

To

1. M/s S S Khera and Company,
Proprietor Sh. Surinder Kumar S/o Sh. Ram Chand, SCF 173, New Grain Market
Muktsar-152026.
2. M/s Nanak Chand Ram Chand,
Proprietor Sh. Manu Kant Khera S/o Sh. Surinder Kumar Khera, SCF 173, New
Grain Market Muktsar-152026.
3. Sh. Surinder Kumar S/o Sh. Ram Chand,
House No. 612, Main Bazar Dhannumal Street Muktsar-152026.
(Proprietor/Mortgagor in A/c of M/s S S Khera & Company and Guarantor/Mortgagor
in A/c of M/s Nanak Chand Ram Chand)
4. Sh. Manu Kant Khera S/o Sh. Surinder Kumar Khera,
House No. 612, Main Bazar Dhannumal Street Muktsar-152026.
(Proprietor/Mortgagor in A/c of M/s Nanak Chand Ram Chand and
Guarantor/Mortgagor in A/c of M/s S S Khera & Company)

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, 2002¹.

As you are aware, I on behalf of Canara Bank, SARM Chandigarh 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 Chandigarh 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 there under, 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,

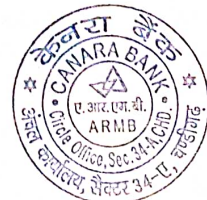
 कृते केनरा बैंक
FOR CANARA BANK

Authorised Officer, Canara Bank

अधिकृत अधिकारी / Authorised Officer

आर. एम. बी., अंचल कार्यालय, सेक्टर 34, चण्डीगढ़

ENCLOSURE - SALE NOTICE





(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: SARM:CHD:SS KHERA AND NANAK CHAND :0202

Date: 02.02.2024

CANARA BANK, SARM BRANCH CHANDIGARH

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 charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of SARM Branch Chandigarh of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.03.2024 for recovery of Rs. 1,99,36,924.60 as on 31.01.2024 plus further interest from 01.02.2024 (M/s SS Khera & Company having liability of Rs. 92,70,602.08 and M/s Nanak Chand Ram Chand having liability of Rs. 1,06,66,322.52) due to the SARM Branch Chandigarh of Canara Bank from M/s S S Khera & Company and M/s Nanak Chand Ram Chand, Sh. Surinder Kumar S/o Sh. Ram Chand (Proprietor/Mortgagor in A/c of M/s S S Khera & Company and Guarantor/Mortgagor in A/c of M/s Nanak Chand Ram Chand) and Sh. Manu Kant Khera S/o Sh. Surinder Kumar Khera (Proprietor/Mortgagor in A/c of M/s Nanak Chand Ram Chand and Guarantor/Mortgagor in A/c of M/s S S Khera & Company), SCF 173, New Grain Market Muktsar (Punjab)

Earnest Money Deposit shall be deposited on or before 07.03.2024 up to 5.00 PM.

Details and full description of the property (ies):

Commercial Shop No.173, Situated at Near Water Tank, New Grain Market, Sri Muktsar Sahib standing in the name of Sh. Manu Kant Khera S/o Sh. Surinder Kumar vide sale deed No. 4947 dated 23.03.2005 & Sh. Surinder kumar S/o Sh. Ram Chand Singh vide sale deed No. 564 dated 09.05.1991 measuring 277.77 Sq. Yards (20' x 125') and bounded as

North: Kartar Singh and others

South: Krishan Lal and others

East: Rasta

West: Rasta Gali

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 Assistant General Manager, SARM Branch Chandigarh Canara bank , Ph. No. 0172-2601664 during office hours on any working day.

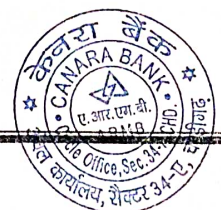
E-auction arranged by the service provider M/s Canbank computer service Ltd. through the website www.indianbankseauction.com.



1. Name and Address of the Secured Creditor: Canara Bank, SARM Chandigarh (Branch)
2. Name and Address of the Borrower: M/s S S Khera and Company and M/s Nanak Chand Ram Chand, SCF 173, New Grain Market Muktsar-152026
3. Total liabilities as on 31.01.2024: Rs. 1,99,36,924.60 with further interest wef 01.02.2024.
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 07.03.2024 up to 5:00 PM
5. (a) Date & Time of Auction
 Date: 11.03.2024
 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.indiabankseauction.com.

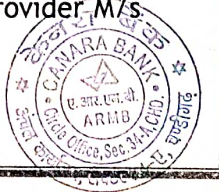
6. Details of Property/ies:

Property Detail	Reserve Priced fixed	EMD Amount.
Commercial Shop No.173, Situated at Near Water Tank, New Grain Market, Sri Muktsar Sahib standing in the name of Sh. Manu Kant Khera S/o Sh. Surinder Kumar vide sale deed No. 4947 dated 23.03.2005 & Sh. Surinder kumar S/o Sh. Ram Chand Singh vide sale deed No. 564 dated 09.05.1991 measuring 277.77 Sq. Yards (20' x 125') and bounded as North: Kartar Singh and others South: Krishan Lal and others East: Rasta West: Rasta Gali (Property under Physical Possession)	Rs. 108.00 Lakh	Rs.10.80 Lakh



OTHER TERMS AND CONDITIONS

- a. The property/ies 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).
- b. The bidder will also make the due diligence of the properties any liability from any Govt. any other department will be paid by the successful bidder.
- c. 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.
- d. The property/ies will not be sold below the Reserve Price.
- e. The property can be inspected with Prior Appointment with Authorized Officer from 04.03.2024 to 05.03.2024 between 03:00 PM to 05:00 PM.
- f. The intending bidders shall deposit Earnest Money Deposit (EMD) as above, being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, Authorised Officer, Canara Bank, SARM Chandigarh Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Chandigarh Branch, A/c No 209272434 IFSC Code: CNRB0005220 on or before 07.03.2024 up to 5.00 PM.
- g. 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. Ramesth, 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).
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 07.03.2024 upto 5:00 PM, to Canara Bank SARM Chandigarh 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.
- i. 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



केनरा बैंक  Canara Bank

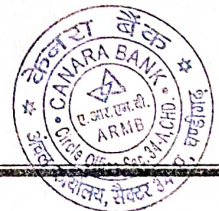
(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: SARM:CHD:SS KHERA AND NANAK CHAND :0202

Date: 02.02.2024

Canbank Computer Services Ltd Contact Person Mr. Pakhare D D/ Ramesh T H , Contact no. 09480691777/ 08553643144;email: eauction@ccsl.co.in

- 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 multiplies of Rs.1,00,000.00 (Rupees One Lakh Only) 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.
- l. Sale shall be confirmed in favour 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 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.
- 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 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.
- p. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- 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 Sri. Ranjeet Kumar , Assistant General Manager, Canara Bank, SARM Branch (Ph.No 0172-2601664; 2602336); email id cb5220@canarabank.com OR the service provider M/s Canbank Computer Service Ltd Contact Person Mr. Pakhare DD /Mr. Ramesh, Contact no. 09480691777/ 08553643144; email:eauction@ccsl.co.in(M/s Canbank Computer Service Ltd., no 218,J P Royale 1st floor , Sampige Road Malleswaram during office hours on any working day.



केनरा बैंक  Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: SARM:CHD:SS KHERA AND NANAK CHAND :0202

Date: 02.02.2024

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: 02.02.2024

 कर्ना केनरा बैंक
For CANARA BANK

Authorised Officer

प्रतिष्ठापित अधिकारी / Authorised Officer
U. ARB, एन. सी. ऑफिस, सेक्टर 34, चण्डीगढ़
U. ARB, Circle Office, Sector 34, Chandigarh

