

**STRESSED ASSET MANAGEMENT BRANCH, DELHI**

Ref.: CB:19208:SAMB:VIKAS-17:SALE-4:2023-24

Date: 26.10.2023

To,

1. M/s Vikas Industries
Prop: Sh. Vikas Likhi
Unit at: K 117 & 118
Focal Point VII Ludhiana Punjab
Pin-141010.
2. Sh. Vikas Likhi
S/o Sh. Rajbir Likhi
House No B-/XXXIV/11131,
(B-/34/11131)
Prem Nagar,
Haibowal Kalan, Ludhiana
Distt. Ludhiana Punjab.
Pin-141001

Name of Address of the Guarantor:-

1. Smt Manita Likhi
W/o Sh. Vikas Likhi
House No B- /XXXIV /11131,
(B-/34/11131)
Prem Nagar,
Haibowal Kalan, Ludhiana
Distt. Ludhiana Punjab.
Pin-141001

Sub: Notice under Section 13(4) of the Securitization 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, Authorised officer of Canara Bank, have taken symbolic possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our SAM 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 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.

कृते केनरा बैंक / For CANARA BANK

Yours faithfully,


Authorised Officer
ए.एस.एम. ब्रांच, नई दिल्ली
CANARA BANK

Enclosure: - Sale Notice.

C-34, 3rd Floor, DDA shopping-cum-Office Complex, Opp Mool Chand Hospital
Lajpat Nagar, Delhi-110024.

Email: cb19208@canarabank.com :: Phone: 011-35705069

STRESSED ASSET MANAGEMENT BRANCH, DELHI

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 properties mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **04.12.2023**, for recovery of Rs. 6,67,74,282.24 (Rupees Six crores Sixty Seven lakh Seventy Four thousand Two hundred Eighty Two and Paise Twenty Four only) is due along with further interest from 01.07.2018 and cost etc due to SAM BRANCH of Canara Bank from **M/s. VIKAS INDUSTRIES** reduced by any recovery made so far.

Details and full description of the immovable property/ies with reserve price and earnest money to be deposit at the time of bid (There are no known encumbrances on the above properties as per the knowledge of the bank):

Sl no	Description of properties	Type of possession	Reserve price fixed (Amt in Rs)	Earnest money to be deposit (Amt in Rs)
1.	Industrial Land and Building at Plot no K-117 measuring 300 Square Yards Phase-VII, Focal point, Near Sharu Steel, Ludhiana, PIN-141010 Leased in the name of M/S Vikas Industries through (Prop: Sh. Vikas Likhi S/O Late Sh. Rajbir Likhi) (This Property will be sold along with property at serial no 2)	Symbolic Possession	57,90,000/-	5,79,000/-
2.	Industrial Land and Building at Plot no K-118 measuring 300 Square Yards Phase-VII, Focal point, Near Sharu Steel, Ludhiana, PIN-141010 Leased in the name of M/S Vikas Industries through (Prop: Sh. Vikas Likhi S/O Late Sh. Rajbir Likhi) (This Property will be sold along with property at serial no 1)	Symbolic Possession	60,24,000/-	6,02,400/-
3.	All that part and parcel of Residential property bearing no MC No.B-/ XXXIV/11131 (B-/34/11131) admeasuring 418 sq yards, wasika no 4576 dated 23/05/1996 and wasika no 17093 dated 25/10/1999 situated within Haibowal Kalan, New Prem Nagar Street No 4 Ludhiana Dist Ludhiana, Punjab, PIN-141001, owned by Mrs Manita Likhi w/o Mr Vikas Likhi and Mr. Vikas Likhi s/o Rajbir Likhi.	Symbolic Possession	1,21,00,000/-	12,10,000/-

Bidder has to make due diligence & physical verification of the property with regards to title, extent, area, dues etc. No claim subsequent to submission of bid shall be entertained by the bank.

- The Earnest Money shall be deposited on or before 01.12.2023 till 05:00 P.M.
- The property can be inspected, with Prior Appointment with Authorised Officer, on 29.11.2023, between 11:30 am to 3:30pm.
- Note: Property at serial no 1 and 2 will be sold together.**
- Outstanding dues of local Bodies, Government etc (Property Tax, Water sewerage, Electricity bills etc):
Not in the knowledge of the bank.

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Lajpat Nagar, Delhi-110024.

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केनरा बैंक



Canara Bank

(e-Syndicate)

(भारत सरकार का उपक्रम / A Government of India Undertaking)

STRESSED ASSET MANAGEMENT BRANCH, DELHI

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) and service provider website <https://indianbankseaauction.com> or may contact Authorised Officer, SAM Branch of Canara Bank, C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024, Ph. No.- 011-35705069, 8979872232, 9653220988, 9379487968, during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Date: 26.10.2023

Place: New Delhi


प्राधिकृत अधिकारी / Authorised Officer
एस एम ब्रांच, केनरा बैंक, C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi
AUTHORISED OFFICER
CANARA BANK
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STRESSED ASSET MANAGEMENT BRANCH, DELHI

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.10.2023

1.	Name and Address of the Secured Creditor	Canara Bank, C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi – 110024 (Loan accounts transferred from Canara Bank MCB Ludhiana DP 18154)
2.	Name and Address of the Borrower(s) and Properties in the name of:	M/s Vikas Industries Prop: Sh. Vikas Likhi Unit at: K 117 & 118 Focal Point VII Ludhiana-141010.
3.	Total Liabilities	Rs. 6,67,74,282.24 (Rupees Six crores Sixty Seven lakh Seventy Four thousand Two hundred Eighty Two and Paise Twenty Four only) is due along with interest from 01.07.2018 and cost etc due to SAM BRANCH of Canara Bank from M/s. VIKAS INDUSTRIES reduced by any recovery made so far. Other charges including court expenses, Plus outstanding dues of local self government (Property Tax, Water tax, Electricity Bills etc.) not in the knowledge of the bank.
4.	(a) Mode of Auction	Online Electronic Bidding
	(b) Details of Auction service provider	M/s Canbank Computer Services Ltd Email id: eauction@ccsl.co.in CCSL contact details: Mr. Pakhare DD/ Mr. Ramesh T H, Contact no. 9480691777, 8553643144
	(c) Date & Time of Auction	04.12.2023 Time: 11.00 am to 01.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
	(d) Place of Auction	E-auction
5.	Reserve Price	<ol style="list-style-type: none"> Property at Serial no 1 Rs. 57,90,000/- Rs Fifty Seven Lakh Ninety Thousand Only Property at Serial no 2 Rs. 60,24,000/- Rs Sixty Lakh Twenty Four Thousand Only <p style="text-align: center;">Note: <u>Property at serial no 1 and 2 will be sold together.</u></p> <ol style="list-style-type: none"> Property at Serial no 4 Rs. 1,21,00,000/- Rs One Crore Twenty One Lakh only

Bidder has to make due diligence & physical verification of the property with regards to title, extent, area, dues etc. No claim subsequent to submission of bid shall be entertained by the bank.

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **29.11.2023**, between 11:30 am to 3:30pm.
- The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- For downloading further details, Process, Compliance and terms & conditions, please visit: <https://www.canarabank.com>, website address of our e-Auction service provider:- <https://indianbankseaauction.com>. Prospective bidder may avail online training on E- auction from the service provider M/s Canbank Computer Service Ltd, Contact Person Mr. Pakhare DD/ Mr. Ramesh T H, Contact no. 9480691777, 8553643144; email: eauction@ccsl.co.in.

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**STRESSED ASSET MANAGEMENT BRANCH, DELHI****Bidders have to complete following formalities well in Advance:**

Step 1: Bidder/purchaser Registration: Bidder to register on e-auction Platform (link given above) using his mobile number and email id

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Bidders have to complete following formalities well in Advance:

Step 1: Bidder/purchaser Registration: Bidder to register on e-auction Platform (link given above) using his mobile number and email id.

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: Transfer of EMD amount to Canara Bank A/c No 209272434, A/c name- SL –OL- RTGS-NEFT PMT ENS 0 and IFSC Code CNRB0019208 before submitting bids through online/off-line transfer of fund using NEFT/ Transfer, using challan. EMD can also be paid by way of Pay Order/Demand Draft in favour of Canara Bank Payable at New Delhi.

Step 4: Bidding Process and Auction Results: Interested Registered Bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

Please note that Step 1 to 3 should be completed by bidder well in advance, before e-Auction date.

Indenting bidders shall hold a valid digital signature certificate and email address.

Bids shall be submitted through online procedure only.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 01.12.2023 5.00 pm, to Canara Bank, SAM Branch, C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi – 110024 by hand or by email:-

i) Acknowledgment 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.

f) Auction price to be submitted shall be above the Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 1,00,000/- as incremental value). The bidder who submits the highest bid (above 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.

g) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

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h) For sale proceeds of Rs. 50 lacs (Rupees Fifty lakh) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

j) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

k) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or SAM Branch who, as a facilitating centre, shall make necessary arrangements.

l) For further details contact Mr Amit Kumar, Manager (M-8979872232), Mr. Rajesh Gulaty, Chief Manager (M-9653220988), Mr Asheish Kumar Chief Manager (M- 9379487968), 011-35705069 or Canara Bank Branch at C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi – 110024 e-mail id: cb19208@canarabank.com or the service provider M/s Canbank Computer Service Ltd, Contact Person Mr Pakhare DD/ Mr Ramesh T H, Contact no. 9480691777, 8553643144; email: eauction@ccsl.co.in.

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 : New Delhi
Date : 26.10.2023

कृते केनरा बैंक / For CANARA BANK

AUTHORISED OFFICER


CANARA BANK / Authorised Officer
एस.ए.एम. शाखा, नई दिल्ली / S.A.M. Branch, New Delhi