ANNEXURE- C



Branch : Polo Ground Patiala Branch **Dated : 02.11.2023**

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

To,

1) Mr Harkeet Singh S/o Sh Mahinder Singh Village Kakepur Patiala (Punjab)147001	Smt Gaganpreet Kaur W/o Sh Harkeet Singh Village Kakepur Patiala (Punjab)147001

Sub: Loan account –Loan Account in name of Mr Harkeet Singh (A/c No 6125434105) with Indian Bank, Polo Ground Patiala Branch,

Mr Harkeet Singh availed Credit facility from Indian Bank, , the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr Harkeet Singh** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **07.02.2020** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon **Mr Harkeet Singh** liable to the Bank to pay the amount due to the tune of Rs 35,10,029.32(rupees thirty five lakhs ten thousands twenty nine and thirty two paise only) as on **28.02.2017** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **06.03.2017**

As Mr Harkeet Singh failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **07.02.2018** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 02.11.2023 is **Rs. 55798869.00 -(Rupees fifty five lakhs sevety nine thousands eight Hundred and Sixty nine only)** with further interest, costs, other charges and expenses thereon from 01.11.2023

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 22.11.2023 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **10.11.2023 to 21.11.2023** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website **(https://ibapi.in** and **www.mstcecommerce.com)** and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **10.11.2023 to 21.11.2023 from 10.00am to 7.00 pm.**

ANNEXURE- C

The Intending Bidders/ Purchasers are requested to register with online portal **(https://www.mstcecommerce.com/auctionhome/ibapi)** using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the Intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **21.11.2023.** i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.mstcecommerce.com/auctionhome/ibapi) for depositing in bidders Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
E Auction EMD Account No 6202742316	Indian Bank SCO No 38 Sector 7C Chandigarh IFSC IDIB000C008

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor *(this portion may be retained if it is a non-suit filed account)*

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained. *(This portion may be retained if it is a suit filed account)*

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Property measuring 10 Kanal 4 Marla being 12/41 Share out of total land measuring 34 kanal 17 Marla Comprised in khewat Khata No 26/11/47 Khasra No 12//2 (8-0) 12//9 (10-1) 12//10 (8-16)situated at village Pakkikui PO Pajmjola Patiala (Punjab)	₹ 6295000/- (Rupees sixty two lakhs ninety five thousands only)	₹ 6,30,0000/- (Rupees six Lakhs thirty thousands only Only) **Last Date of EMD:** 21.11.2023	22.11.2023 from 11:00 AM to 04:00 PM (with unlimited extension of 10 minutes duration each till the conclusion of the sale)	Nil to the knowledge of Authorized Officer

ANNEXURE- C

In the name of the Harkeet Singh S/o Sh Mahinder Singh under Registered Mortgage to our bank vide registration No 1260 registered mortgage to our bank registration No 1260 dated 30.04.2013. North :- Village Road South :- Village Road East :- Arm Toward Lal Dora Side West :- Own property				

Bidders are advised to visit the website (**www.mstcecommerce.com**) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact lbaplop@mstcecommerce.com and for EMD status please contact lbaplfin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://lbapl.in** and for clarifications related to this portal, please contact help line number „18001025026" and „011-41106131".

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://lbapl.in** and **www.mstcecommerce.com**.

AUTHORISED OFFICER

Place: Polo Ground Patiala

Date:02.11.2023