

(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK FARIDKOT BRANCH (2441)

Ref: 2441/SAMRA/01/2023-24

Date: 06-01-2024

To

M/S SAMRA ENTERPRISES
Shop no 23, New Grain Market Faridkot

Through ITS proprietor
RAJVIR SINGH S/O HARINDERJIT SINGH
SADIQ ROAD, NEAR CANAL, SAMRA HOUSE FARIDKOT

M/S VALIDUSS ENTERPRISES,
Samra Complex, Jublee Cinema Market, Faridkot
Through its partner

1. YASHPREET SINGH BRAR S/O SUKHMANDER SINGH BRAR
NEAR AXIS BANK and Near M/s S DAYA SINGH BRAR KSK PETROL PUMP, MEHMUANA
2. SUKHMANDER SINGH BRAR S/O DAYA SINGH BRAR
NEAR AXIS BANK and Near M/s S DAYA SINGH BRAR KSK PETROL PUMP, MEHMUANA

MRS BALWINDER KAUR W/O SUKHMANDAR SINGH (Guarantor/Mortgagor)
R/O NEAR AXIS BANK and Near M/s S DAYA SINGH BRAR KSK PETROL PUMP, MEHMUANA

MRS BHUPINDER KAUR W/O HARINDERJIT SINGH (Guarantor/Mortgagor)
R/O SADIQ ROAD, NEAR CANAL, SAMRA HOUSE FARIDKOT

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, FARIDKOT 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 FARIDKOT 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

मुख्य प्रबंधक / Chief Manager
Authorized Officer, Canara Bank
फरिदकोट / Faridkot 2441
ENCLOSURE – SALE NOTICE

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CANARA BANK FARIDKOT BRANCH (2441)

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 Physical possession of which has been taken by the Authorized Officer of Faridkot branch of the Canara Bank., will be sold "As is where is", "As is what is", and " Whatever there is", "Without Recourse" on **12-02-2024(Date of E-auction)** , for recovery of **Rs. 1,36,57,882.42/- as on 31-12-2023** (Rs 76,29,156.36 in M/s Samra Enterprises and Rs 60,28,726.06/- in M/s Validuss Enterprises) with further interest and expenses due to Faridkot branch of Canara Bank from **M/S SAMRA ENTERPRISES, Shop no 23, New Grain Market Faridkot, through its prop. RAJVIR SINGH S/O HARINDERJIT SINGH and M/s VALIDUSS ENTERPRISES, Samra Complex, Jublee Cinema Market, Faridkot, through its partner 1. YASHPREET SINGH BRAR S/O SUKHMINDER SINGH BRAR, 2. SUKHMINDER SINGH BRAR S/O DAYA SINGH BRAR, MRS BALWINDER KAUR W/O SUKHMINDER SINGH (Guarantor/Mortgagor), MRS BHUPINDER KAUR W/O HARINDERJIT SINGH (Guarantor/Mortgagor).**

The reserve price will be **Rs 36,15,000/-** and the earnest money deposit will be **Rs 3,61,500/-** . The Earnest Money Deposit shall be deposited on or before **09-02-2024 at 05:00 pm.**

Details and full description of the property:

Plot measuring 472.5 sq yds 945/18392 share out of 15 K 4 M in the name of Mrs Balwinder Kaur w/o Sukhwinder Singh and Mrs Bhupinder Kaur w/o Harinderjit Singh, bearing Khasra no 11087/4304(15-4) bounded by situated at Sadiq Road, Faridkot
North: Property of Harjit Kaur
South: Road
West: Property of Balwinder Singh
East: Property of Simarjit Kaur

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, Canara bank Faridkot Branch , (Mob No.:88720-72441) during office hours on any working day.

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

1. Name and Address of the Secured Creditor : Canara Bank, Faridkot
2. Name and Address of the Borrower : M/S SAMRA ENTERPRISES
Shop no 23, New Grain Market Faridkot
Through ITS proprietor
RAJVIR SINGH S/O HARINDERJIT SINGH
SADIQ ROAD, NEAR CANAL, SAMRA HOUSE FARIDKOT

M/S VALIDUSS ENTERPRISES,
Samra Complex, Jublee Cinema Market, Faridkot
Through its partner
 1. YASHPREET SINGH BRAR S/O SUKHMINDER SINGH BRAR
NEAR AXIS BANK and Near M/s S DAYA SINGH BRAR KSK PETROL
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NEAR AXIS BANK and Near M/s S DAYA SINGH BRAR KSK PETROL
PUMP, MEHMUANA

कृते केनरा बैंक / For Canara Bank

मुख्य प्रबन्धक / Chief Manager
फरीदकोट / Faridkot 2441

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MRS BALWINDER KAUR W/O SUKHMANDAR SINGH (Guarantor/Mortgagor)
R/O NEAR AXIS BANK and Near M/s S DAYA SINGH BRAR KSK PETROL
PUMP, MEHMUANA

MRS BHUPINDER KAUR W/O HARINDERJIT SINGH (Guarantor/Mortgagor)
R/O SADIQ ROAD, NEAR CANAL, SAMRA HOUSE FARIDKOT

3. **Total liabilities as on 31-12-2023 :** Rs. 1,36,57,882.42/-together with 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
Date: 12-02-2024
Time: 11:30 AM to 12:30 PM
- (b) Portal of e- auction: www.indianbankseauction.com.

Details of Property:

Plot measuring 472.5 sq yds 945/18392 share out of 15 K 4 M in the name of Mrs Balwinder Kaur w/o Sukhwinder Singh and Mrs Bhupinder Kaur w/o Harinderjit Singh, bearing Khasra no 11087/4304(15-4) bounded by
North: Property of Harjit Kaur
South: Road
West: Property of Balwinder Singh
East: Property of Simarjit Kaur

RESERVE PRICE: Rs 36,15,000/- (RS. THIRTY SIX LAKH FIFTEEN 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 3,61,500 being 10 % of the Reserve Price of property, by way of Demand Draft (DD) favouring, Authorised Officer, Canara Bank, FARIDKOT, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, FARIDKOT Branch, A/c No 209272434 IFSC Code: CNRB0002441 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

कृते कनरा बैंक / For Canara Bank

मुख्य प्रबन्धक / Chief Manager
फरीदकोट / Faridkot 2441

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CANARA BANK FARIDKOT BRANCH (2441)**

- 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 upto 5:00 PM, to Canara Bank, FARIDKOT 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.
- 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.Bhavesh Das, Chief Manager, Canara Bank, FARIDKOT Branch** (Ph.No: Mobile No: 88720-72441) email id cb2441@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

कृते केनरा बैंक / For Canara Bank

मुख्य प्रबन्धक / Chief Manager
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केनरा बैंक



Canara Bank



भारत सरकार

Syndicate

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able to circumvent such situation and are able to participate in the auction successfully.

कृते केनरा बैंक / For Canara Bank

Place: FARIDKOT
Date: 06-01-2024

मुख्य प्रबन्धक / Chief Manager
Authorized Officer
Faridkot 2441
Canara Bank