ANNEXURE- B

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

[illegible] that the [illegible] the Symbolic possession of [illegible] has been taken by the Authorised Officer of [illegible] "As is where is", "As is what is", and "Whatever there is" 26.06.2023, for an amount ₹ 14,13,429.91 (Rupees Fourteen Lakhs Seventy Three Thousand Four Hundred Seventy Nine and Paisa Ninety One Only) with further interest [illegible] other charges and costs thereon due to the [illegible] Bank [illegible] Branch Secretariat from 1. Mrs. Kulwinder Kaur w/o Surinder Singh, H. No. 1043, Street No 10 R, Dogar Basti, Faridkot 151203, 2. "To 'the estate of the deceased Shri Surinder Singh deceased represented by legal heirs Viz Mr. Amanpreet Singh S/o Surinder Singh, H. No. 1043, Street No 10 R, Dogar Basti, Faridkot-151203, 3 "To 'the estate of the deceased Shri Surinder Singh deceased represented by legal heirs Viz. Mrs. Kulwinder Kaur w/o Surinder Singh, H. No. 1043, Street No 10 R, Dogar Basti, Faridkot-151203.

The details of the property intended to be brought to sale through e auction mode are enumerated below

Description of the Property	All that Part and Parcel of property measuring 105.5 square yards as 215/41926 share of 34K 13M in Khewat no 366/346, Khatoni no 472, Khasra no 2048//1/34-13, as per sale deed no 1365 dated 26.07.2017 Guru Teg Bahadur Nagar, Kotkapura-151204. North : Amanpreet Singh South : Sanjeev Kumar East : Rasta West : Sudarshan Lal
Encumbrances on property if any	
Reserve Price	₹ 8,32,000/-
EMD Amount	₹ 84,000/-
Incremental amount	Rs. 10,000/-
Date and time of e-auction at the platform of e-auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi	Date: 26.06.2023 at 11.00 am to 5.00 pm
Property ID No.	IDIB6554209601A

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 i.e before the e-Auction Date and time on the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. 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.
2. 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
A/c No.: 6940132194	Branch: Amritsar (IB) Branch
Name: Earnest Money Deposit, Indian Bank	IFSC: IDIB000A019

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.

3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

[illegible]

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ANNEXURE B

6 [illegible]

8 [illegible]

9 [illegible]

10 [illegible] the EMD amount [illegible] the EMD [illegible] after [illegible] the [illegible] be able to bid on the date [illegible]

11 [illegible] shall have sufficient balance [illegible] MD [illegible] at the time of bidding.

12 [illegible] the e-auction bidders will be allowed to offer higher bid [illegible] reverse bidding over and above the [illegible] and [illegible] minutes time will be allowed to bidders [illegible] receive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

13 The bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual for operational part of e-Auction and follow them strictly.

14 In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://www.bankeauctions.com/auctionhome/bapl. Details of which are available on the e-Auction portal.

15 After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email (on mobile no/e-mail address given by them registered with the service provider).

16 For verification about the title document, property & inspection thereof, the intending bidders may contact the Bank Faridkot Branch (Address: Circular Road, Moti Gate, Faridkot, Punjab 151203).

17 To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property (as other than mentioned above if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Faridkot
Date: 03.06.2023

(Authorized Officer)

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