Ref: SARM:CR 146:2024

Date:14.08.2024

CANARA BANK, SARM BRANCH CHANDIGARH

To

- (1) M/s Little Bee Products, Village-Mallipur, G T Road Doraha-141421, Dist-Ludhiana, Punjab through its Proprietor Sukhraman Kaur W/O-Shri Shehzada Singh Kapoor
- (2) Smt. Sukhraman Kaur W/O Shri Shehzada Singh Kapoor, Proprietor of M/s Little Bee Products, R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab.
- (3) Sh. Raja Singh Kapoor S/O Shri jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab.
- (4) Sh. Shahzada Singh Kapoor S/O Shri Jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab.
- (5) Sh. Parvinder Kaur Kapoor W/O Shri Jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab.
- (6) Sh. Jagjit Singh S/o Sh. Jaswant Singh (now deceased) Through his legal heirs:

- a. Parvinder kaur kapoor W/o Shri jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab
- Sh. Shahzada Singh Kapoor S/O Shri Jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab.
- c. Sh. Raja Singh Kapoor S/O Shri jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab.
- d. Ritu Kapoor D/o Shri jagjit Singh R/o Kashmir House, G.T Road, Doraha, District-Ludhiana, Punjab

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, SARM Chandigarh 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 SARM Chandigarh Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.





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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,

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE



Ref: SARM:CR 146:2024

Date:14.08.2024

CANARA BANK, SARM BRANCH CHANDIGARH

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 movable / immovable property charged to the Secured Creditor, Symbolic possession of which has been taken by the Authorised Officer of SARM Branch Chandigarh of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 05.09.2024, for recovery of Rs.6,87,85,320.80 as on 25.07.2014 plus further interest from 26.07.2014 to the SARM Branch Chandigarh of Canara Bank from M/s Little Bee Products, Village Mallipur, G.T Road, Doraha, Dist-Ludhiana.

The reserve price of the immovable is mentioned here below and the earnest money deposit (EMD) is 10% of Reserve Price of the assets.

The Earnest Money Deposit shall be deposited on or before 04.09.2024 up to 5:00 PM.

Details and full description of the property(ies): EMT put through details as below:

- Property measuring 10 K-3Marla comprised in Khata no.167/186, Khasra No.36//15/3(6-11), 16/1(4-2), 16/2(0-1), 37//11/2(6-0),20(8-0),21/1(1-2), jamabandi for the year 1997-98 situated at village Mallipur, G.T.Road, Doraha, Tehsil Payal, Dist Ludhiana standing in the name of Sh Shahzada Singh Kapoor s/o Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road, Doraha, Teh. Payal, Dist Ludhiana bearing sale deed wasika no.1544 dated 31.10.2000.
- Property measuring 3K-16 Marla comprised in Khata No.165/180, 182, 183, 184 Khasra No.30//13/2 (5-8), 14/2 (6-9),15/2 (0-3), 16/2(0-3), 17/1 (5-11), 18 min (6-10),37//2/3 (2-13), 3/1(1-3), 8/1(3-0), 9/1 (4-15), 34//25/7(2-0), 30//18Min (1-10), 23(6-4), 36//16/2 (0-1),37//21/2 (5-8), 22/1 (2-8),37//9/1 Min (1-17), 12/1 (2-16), 19/2 (2-16), 22/1 (0-8)





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jamabandi for the year 1997-98 situated at village mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh. Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road Doraha, Teh. Payal, District Ludhiana bearing sale deed Wasika No. 2151 dated 21.11.2023.

- 3. Property measuring 1K-06 Marla or 786.5 Sq yds comprised in Khata No. 213/235 khasra no.37//2/2 (2-8), 9/2 (1-8) jamabandi for the year 1997-98 situated at village Mallipur,G.T.Road Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh. Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road, Doraha, Teh. Payal District Ludhiana bearing sale deed wasika no. 1814 dated 26.11.2001.
- 4. Property measuring 8K-18 Marla or 5384.50 Sq yds comprised in Khata no. 218/240, 84/95 Khasra No.34//21/2 (0-7), 37//1/1 (4-6), ½ (3-0), 2/1 (1-16),34//21/1 (5-3) jamabandi for the year 1992-93 situated at village Mallipur, G.T Road, Dora, Tehsil Payal, District Ludhiana standing in the name of Smt Parvinder Kaur w/o sh. Jagjit Singh kapoor s/o jaswant Singh R/O G.T.Road, Doraha, Teh Payal, district Ludhiana bearing sale deed waika no 1517 dated 13.10.1998.
- 5. Property measuring 5K-07 Marla or 3236.75 Sq Yds comprised in khata no.88/98 Khasra No.37/10(8-0) Jamabandi for the year 1997-98 situated at village Mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh. Raja Singh s/o Jagjit Singh s/o Jaswant Singh & Sh. Shahjada Singh s/o Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road, Doraha, Teh. Payal, district Ludhiana bearing sale deed wasika No. 1279 dated 15.09.1999.
- 6. Property measuring 1K-07 Marla or 816.75 Sq Yds comprised in Khata No. 213/235 Khasra No. 37//11/1 (2-0) Jamabandi for the year 1997-98 situated at Village Mallipur, G.T.Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh Raja Singh and Sh Shahjada singh both s/o Jagjit Singh s/o Jaswant Singh R/O G.T.Road Doraha, Teh. Payal, District Ludhiana bearing sale deed wasika no. 1280 dated 15.9.1999.





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- 7. Property measuring OK-19 Marla or 574.75 Sq Yds comprised in Khata no.218/240 Khasra No.37//1/1 (4-6), ½ (3-0) Jamabandi for the year 1992-93 situated at village Mallipur, T.T.Road Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh Raja singh and Sh Shahjada Singh both s/o Jagjit Singh s/o Jaswant Singh R/O G.T.Road, Doraha, Teh Payal, District Ludhiana bearing sale deed wasika No. 1585 dated 21.11.1998.
- 8. Property measuring 1K-05 Marla or 765.50 Sq yds comprised in Khata No. 213/235 Khasra No. 37//2/2 (2-8), 9/2 (1-8) Jamabandi for the year 1997-98 situated at Village Mallipur, G.T.Road Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh Jagjit Singh s/o Jaswant Singh s/o Sukha Singh R/O G.T.Road Doraha, The Payal, district Ludhiana bearing sale deed wasika no.1593 dated 25.10.2001.
- 9. Property measuring 2K-06 Marla or 1391.50 Sq Yds comprised in Khata No. 88/98, 212,213/234, 235 Khasra No.37//10 (8-0), 2/2 (2-8), 9/2 (1-8), 11/1 (2-0), 34//21/3 (0-1) Jamabandi for the year 1997-98 situated at Village Mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Jagjit Singh Kapoor s/o Jaswant Singh s/o Sukha Singh R/O G.T.Road, Doraha, Tehsil Payal, District Ludhiana bearing sale deed wasika no. 375 dated 21.05.2001.
- 10. Property measuring 2K-06 Marla or 1391.50 Sq Yds comprised in Khata No 88/98, 212,213/234,235 Khasra No. 37//10 (8-0), 2/2 (2-8), 9/2 (1-8), 11/1 (2-0), 34//21/3 (0-1) jamabandi for the year 1997-98 situated at Village Mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh Shahjada Singh Kapoor s/o Jagjit Singh s/o Jaswant Singh R/O G.T.Road Doraha, Tehsil Payal district Ludhiana bearing sale deed wasika no 377 dated 21.05.2001.
- 11. Property measuring 8B-19B-0B or 8950 Sq Yds comprised in Khata No. 243/375 to 378, Khasra No.682 (4-5), 683 (4-10), 684 (4-10), 685/1 (2-0) Min, Jamabandi for the year 1996-97 situated at village kaddon G.T.Road Doraha, Tehsil Payal, district Ludhiana standing in the name of shahjada Singh & Raja Kapoor s/o Jagjit singh Kapoor s/o





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Jaswant Singh s/o Sukha Singh R/O G.T.Road Doraha, Tehsil Payal, District Ludhiana bearing sale deed wasika no.2569 dated 17.02.2003.

Reserve Price: Rs.817.00 lakh; EMD amount Rs.81.70 lakh

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 Assistant General Manager, SARM Branch Chandigarh Canara bank, Ph. No. 0172-2601664 during office hours on any working day.

E-auction arranged by the service provider M/s PSB Alliance Ltd (ebkray) through the website http://ebkray.in/

- 1. Name and Address of the Secured Creditor : Canara Bank, SARM Chandigarh (Branch)
- Name and Address of the Borrower : M/s Little Bee Products, Village-Mallipur, G T Road Doraha-141421, Dist-Ludhiana, Punjab
- Total liabilities as on 25.07.2014: Rs.68785320.80 plus further interest from 26.07.2014.
- Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 04.09.2024 up to 5:00 PM.
- 5. (a) Date & Time of Auction

Date: 05.09.2024

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: http://ebkray.in/





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6. Details of Property/ies:

Sr No.	Details of Property/ies	Reserve Price (In Lakh)	EMD Amount (In Lakh)
1	Property measuring 10 K-3Marla comprised in Khata no.167/186, Khasra No.36//15/3(6-11), 16/1(4-2), 16/2(0-1), 37//11/2(6-0),20(8-0),21/1(1-2), jamabandi for the year 1997-98 situated at village Mallipur, G.T.Road, Doraha, Tehsil Payal, Dist Ludhiana standing in the name of Sh Shahzada Singh Kapoor s/o jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road, Doraha, The. Payal, Dist Lydhiana bearing sale deed wasika no.1544 dated 31.10.2000.		Rs. 62.90 Lakh
2	Property measuring 3K-16 Marla comprised in Khata No.165/180, 182, 183, 184 Khasra No.30//13/2 (5-8), 14/2 (6-9),15/2 (0-3), 16/2(0-3), 17/1 (5-11), 18 min (6-10),37//2/3 (2-13), 3/1(1-3), 8/1(3-0), 9/1 (4-15), 34//25/7(2-0), 30//18Min (1-10), 23(6-4), 36//16/2 (0-1),37//21/2 (5-8), 22/1 (2-8),37//9/1 Min (1-17), 12/1 (2-16), 19/2 (2-16), 22/1 (0-8) jamabandi for the year 1997-98 situated at village mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh. Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road Doraha, The. Payal, District Ludhiana bearing sale deed Wasika No. 2151 dated 21.11.2023.		
3	Property measuring 1K-06 Marla or 786.5 Sq yds comprised in Khata No. 213/235 khasra no.37//2/2 (2-8), 9/2 (1-8) jamabandi for the year 1997-98 situated at village Mallipur,G.T.Road Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh. Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road, Doraha, The. Payal District Ludhiana bearing sale deed wasika no. 1814 dated 26.11.2001.		
4	Property measuring 8K-18 Marla or 5384.50 Sq yds comprised in Khata no. 218/240, 84/95 Khasra No.34//21/2 (0-7), 37//1/1 (4-6), ½ (3-0), 2/1 (1-16),34//21/1 (5-3) jamabandi for the year 1992-93 situated at village Mallipur, G.T Road, Dora, Tehsil Payal, District Ludhiana standing in the name of Smt Parvinder Kaur w/o sh. Jagjit Singh kapoor s/o jaswant Singh R/O G.T.Road, Doraha, the payal, district Ludhiana bearing sale deed waika no 1517 dated 13.10.1998.		
5	Property measuring 5K-07 Marla or 3236.75 Sq Yds comprised in khata no.88/98 Khasra No.37/10(8-0) Jamabandi for the year 1997-98 situated at village Mallipur, G.T Road , Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh. Raja Singh s/o Jagjit Singh s/o Jaswant Singh & Sh. Shahjada Singh s/o Jagjit Singh Kapoor s/o Jaswant Singh R/O G.T.Road, Doraha, The. Payal, district Ludhiana bearing sale deed wasika No. 1279 dated 15.09.1999.		





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		Rs. 817.00 Lakh	Rs. 81.70 Lakh
11	Property measuring 8B-19B-0B or 8950 Sq Yds comprised in Khata No. 243/375 to 378, Khasra No.682 (4-5), 683 (4-10), 684 (4-10), 685/1 (2-0) Min, Jamabandi for the year 1996-97 situated at village kaddon G.T.Road Doraha, Tehsil Payal, district Ludhiana standing in the name of shahjada Singh & Raja Kapoor s/o Jagjit singh Kapoor s/o Jaswant Singh s/o Sukha Singh R/O G.T.Road Doraha, Tehsil Payal, District Ludhiana bearing sale deed wasika no.2569 dated 17.02.2003.	Rs. 188.00 Lakh	Rs. 18.80 Lakh
10	Property measuring 2K-06 Marla or 1391.50 Sq Yds comprised in Khata No 88/98, 212,213/234,235 Khasra No. 37//10 (8-0), 2/2 (2-8), 9/2 (1-8), 11/1 (2-0), 34//21/3 (0-1) jamabandi for the year 1997-98 situated at Village Mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh Shahjada Singh Kapoor s/o Jagjit Singh s/o Jaswant Singh R/O G.T.Road Doraha, Tehsil Payal district Ludhiana bearing sale deed wasika no 377 dated 21.05.2001.		
9	Property measuring 2K-06 Marla or 1391.50 Sq Yds comprised in Khata No. 88/98, 212,213/234, 235 Khasra No.37//10 (8-0), 2/2 (2-8), 9/2 (1-8), 11/1 (2-0), 34//21/3 (0-1) Jamabandi for the year 1997-98 situated at Village Mallipur, G.T Road, Doraha, Tehsil Payal, District Ludhiana standing in the name of Jagjit Singh Kapoor s/o Jaswant Singh s/o Sukha Singh R/O G.T.Road, Doraha, Tehsil Payal, District Ludhiana bearing sale deed wasika no. 375 dated 21.05.2001.		
8	Property measuring 1K-05 Marla or 765.50 Sq yds comprised in Khata No 213/235 Khasra No. 37//2/2 (2-8), 9/2 (1-8) Jamabandi for the year 1997-98 situated at Village Mallipur, G.T.Road Doraha, Tehsil Payal, District Ludhiana standing in the name of Sh Jagjit Singh s/o Jaswant Singh s/o Sukha Singh R/O G.T.Road Doraha, The Payal, district Ludhiana bearing sale deed wasika no.1593 dated 25.10.2001.		
7 .	Property measuring OK-19 Marla or 574.75 Sq Yds comprised in Khata no.218/240 Khasra No.37//1/1 (4-6), ½ (3-0) Jamabandi for the year 1992 93 situated at village Mallipur, T.T.Road Doraha, Tehsil Payal, Distric Ludhiana standing in the name of Sh Raja singh and Sh Shahjada Singh bott s/o Jagjit Singh s/o Jaswant Singh R/O G.T.Road, Doraha, The Payal, Distric Ludhiana bearing sale deed wasika No. 1585 dated 21.11.1998.	t t n t	
6	Property measuring 1K-07 Marla or 816.75 Sq Yds comprised in Khata No. 213/235 Khasra No. 37//11/1 (2-0) Jamabandi for the year 1997-98 situate at Village Mallipur, G.T.Road, Doraha, Tehsil Payal, District Ludhian standing in the name of Sh Raja Singh and Sh Shahjada singh both s/o Jagji Singh s/o Jaswant Singh R/O G.T.Road Doraha, The. Payal, District Ludhian bearing sale deed wasika no. 1280 dated 15.9.1999.	d a	

Note: Property Serial No. 1 to 11 will be sold jointly.





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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).
- b. The bidder will also make the due diligence of the inventory items any liability from any Govt. any other department will be paid by the successful bidder.
- c. Auction / bidding shall be only through "Online Electronic Bidding" through the website http://ebkray.in/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- d. The property/ies will not be sold below the Reserve Price.
- e. The property/ies can be inspected with Prior Appointment with Authorized Officer from 27.08.2024 to 28.08.2024 between 03:00 PM to 05:00 PM.
- f. The intending Bidders/purchasers are requested to register on portal (http://ebkray.in/) using their mobile number and email id (Buyer Registration Link provided in the home page of the website). Further intending Bidders/purchasers are requested to complete Registration and e-KYC and add Bank details. Once registration and e-KYC is successfully completed, the intending Bidders/Purchasers have to deposit amount of EMD before last date and time of EMD. Kindly note that EMD amount will be transferred through E-Wallet only, maintained at http://ebkray.in/. Procedure to adding the fund/money to E-Wallet is as under: (i) The mode of adding fund/money in the "E-Wallet" is online i.e. either through Payment gateway OR after generation of Challan from http://ebkray.in/. In case of generation of Challan payment can be made through NEFT transfer/RTGS from any scheduled Commercial Bank. (ii) The registration, e-KYC and transfer of fund/money in E-WALLET must be completed well in advance. Only after having sufficient fund/money in his E-Wallet, the interested bidder will be able to pay EMD before last date and time for deposit of EMD. In case offers are for more than one property bidders will have to deposit amount equivalent to EMD for each property in E-Wallet. In case amount equivalent to EMD amount is not available in E-Wallet, system will not allow to submit EMD. (iii) The intending bidders shall deposit Earnest Money Deposit (EMD) being 10 % of the Reserve Price, on or before 04.09.2024 upto 5.00 PM.
- g. 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 PSB





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Alliance Ltd (ebkray) Contact No.8291220220; email:support.ebkray@psballiance.com 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).

- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04.09.2024 upto 5:00 PM, to Canara Bank SARM Chandigarh branch, by hand or by email.
 - 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.
- The intending bidders should register their names at portal http://ebkray.in/ 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 PSB Alliance Ltd (ebkray) Contact No.8291220220; email: support.ebkray@psballiance.com
- 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.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000.00 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.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- m. 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.
- All charges for conveyance, stamp duty, GST and registration and applicable GST, etc., as applicable shall be borne by the successful bidder only.





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- o. 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.
- p. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. 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.
- r. For further details contact Authorised Officer, Canara Bank, SARM Branch (Ph.No 0172-2601664; 2602336);Mob-8727900184, 8727971300); email id cb5220@canarabank.com OR the service provider M/s PSB Alliance Ltd (ebkray), Contact No.8291220220; email: support.ebkray@psballiance.com (M/S PSB Alliance Ltd (ebkray) 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: 14.08.2024

Authorised Officer Canara Bank