केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK TALWANDI BHAI BRANCH (2130)

Ref: **SALENOTICE/KULDEEPSINGH/2025-26/03** **Date: 25-06-2025**

To

Kuldeep Singh S/o Gurnaib Singh (Borrower)
C/o Baba Farid Public School
Ajit Nagar Talwandi Bhai-142050

Rachpal Kaur W/o Kuldeep Singh (Co-Borrower)
C/o Baba Farid Public School
Ajit Nagar Talwandi Bhai-142050

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, 2002[1].

****

As you are aware, I on behalf of Canara Bank, **TALWANDI BHAI** 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 **TALWANDI BHAI** 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 thereunder, 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

Internal

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK TALWANDI BHAI BRANCH (2130)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the effect that the immovable property described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by public auction.

1. **Name and Address of the Secured Creditor** : Canara Bank, **Talwandi Bhai Branch**

2. **Name and Address of the Borrower** :Kuldeep Singh S/o Gurnaib Singh (Borrower)
C/o Baba Farid Public School
Ajit Nagar Talwandi Bhai-142050

Rachpal Kaur W/o Kuldeep Singh (Co-Borrower)
C/o Baba Farid Public School
Ajit Nagar Talwandi Bhai-142050

3. **Total liabilities as on 24-06-2025** : Rs. 19,16,417.01/-together with further interest and expenses.

4. **a) Mode of Auction** : Online Electronic Bidding (Public E-Auction)

(b) Details of Auction Service Provider : M/s PSB Alliance Ltd (ebkray),
Helpdesk Number 8291220220
Email support.BAANKNET@psballiance.com
Website https://baanknet.com/

(c) Date & Time of Auction : 31-07-2025 (11:30 AM to 12:30 PM) (With unlimited extension of 5 minutes duration each tills the conclusion of the sale)

(d) Place of Auction : Talwandi Bhai, Punjab

5. **Details of Property/ies: (UNDER PHYSICAL POSSESSION)**
All the part and parcel of land & building measuring 07 Marlas being 7/82 share of 4 Kanals 2 Marlas comprised of Rect. No. 55 Killa No 25/2(4-2) Khewat No 743 situated in the area of Talwandi Bhai situated at Ward No 2. Haraz Road Talwandi Bhai comprising Wasika No 1453 dated 07.02.2014 in the name of Rachpal Kaur W/o Kuldeep Singh and Kuldeep Singh S/o Gurnaib Singh
Bounded As

North: Plot of Jagsir Singh
South: Plot of Surjeet Singh
East: Plot of Jagseer Singh
West: Passage 30 feet

Internal

6. **Reserve Price** : Rs. 18,24,000/-(Rupees EIGHTEEN LAKHS TWENTY FOUR THOUSAND only)

7. **Other terms & conditions**

a) The property/ies will be sold in **"AS IS WHERE IS" and "WHATEVER THERE IS"** condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, for 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.

b) Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://baanknet.com/**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

c) The property can be inspected, with Prior Appointment with Authorised Officer, **on 21-07-2025 and 22-07-2025 between 03:00 PM to 05:00 PM.**

d) 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.

e) EMD amount of 10% of the Reserve Price is to be deposited by way of online portal https://baanknet.com/ to credit of account of Canara Bank, Talwandi Bhai Branch, and 209272434 A/c No IFSC Code CNRB0002130 on or before 30-07-2025 up to 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 PSB ALLIANCE PVT LTD.

g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30-07-2025 05:00 PM to Canara Bank, Talwandi Bhai Branch, https://baanknet.com/ by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement 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.

h) The intending bidders should register their names at portal https://baanknet.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 PSB ALLIANCE PVT LTD

i) EMD deposited by the unsuccessful bidder shall be refunded to them. 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 amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000 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 successful bidder, subject to confirmation of the same by the secured creditor.

(a) **k**) 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 1 DAY 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 **Authorized** Officer without any notice and property shall forthwith be put up for sale again.

l) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.

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

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

o) 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 Talwandi Bhai branch who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Manager, Canara Bank, TALWANDI BHAI Branch, Mob Ph no 1632-230016 No. 8725042130 e-mail id: cb2130@canarabank.com, on any working day.

Place: TALWANDI BHAI
Date: 25-06-2025

Authorized Officer
Canara Bank