

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

Ref: ROREC/SN/S02/2024-2025/CHHEDI SHAH

Date: 02-04-2024

To,

**1.Mr CHHEDI SHAH
VILL HUSSANPURA
PUNJAB- 140001**

**Mrs SAVITRI DEVI W/O CHHEDI SHAH
VILL HUSSANPURA
PUNJAB- 140001**

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, 2002¹.

As you are aware, I on behalf of **CANARA BANK, RUPNAGAR II 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 **RUPNAGAR II BRANCH, DP CODE: 18172** 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: MR PREM SHANKAR GUPTA
RAIL MAJRA PREM NAGAR
THE BALACHAUR DIST SHAHEED BHAGAT SINGH NAGAR
PUNJAB - 144533**



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Date: 02-04-2024

**CANARA BANK, RUPNAGAR II BRANCH
(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 RUPNAGAR II branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22-04-2024** for recovery of **Rs.8,73,479.15 /-** (Rupees Eight Lakh Seventy Three Thousand Four Hundred Seventy Nine and Fifteen Paise only) as on **14-02-2024** plus accrued interest and with further interest from **15-02-2024** and expenses thereon due to the Canara Bank, RUPNAGAR II branch from **Mrs CHHEDI SHAH and Mr SAVITRI DEVI**.

The reserve price will be **Rs. 39,86,000/-** (Rupees Thirty Nine Lakh Eighty Six Thousand Only) and the earnest money deposit will be **Rs. 3,98,600** (Rupees Three Lakh Ninety Eight Thousand Six Hundred Only)

The Earnest Money Deposit shall be deposited on or before **20.04.2024 at 5:00 pm**.

Details and full description of the property (ies) : Residential House in the name of **Sh CHHEDI SHAH** comprised in Khewat/Khatauni no **87/87**, Khasra no **14//11/1 (0-9)** having **20/27** share i.e. **6 Marla 6 Sarsai** and bearing Khasra No. **14//11/2(0-2)**, Total **8 Marla 6 Sarsahi** situated in the area of village **Hussainpur H.B No 42**, Tehsil and District **Rupnagar, Punjab**

THE SAID BUILDING IS BOUNDED AS FOLLOWS:-

North :- Owner

South :- Panchayat Property

East:- Owner

West :-Ravinder Singh S/o Sher Singh and Avtar Singh S/o Mohan Singh.

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 Manager Sr. Manager, Mrs. Parul Rao, Canara Bank, RUPNAGAR II Branch (Ph.No.0188 1224780, Mobile No.8091089246) email cb18172@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.indianbankseaction.com

1. Name and Address of the Secured Creditor : Canara Bank, RUPNAGAR II Branch,
, RUPNAGAR , Punjab



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Date: 02-04-2024

Name and Address of the Borrower :

Mr CHHEDI SHAH
VILL HUSSANPURA
PUNJAB- 140001

Mrs SAVITRI DEVI W/O CHHEDI SHAH
VILL HUSSANPURA
PUNJAB- 140001

2. Total liabilities as on 14-02-2024 : Rs.8,73,479.15 /- (Rupees Eight Lakh Seventy Three Thousand Four Hundred Seventy Nine and Fifteen Paise only) plus accrued interest and with further interest from 15-02-2024 and expenses thereon .
3. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 20-04-2024 up to 5:00 p.m.

4. (a) Date & Time of Auction

Date: 22-04-2024

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

6. Details of Property/ies : Details and full description of the property (ies) :

Residential House in the name of Sh CHHEDI SHAH comprised in Khewat/Khatauni no 87/87, Khasra no 14//11/1 (0-9) having 20/27 share i.e. 6 Marla 6 Sarsai and bearing Khasra No. 14//11/2(0-2), Total 8 Marla 6 Sarsahi situated in the area of village Hussainpur H.B No 42, Tehsil and District Rupnagar, Punjab

THE SAID BUILDING IS BOUNDED AS FOLLOWS:-

North :- Owner

South :- Panchayat Property

East:- Owner

West :-Ravinder Singh S/o Sher Singh and Avtar Singh S/o Mohan Singh.

7. Reserve Price : Rs. 39,86,000/- (Rupees Thirty Nine Lakh Eighty Six 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. 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 15-04-2024 to 16-04-2024 between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) Rs. 3,98,600 (Rupees Three Lakh Ninety Eight Thousand Six Hundred Only) being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, Authorised Officer, CANARA BANK, RUPNAGAR II BRANCH, RUPNAGAR OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, RUPNAGAR II Branch, A/c No.: 209272434 IFSC Code: CNRB0018172 on or before 20-04-2024 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 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 20-04-2024 upto 5:00 PM, to CANARA BANK, RUPNAGAR II BRANCH, JALANDHAR ROAD, RUPNAGAR II 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.



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- 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 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. 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 , Sr. Manager, Mrs. Parul Rao, Canara Bank, RUPNAGAR II Branch (Ph.No.0188 1224780, Mobile No.8091089246) email cb18172@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: Chandigarh
Date: 02-04-2024



(Signature)
Authorised Officer
Canara Bank