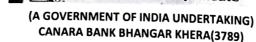
वेञ्नरा सेंचः 🗝 Canara Bank



Ref: SALENOTICE//ZINDARAM/2024-25/01

Date: 19-04-2024

To M/S Zinda Ram Cement Store (Firm) Village- Shergarh Tehsil- Abohar Distt- Fazilka (PB)

Mr. Ram Kumar S/O Kheta Ram (Proprietor Cum Mortgagor) Village- Shergarh Tehsil- Abohar Distt- Fazilka(PB)

Mr. Hauman S/O Pirthi Ram (Guarantor) Village :-Shergarh Tehsil Abohar Distt- Fazilka (PB)

Dear Sir,

Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest

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As you are aware, I on behalf of Canara Bank, BANGER assets described in Schedule of Sale Notice annexed her Act in connection with outstanding dues payable by you Bank.

The undersigned proposes to sell the assets more fully de

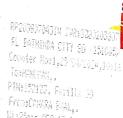
Hence, in terms of the provisions of the subject Act a sending the Sale Notice (e-auction notice) containing ter

This is without prejudice to any other rights available to law in force.

Yours faithfully,

ficer, Canara Bank

ENCLOSURE - SALE NOTICE



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(A GOVERNMENT OF INDIA UNDERTAKING) CANARA BANK BHANGAR KHERA(3789)

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) E-Auction Sale Notice for Sale or Immovable Assets under the Securitization and Reconstruction of Financial Assets 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement)

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below Notice is hereby given to the public in general and in particular to the porrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the Symbolic possession of which has been taken to the Capara Rank will be sold on "As in whom has been taken to the Capara Rank will be sold on "As in whom is a been taken to the Capara Rank will be sold on "As in whom is a been taken to the Capara Rank will be sold on "As in whom is a been taken to the Capara Rank will be sold on "As in whom is a second of the Capara Rank will be sold on the Cap by the Authorized Officer of DANAGEN Affend Didition of the Canada Dank, will be sold on "As is where is", "As is what is", on the Canada Dank of Canada Dan 8,66,056.71/- as on 05-04-2024 together with further interest and expenses due to the BANGER KHERA Branch of Canara Bank from M/S Zinda Ram Cement Store Village- Shergarh Tehsil- Abohar Distt- Fazilka (PB), Mr. Ram Kumar S/O Kheta Ram (Proprietor) Village- Shergarh Tehsil- Abohar Distt- Fazilka(PB), Mr. Hauman S/O Pirthi Ram (Guarantor)

The reserve price will be Rs. 15,01,000/- and the earnest money deposit will be Rs.1,50,100/-. The Earnest Money

Residential Property house Measuring 12 Marlas 12/293 share of total 14 Kanals 13 marlas comprised in Rect No 103 Killa No 2(7-18)3/1(4-4)9/2(2-11) Khewat No 353 Khatoni no 920 vide Jamabandi for the year 2013-14 situated at Daliyan Wali Road Village Shergarh Tehsil Abohar vide sale deed no 2982 dated 06/10/2016 and transfer deed no 2651 dated 07/09/2016 in the name of Ram Kumar S/0

South: Road boundary 48 Ft 10 Inch

Bhajan Lal boundary 64 Ft

West: Hanuma boundary 92 Ft

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 Branch Chief Manager, Canara Bank BANGER KHERA Branch, Ph. No

E-auction arranged by the service provider M/s Canbank Computer Services Ltd. through the website 1. Name and Address of the Secured Creditor : Canara Bank BANGER KHERA Branch

- Name and Address of the Borrower/Guarantor: M/S Zinda Ram Cement Store Village- Shergarh Tehsil- Abohar Distt- Fazilka (PB), Mr. Ram Kumar S/O Kheta Ram (Proprietor) Village- Shergarh Tehsil- Abohar Distt-Fazilka(PB), Mr. Hauman S/O Pirthi Ram (Guarantor) Village :-Shergarh Tehsil:- Abohar Distt- Fazilka (PB).

Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before :

- a. Date: 29-05-2024
- b. Time: 11:30 AM to 12:30 PM

(With unlimited extension of 5 minutes duration each tills the conclusion of the sale)

(b) Portal of e- auction: www.indianbankseauction.com.





Syndicate



(A GOVERNMENT OF INDIA UNDERTAKING) CANARA BANK BHANGAR KHERA(3789)

Details of Property:

Residential Property house Measuring 12 Marlas 12/293 share of total 14 Kanals 13 marlas comprised in Rect No 103 Killa No 2(7-18)3/1(4-4)9/2(2-11) Khewat No 353 Khatoni no 920 vide Jamabandi for the year 2013-14 situated at Daliyan Wali Road Village Shergarh Tehsil Abohar vide sale deed no 2982 dated 06/10/2016 and transfer deed no 2651 dated 07/09/2016 in the name of Ram Kumar S/o Kheta Ram S/o Nanhu Ram

Bounded as per LSR

North: Street boundary 92 Ft

South: Road boundary 48 Ft 10 Inch

East: Bhajan Lal boundary 64 Ft

West: Hanuma boundary 92 Ft

Reserve Price: Rs. 15,01,000/- (Rs Fifteen Lakh One Thousand ONLY) OTHER TERMS AND CONDITIONS

- a. The property/ies will be sold in "As is where is", "As is what is", "Whatever there is", "Without Recourse" basis 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 (q) 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 20-05-2024 TO 21-05-2024 between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 1,50,100/- being 10 % of the Reserve Price of property , by way of Demand Draft (DD) favouring, Authorised Officer, Canara Bank, BANGER KHERA, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, BANGER KHERA Branch, A/c No 209272434 IFSC Code: CNRB0003789 on or before 27-05-2024 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 Limited, Contact: Sh. Pakhare D D (9480691777), E-Mail Id: eauction@ccsl.co.in through the website www.indianbankseauction.com
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27-05-2024 upto 5:00 PM, to Canara Bank, BANGER KHERA 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.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 Limited, Contact: Sh. Pakhare D D (9480691777), E-Mail Id: eauction@ccsl.co.in through the website www.indianbankseauction.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.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000.00 the bidder who submits the highest bid



(A GOVERNMENT OF INDIA UNDERTAKING) **CANARA BANK BHANGAR KHERA(3789)**

the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be read in favour of the successful bidder, subject to confirmation of the same by th the new of the successful bidder, subject to confirmation of the same by the secured creditor.

be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being the sale down in his/ her favour and the balance within a large with The successful down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful known and 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.
- 0. Authorized 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 Sh.Avinash Kumar, Manager, Canara Bank, BANGER KHERA Branch (Ph.No: Mobile No: 9814823789) email id cb3789@canarabank.com OR the service provider M/s Canbank Computer Services Limited, Contact : Sh. Pakhare D D (9480691777) , E-Mail Id: eauction@ccsl.co.in through the website www.indianbankseauction.com

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: BANGER KHERA Date:19-04-2024

Canara Bank

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