्धन विशेषांकृत शाखा / SARM BRANCH
मिलर गंज, लुधियाना / MILLER GANJ, LUDHIANA

Authorized Officer
Canara Bank