

Date: 16.02.2024

CANARA BANK, SARM BRANCH CHANDIGARH

To,

- 1). SH. SHAM LAL HANDA S/O SH BANWARI LAL HANDA
H.NO.3 U COLONY, NEW GTB NAGAR, MODEL TOWN, JALLANDAR 144003.
- 2). SMT. VEENA HANDA W/O SH. SHAM LAL HANDA
H.NO.3 U COLONY, NEW GTB NAGAR, MODEL TOWN, JALLANDAR 144003.
- 3). SH. DEEPAK HANDA S/O SH. SHAM LAL HANDA
H.NO.3 U COLONY, NEW GTB NAGAR, MODEL TOWN, JALLANDAR 144003.
- 4). SH. CHANDAN HANDA S/O SH. SHAM LAL HANDA
H.NO.3 U COLONY, NEW GTB NAGAR, MODEL TOWN, JALLANDAR 144003.

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

प्राधिकृत अधिकारी / Authorised Officer
ए.आर.एम. बी., अंशक कार्यालय, सेक्टर 34, चण्डीगढ़
SARM Circle Office, Sector 34, Chandigarh

Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE



**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 **Physical 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. 1,32,53,824.80** as on **31.01.2024** plus further interest from **01.02.2024** & cost, expenses minus recovery if any to the SARM Branch Chandigarh of Canara Bank from Sh. Sham Lal Handa, Smt. Veena Handa, Deepak Handa And Sh. Chandan Handa.

The reserve price of the properties 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 **07.03.2024** up to 5.00 PM.

Details and full description of the property:

EMT of Double Storied House No 3, measuring 15 marla and 60 Sq Ft. (1 marla = 272 Sq. Ft.) situated in U Colony, Guru Teg Bahadur Nagar Extension, Village Boot, Tehsil and Distt Jalandhar comprised in Jamabandi 2007-08 Khata No. 79/81,82,80/83,82/85,83/86 Khasra no. 221,562/222,458/231,219,220,563,565/222,225,218,223/2 vide Sale Deed No. 4552 Dt. 14.10.2010 and Sale Deed No. 4553 Dt. 14.10.2010 registered with Sub Registrar Jalandhar.

Detail of Sale Deeds:

Sale Deed No. 4552 Dated 14.10.2010 is for area measuring 7 marla 60Sq Ft. and is in the name of Sh. Sham Lal Handa S/o Sh. Banwari Lal, Sh. Deepak Handa S/o Sh. Sham Lal Handa And Sh. Chandan Handa S/o Sh. Sham Lal Handa.

Sale Deed No. 4553 Dated 14.10.2010 is for area measuring 8 marla is in the name of Smt. Veena Handa W/o Sh. Sham Lal Handa



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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.indianbankseuction.com

1. Name and Address of the Secured Creditor :
Canara Bank, SARM Branch,
Chandigarh
Plot No. 1, Sector 34 A, Chandigarh
2. Name and Address of the Borrower
Sh. Sham Lal Handa, Smt. Veena
Handa, Deepak Handa And Sh.
Chandan Handa
R/o H.No.3 U Colony, New GTB
Nagar, Model Town, Jalandhar
144003
3. Total liabilities as on 31.01.2024
Rs. 1,32,53,824.80 plus further
interest from 01.02.2024 & cost,
expenses minus recovery if any
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.indianbankseuction.com.
6. Details of Property/ies :
EMT of Double Storied House No 3, measuring 15 marla and 60 Sq Ft. (1 marla = 272 Sq.
Ft.) situated in U Colony, Guru Teg Bahadur Nagar Extension, Village Boot, Tehsil and
Distt Jalandhar comprised in Jamabandi 2007-08 Khata No. 79/81,82,80/83,82/85,83/86
Khasra no. 221,562/222,458/231,219,220,563,565/222,225,218,223/2 vide Sale Deed
No. 4552 Dt. 14.10.2010 and Sale Deed No. 4553 Dt. 14.10.2010 registered with Sub
Registrar Jalandhar.

Detail of Sale Deeds:



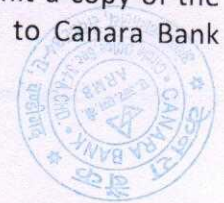
Sale Deed No. 4552 Dated 14.10.2010 is for area measuring 7 marla 60 Sq Ft. and is in the name of Sh. Sham Lal Handa S/o Sh. Banwari Lal, Sh. Deepak Handa S/o Sh. Sham Lal Handa And Sh. Chandan Handa S/o Sh. Sham Lal Handa.

Sale Deed No. 4553 Dated 14.10.2010 is for area measuring 8 marla is in the name of Smt. Veena Handa W/o Sh. Sham Lal Handa

Reserve Price: Rs. 198.05 lacs; EMD amount Rs.19.81 lacs

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, SARM Chandigarh Branch, A/c No 209272434 IFSC Code: CNRB0005220 on or before 07.03.2024 upto 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.RAMESH T H, 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.



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- 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 Canbank Computer Services Ltd Contact Person Mr. Pakhare DD/ Mr. 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, GST 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.





(A GOVERNMENT OF INDIA UNDERTAKING)

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- 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/ any other authority against the property are not known to bank nor any other legal proceedings concerning the property is notified to the bank/branch, 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, Authorised Officer, 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 / Mr.Ramesh TH,Contact no. 09480691777/08553643144; email: eauction@ccsl.co.in(M/s Canbank Computer Service Ltd,No. 218,JP Royale 1st Floor, Sampige Road, Malleswaram during the office hour 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 backup, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

 **केनरा बैंक**
For CANARA BANK

Place: Chandigarh

Date : 16.02.2024


प्राधिकृत अधिकारी Authorised Officer
ए.आर.एम.बी., अंचल कार्यालय, सेक्टर 34, चण्डीगढ़
ARMB, Circle Office, Sector 34, Chandigarh

Authorised Officer
Canara Bank

