केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK MANSA BRANCH (2472)

Ref: **SALENOTICE/MALWA/2023-24/01** Date: 06-01-2024

To

M/S MALWA AGRO INDUSTRIES (PROPRIETORSHIP FIRM)
PROP. FIBANJIT SINGH S/O KEWAL SINGH
ALIKA ROAD VPO FATTA MALOKA
MANSA, PUNJAB-151505

SH FIBANJIT SINGH S/O KEWAL SINGH(PROPRIETOR CUM MORTGAGOR)
R/O WARD NO 6, KESAR SINGH ADVOCATE STREET,
MANSA, PUNJAB-151505

SMT GURPREET KAUR W/O FIABNJEET SINGH(GUARANTOR)
R/O H NO 702, WARD NO 6, KESAR SINGH ADVOCATE STREET,
MANSA, PUNJAB-151505

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, 2002[1].

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As you are aware, I on behalf of Canara Bank, Mansa Branch (Earlier Syndicate Bank) 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 Mansa Branch of Canara Bank (Earlier Syndicate 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,

Authorised Officer, Canara Bank

CANARA BANK Authorised Officer

ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK MANSA BRANCH (2472)

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 mortgaged to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of Mansa Branch of the Canara Bank, will be sold on **"As is where is", "As is what is", " Whatever there is" and "without recourse basis"** condition on **12-02-2024 (Date of E-Auction)**, for recovery of Rs. 22,71,403.47/- as on 31-12-2023 together with further interest and expenses due to the Mansa Branch of Canara Bank from **M/S MALWA AGRO INDUSTRIES, PROP. FIBANJIT SINGH S/O KEWAL SINGH R/O WARD NO 6, KESAR SINGH ADVOCATE STREET,MANSA, PUNJAB-151505, SMT GURPREET KAUR W/O FIABNJEET SINGH R/O WARD NO 6, KESAR SINGH ADVOCATE STREET,MANSA, PUNJAB-151505**

The reserve price will be Rs. 17,25,000/- and the earnest money deposit will be Rs. 1,72,500/-. The Earnest Money Deposit shall be deposited on or before 09-02-2024 at 05:00 pm.

Details and full description of the property:

All that part and parcel of Plot (Now a House) measuring 5.97 marle i.e. 12/412 share of land measuring 10 kanal 5 marle mustil and killa no 79//24(7-11) 25/1(2-14) Khewat 420/1184 jamabandi year 2003-04 owned by Fibanjit Singh S/o Kewal Singh
Bounded As
North: Kewal Singh 49 feet 7 inch
South: Balvir Singh 52 feet 6 inch
East: Badri Narain 32 feet
West: Street 32 feet

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 Manager, Canara Bank Mansa branch, Mob No 97810-22472 during office hours on any working day.

E-auction arranged by the service provider M/s Canbank Computer Services Ltd. through the website

www.indianbankseauction.com.

1. 1. Name and Address of the Secured Creditor : Canara Bank, Mansa Branch
2. Name and Address of the Borrower/Guarantor: M/S MALWA AGRO INDUSTRIES
PROP. FIBANJIT SINGH S/O KEWAL SINGH
ALIKA ROAD VPO FATTA MALOKA
MANSA, PUNJAB-151505

CANARA BANK Authorised Officer

कॅनरा बैंक Canara Bank

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CANARA BANK MANSA BRANCH (2472)

SH FIBANJIT SINGH S/O KEWAL SINGH
R/O WARD NO 6, KESAR SINGH ADVOCATE STREET,
MANSA, PUNJAB-151505

GUARANTOR:-
SMT GURPREET KAUR W/O FIABNJEET SINGH
R/O WARD NO 6, KESAR SINGH ADVOCATE STREET,
MANSA, PUNJAB-151505

3. **Total liabilities as on 31-12-2023 : Rs. 22,71,403.47/- (Plus Further Interest and Expenses)**
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before :

   09-02-2024 up to 5:00 p.m.

5. (a) Date & Time of Auction
   a. Date: 12-02-2024
   b. Time: 11:30 AM to 12:30 PM
6. (With unlimited extension of 5 minutes duration each tills the conclusion of the sale)

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

Details of Property:

All that part and parcel of Plot (Now a House) measuring 5.97 marle i.e. 12/412 share of land measuring 10 kanal 5 marle mustil and killa no 79//24(7-11) 25/1(2-14) Khewat 420/1184 jamabandi year 2003-04 owned by Fibanjit Singh S/o Kewal Singh

Bounded As
North: Kewal Singh 49 feet 7 inch
South: Balvir Singh 52 feet 6 inch
East: Badri Narain 32 feet
West: Street 32 feet
Reserve Price: Rs. 17,25,000/- (Rs Seventeen Lakh Twenty Five 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 05-02-2024 TO 06-02-2024 between 03:00 PM to 05:00 PM.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 1,72,500/- being 10 % of the Reserve Price of property , by way of Demand Draft (DD) favouring, Authorised Officer, Canara Bank, Mansa, OR shall be deposited

CANARA BANK Authorised Officer

through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Mansa Branch, A/c No 209272434 IFSC Code: CNRB0002472 on or before 09-02-2024 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 09-02-2024 5:00 PM, to Canara Bank, Mansa 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.comand 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.

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 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. 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. Pawan **Kumar, Manager, Canara Bank, Mansa Branch**(Ph.No: Mobile No: 98810-22472) email id cb2472@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

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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: Mansa
Date: 06-01-2024

CANARA BANK Authorised Officer

Authorized Officer
Canara Bank