

CANARA BANK, CHANDIGARH SECTOR 8C BRANCH (2451)
(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROREC/SN/S03/2023-2024/Aastha

Date: 03-04-2024

To
M/S Aastha International
Plot No 238 JLPL
Sector 82, Mohali
Punjab- 160082

Mr. Varun Jindal (Proprietor/ Mortgagor)
S/O Rajesh Jindal H.No 594, Basant Avenue Colony,
Tehsil and District Ludhiana,
Punjab.

Mr. Varun Jindal (Proprietor/ Mortgagor)
S/O Rajesh Jindal
27 G Near, Atam Nagar Public School
Ludhiana, Punjab - 141001

M/S Aastha International
Ground Floor, Vpo Umedpur,
Tehsil Sahnewal,
Distt - Ludhiana Punjab 141120

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, 2002.

As you are aware, I on behalf of Canara Bank, Chandigarh Sector 8C 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 Chandigarh Sector 8C 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 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





CANARA BANK, CHANDIGARH SECTOR 8C BRANCH (2451)
(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 **Chandigarh Sector 8C**, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **13.05.2024**, for recovery of **Rs. 94,21,532.60 (Rupees Ninety Four Lakh Twenty One Thousand Five Hundred Thirty Two and Sixty Paise Only)** as on **02-04-2024** Plus accrued interest & further interest from **03-04-2024** and cost, expenses thereon due to the **Chandigarh Sector 8C of Canara Bank** from **M/s Aastha International Prop. Varun Jindal**.

The reserve price will be **Rs. 30,00,000/- (Rupees Thirty Lakh Only)** and the earnest money deposit will be **Rs. 3,00,000/- (Rupees Three Lakh Only)**. The Earnest Money Deposit shall be deposited on or before **10-05-2024** up to **5:00 p.m**

Description of the Immovable Property:

EMT of Land and Building situated at **Vikas nagar, Pakhowal Road, (Near Hotel & Cube and Aggarwal Nursing Home) Village Jawaddi, Tehsil and Distt. Ludhiana Punjab** in the Name of **Sh. Varun Jindal S/o Sh. Rajesh Jindal**, having area of **120 Sq. yards**. Comprised in khewat no. **92/92, Khatuni no.95,96,97,98,99,100,101,102, Khasra nos. 611/2, 610/2/1, 610/2/3, 610/2/2, 610/1, 585, 615/1, 611/1,615/2** as per Jamabandi for the year **2013-14** in the ownership of **Sh. Varun Jindal S/o Sh. Rajesh Jindal** and as per Sale Deed no. **9332** dated **01-10-2019** & Deed No. **13271** dated **27-12-2019**.

Boundaries of the Property :-

North :- Gali/ Road
South :- Rajat Mehra
East:- Deepa Goyal
West:- Neighbor

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 **Chief Manager, Mr. Siddharth Srivastava, Chandigarh Sector-8C, Canara bank**, (Ph.No **172-2773124**; Mobile No **9914432451**) during office hours on any working day.

E-auction arranged by the service provider **M/s CANBANK COMPUTER SERVICE LTD.** through the website www.indianbankseaction.com.



1. Name and Address of the Secured Creditor : **CANARA BANK, CHANDIGARH SECTOR-8C BRANCH,**
SCO No 167-168, Sector 8-C, Chandigarh, 160009

2. NAME AND ADDRESS OF THE BORROWER :

M/S Aastha International

Plot No 238 JLPL

Sector 82, Mohali

Punjab- 160082

Mr. Varun Jindal (Proprietor/ Mortgagor)
S/O Rajesh Jindal H.No 594, Basant Avenue Colony,
Tehsil and District Ludhiana,
Punjab.

Mr. Varun Jindal (Proprietor/ Mortgagor)
S/O Rajesh Jindal
27 G Near, Atam Nagar Public School
Ludhiana, Punjab - 141001

M/S Aastha International
Ground Floor, Vpo Umedpur,
Tehsil Sahnewal,
Distt - Ludhiana Punjab 141120

3. Total liabilities as on **02-04-2024** : **Rs. 94,21,532.60 (Rupees Ninety Four Lakh Twenty One Thousand Five Hundred Thirty Two and Sixty Paise Only)** Plus accrued interest & further interest from **03-04-2024** and cost, expenses thereon

4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before : **10-05-2024** up to 5:00 p.m.

5 . (a) Date & Time of Auction

Date: **13-05-2024**

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 :

EMT of Land and Building situated at Vikas nagar, Pakhowal Road, (Near Hotel & Cube and Aggarwal Nursing Home) Village Jawaddi, Tehsil and Distt. Ludhiana Punjab in the Name of Sh. Varun Jindal S/o Sh. Rajesh Jindal, having area of 120 Sq. yards. Comprised in khewat no. 92/92, Khatuni no.95,96,97,98,99,100,101,102, Khasra nos. 611/2, 610/2/1, 610/2/3, 610/2/2, 610/1, 585, 615/1, 611/1,615/2 as per Jamabandi for the year 2013-14 in the ownership of Sh. Varun Jindal S/o Sh. Rajesh Jindal and as per Sale Deed no. 9332 dated 01-10-2019 & Deed No. 13271 dated 27-12-2019.

Boundaries of the Property :-

North :- Gali/ Road

South :- Rajat Mehra

East:- Deepa Goyal

West:- Neighbor

7. Reserve Price : Rs. 30,00,000/- (Rupees Thirty Lakh Only)

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. 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 **06-05-2024 to 07-05-2024 between 03:00 PM to 05:00 PM.**
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 3,00,000/- (Rupees Three Lakh Only)** being 10 % of the Reserve Price, by way of **Demand Draft(DD)** favouring, **Authorised Officer, Canara Bank, Chandigarh Sector-8C** OR shall be deposited through **RTGS/NEFT/Fund Transfer** to credit of account of **Canara Bank, Chandigarh Sector-8C, A/c No 209272434 IFSC Code: CNRB0002451** on or before **10-05-2024 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 **MR. PAKHARE DD/MR.RAMESH T H**, Contact no.09480691777/08553643144;email:eauction@csl.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 **10-05-2024 upto 5:00 PM**, to Canara Bank, Chandigarh Sector-8C by hand or by email.

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Canara Bank

- 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.indianbankseaction.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.
- 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 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, GST 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 **Chief Manager, Mr. Siddharth Srivastava, Chandigarh Sector-8C, Canara bank , (Ph.No 172-2773124; Mobile No 9914432451)** email id cb2451@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 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 : 03-04-2024

Authorised Officer
Canara Bank

