

Ref: CB/0166/PBRL/AUCTION/15012024

Date: 04-12-2023

To,

1. M/S PUNJAB BASMATI RICE LTD.
SANGRANA SAHIB, TARN TARAN ROAD,
AMRITSAR 143022
2. Kulwinder Singh Makhni
S/o Manjeet Singh Makhni
R/o H No 94, Jujhar Singh Avenue
Ajnala Road, Amritsar 143001
3. JasmeetKaurMakhni
W/o Kulwinder Singh Makhni
R/o H No. 94, Jujhar Singh Avenue
Ajnala Road, Amritsar 143001
4. Harinder Singh Bajaj
S/o Gurcharan Singh
R/o Donwoody Chevron
3500 Ashford Donwoody Road
Atlanta 30319 G A
5. Tajinder Singh
Plot No 94 Street No 3
Jujhar Singh Avenue
Ajnala Road Amritsar 143001
6. Gurcharan Singh
Plot No 8 MCA No F – 9/3082
Kashmir Avenue
Batala Road, Amritsar
7. Smt. SurinderKaur
W/o Gurcharan Singh
8 A Kashmir Avenue Amritsar
8. Late Sh. Harminder Singh Chhabra
Through its Legal Heir SmtSatnamKaur
W/o Late Harmindr Singh
Chhabra, Plot No 107, Kabir Park,
Opposite Guru Nanak Dev University, Amritsar

Dear Sir/Madam,

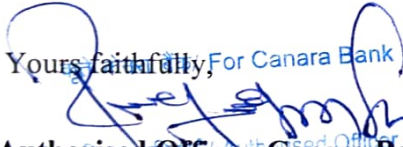
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002¹.

As you are aware, I on behalf of Canara Bank, D S MARKET AMRITSAR 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 D S MARKET AMRITSAR 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, For Canara Bank

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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 Authorized Officer of D.S Market branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 15-01-2024, for recovery of Rs. 31820.83 Lakhs along with applicable interest and other charges from 30-11-2023; due to Consortium of following Banks:- IDBI Bank, UCO Bank, Union Bank Of India, Andhra Bank, Oriental Bank Of Commerce and Canara Bank from M/s PUNJAB BASMATI RICE LTD. KULWINDER SINGH MAKHNI, JASMEET KAUR MAKHNI, MANJEET SINGH MAKHNI, HARINDER SINGH BAJAJ, TAJINDER SINGH, GURCHARAN SINGH, SMT. SURINDER KAUR, LATE SH. HARMINDER SINGH CHHABRA THROUGH HIS LEGAL HEIR SMT SATNAM KAUR.

The reserve price for each property and other details are mentioned in the table below. The earnest money deposit will be **10% of the Reserve Price for each property**. Earnest Money Deposit shall be deposited on or before 12-01-2024 at 5:00 pm.

Details and full description of the property (ies):

Sr. No	Description of Properties
01	Vacant Site situated at Abadi Village, BalaChack, Near DeraRasha Swami; T. T Road Amritsar. Plot Kila No. 53//17(8-0), 53//26(2-4), 25(8-0), 53//24(5-15), 53//16(8-0). KhewatKhatuni No. 181/341, 342,343, in the name of Kulwinder Singh Makhni and Harinder Singh Bajaj .
02	Vacant Site Situated at Abadi Village Gohalwarh; Opposite Police Post; T.T Road Amritsar. Plot Kila No. 125(5-17), 26(7-16) in the name of Kulwinder Singh Makhni and Tajinder Singh .
03.	Residential house at AbadiJujhar Singh Avenue Gali No 3, Ajnala Road Amritsar. Plot No. 94, Khasra No. 53/23/6 in the name of Kulwinder Singh Makhni
04.	Commercial Property (Shop) No. 62 at sub-urban Abadi, Grain Market, O/s Bhagtanwala gate, Amritsar in the name of M/s Guru Ram Dass Enterprises. Prop: Sh. Harminder 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 Sri SATISH KOTHIYAL Chief Manager, D S MARKET AMRITSAR branch Canara Bank , Ph. No. 0183-2532900, Mob.9855523272 during office hours on any working day. E-auction arranged by the service provider M/s CANBANK COMPUTER SERVICES LTD.CCSL) through the website www.indianbankseaauction.com.

1. Name and Address of the Secured Creditor- **CANARA BANK D.S MARKET , AMRTISAR BRANCH**

2. Name and Address of the Borrower/s

01. M/S PUNJAB BASMATI RICE LTD.
SANGRANA SAHIB,
TARN TARAN ROAD, AMRITSAR
02. KULWINDER SINGH MAKHNI
S/O MANJEET SINGH MAKHNI
R/O H NO 94, JUJHAR SINGH
AVENUE
AJNALA ROAD, AMRITSAR
03. JASMEET KAUR MAKHNI
W/O KULWINDER SINGH MAKHNI
R/O H.NO. 94, JUJHAR SINGH
AVENUE
AJNALA ROAD, AMRITSAR
04. HARINDER SINGH BAJAJ
S/O GURCHARAN SINGH
R/O DONWOODY CHEVRON
3500 FORD DONWOODY ROAD
ATLANTA 30319 G A
05. TAJINDER SINGH
PLOT NO 94 STREET NO 3
JUJHAR SINGH AVENUE
AJNALA ROAD AMRITSAR
06. GURCHARAN SINGH
PLOT NO 8 MCA NO F – 9/3082
KASHMIR AVENUE
BATALA ROAD, AMRITSAR
07. SMT. SURINDER KAUR
W/O GURCHARAN SINGH
8- A KASHMIR AVENUE
AMRITSAR
08. LATE SH. HARMINDER SINGH
CHHABRA
THROUGH ITS LEGAL HEIR SMT
SATNAM KAUR W/O LATE
HARMINDR SINGH
CHHABRA, PLOT NO 107, KABIR
PARK,
OPPOSITE GURU NANAK DEV
UNIVERSITY, AMRITSAR

Total liabilities (as on 30-11-2023) : Rs. 31,820.83 Lakhs (excluding applicable interest and other charges thereon)

3. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 12-01-2024 up to 5:00 p.m.

4. (a) **Date & Time of Auction**

Date: **15-01-2024**

Time: (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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

Sr. No	Description of Properties	Reserve Price Fixed in Crores
01	Vacant Site situated at Abadi Village, BalaChack, Near DeraRasha Swami; T. T Road Amritsar. Plot Kila No. 53//17(8-0), 53//26(2-4), 25(8-0), 53//24(5-15), 53//16(8-0). KhewatKhatuni No. 181/341, 342,343, in the name of Kulwinder Singh Makhni and Harinder Singh Bajaj .	1.82
02	Vacant Site Situated at Abadi Village Gohalwarh; Opposite Police Post; T.T Road Amritsar. Plot Kila No. 125(5-17), 26(7-16) in the name of Kulwinder Singh Makhni and Tajinder Singh .	0.78
03.	Residential house at AbadiJujhar Singh Avenue Gali No 3, Ajnala Road Amritsar. Plot No. 94, Khasra No. 53/23/6 in the name of Kulwinder Singh Makhni	1.54
04.	Commercial Property (Shop) No. 62 at sub-urban Abadi, Grain Market, O/s Bhagatwala gate, Amritsar in the name of M/s Guru Ram Dass Enterprises. Prop: Sh. Harminder Singh	0.49
	Total	4.63

Reserve Price : Refer Table above

OTHER TERMS AND CONDITIONS

- 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 (q) below).
- Auction / bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property/ies will not be sold below the Reserve Price.
- The property can be inspected with Prior Appointment with Authorized Officer from 08-01-2024 to 09-01-2024 between 03:00 PM to 05:00 PM.
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 46.30 lacs (or equivalent to reserve price fixed for Individual properties), being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, Authorised Officer, Canara Bank, D S Market Amritsar branch, **OR** shall be deposited through RTGS/NEFT/Fund Transfer to

credit of account of Canara Bank, D S Market Amritsar branch, A/c No **209272434**IFSC Code: **CNRB0000166** on or before 12-01-2024 upto 5:00 pm.

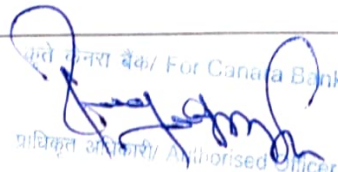
- f. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s CANBANK COMPUTER SERVICES LTD. M R PAKHAREDD, Contact no. **09480691777**; email: eauction@ccsl.co.in. Immediately on the same 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).
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12-01-2024 5:00 PM, to Canara Bank, D S Market, 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.bankeauctionwizard.com, 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 M R PAKHAREDD, Contact no. **09480691777**; email: eauction@ccsl.co.in
- 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 multiplies 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 15days 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 **Sri SATISH KOTHIYAL Chief Manager, D S Market Amritsar** Branch, Canara Bank, Ph. No. 0183-2532900, **Mob.9855523272** email id cb0166@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD. M R PAKHAREDD, Contact no. **09480691777**; email: cauction@ccsl.co.in (M/s CANBANK COMPUTER SERVICES LTD., No. 24, J P Royale, First Floor, Sampige Road, Malleswaram, Bangalore, Contact no. **09480691777**; email: cauction@ccsl.co.in) 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: AMRITSAR
Date: 04-12-2023


प्रधिकृत अधिकारी/ For Canara Bank
Authorised Officer
Canara Bank