

APPENDIX IV-A
[Refer proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of CSB Bank Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.02.2021** for recovery of **Rs. 3,30,55,441.00 plus other charges** as on 18.01.2021 plus interest w.e.f 19.01.2021 due to CSB Bank Limited, Ludhiana Branch, Secured Creditor, 148, Industrial Area – A, Near Cheema Chowk, Ludhiana, Punjab -141003 from **Borrower, M/s Trueik Engineering Pvt. Limited**, Office Address VPO Mand Chaunta, Rahon Road, Ludhiana, Punjab-141007 and **Guarantor, Mr. Trindra Paul**, R/o 64 Aman Park, Phase-IV, Near Octroi, Ferozpur Road, VPO Threeke, Ludhiana-142021, **Mr. Sunil Kumar Kaura**, R/o House No. 17, Aman Park, VPO Threeke, Ludhiana-142021, **Mrs. Kavita Kaura**, R/o House No. 17, Aman Park, VPO Threeke, Ludhiana-142021 and **Mr. Sulakhan Singh**, R/o V, Mand Chaunta, P.O. Chaunta, Ludhiana-141126

The reserve price will be **Rs. 19,20,000/- (Rupees Nineteen lakh twenty thousand only)** and the earnest money deposit will be **Rs 1,92,000/- (Rupees One lakh ninety two thousand only)**

(Description of Immovable Property)

Mortgage of land having an extent of 8 Kanal 0 Marla forming part of Khata no. 50/221, comprised in Khasra no. 31//17/2 (4-16), 64/130 share admeasuring 3 kanal 4 Marla out of khasra no. 31/24 (6-10), situated in Village Mandchaunta, Hadbast No. 26, Sub-Tehsil Koom Kalan, District Ludhiana in the name of M/s Trueik Engineering Pvt. Ltd. and bounded as under

on the NORTH by Road 11 feet wide
on the SOUTH by Land of Malkit Singh
on the EAST by Land of Mengha Singh
on the WEST by Road

For detailed terms and conditions of the sale, please refer to the link provided in CSB Bank Limited, Secured Creditor's website i.e www.csb.co.in

Date: 21.01.2021
Place: New Delhi

Authorised Officer
CSB Bank Limited

Details of opening Tender

Place of Auction	Date and Time
CSB Bank Limited, Ludhiana Branch, 148, Industrial Area – A, Near Cheema Chowk, Ludhiana, Punjab -141003	25.02.2021 at 11.30 a.m.

Reserve Price : **Rs. 19,20,000/- (Rupees Nineteen lakh twenty thousand only)**
Earnest money : **Rs 1,92,000/- (Rupees One lakh ninety two thousand only)**

TERMS AND CONDITIONS

- a. The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing "Sale – A/c of **M/s Trueik Engineering Pvt. Limited**" to the Branch Manager, CSB Bank Limited, Ludhiana Branch on any working day during office hours on or before **24.02.2021** along with the application, Earnest Money Deposit (EMD) of **Rs. 1,92,000/-** being 10% of the Reserve Price by way of Banker's Cheque/ Demand Draft favouring "CSB Bank Limited, Ludhiana", payable at Ludhiana shall also be submitted. DD Number, date and name of drawer Bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Authorised Officer or Branch Manager, CSB Bank Limited, Ludhiana Branch on any working day during office hours on or before **24.02.2021**. The EMD is refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commits default in any manner;
- b. The sealed tenders will be opened by the Authorised Officer on **25.02.2021 at 11.30 a.m** in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification.
- c. Along with the offer document, the intending purchaser shall also attach a copy of the PAN card issued by the Income Tax Department and also his/her identity proof and proof of residence.
- d. After opening the tender the Authorised officer has absolute discretion to negotiate or to raise the tender amount/permit interse bidding among the participants to get the maximum revised offer/price for the property.
- e. The successful bidder shall deposit 25% of the bid amount including EMD immediately on the sale being knocked down in his/her favour on the same day or not later than next working day and the balance on or before 15 days from the date of confirmation of sale of the immovable property or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made to the Authorised Officer in the form of Banker's Cheque/Demand Draft favouring "CSB Bank Limited, payable at Ludhiana". In case of default, all amounts deposited till then will be forfeited without any prior notice;
- f. The immovable property described herein above shall remain and be at sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer.
- g. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law.
- h. The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of the sale without any prior notice;
- i. Sale is subject to confirmation by the Bank.
- j. Sale of properties shall be as under "As is where is", "As is what is", and "Whatever there is" including encumbrances if any;
- k. The Bank will not be responsible for any charges, lien, Encumbrance, property tax, or any other dues to the government or anybody in respect of the property under sale.
- l. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the government or anybody in respect of the property under Sale.
- m. Sale shall not be accepted if the bid is below the reserve price.
- n. **The property can be inspected on 24.02.2021 between 1 P M and 5 P M.** Purchasers who are interested may contact the Branch Manager, Ludhiana Branch before the date of inspection.
- o. For any other information contact: Branch Manager, CSB Bank Limited, 148, Industrial Area – A, Near Cheema Chowk, Ludhiana, Punjab -141003. Phone No. 9072601295

Date: 21.01.2021
Place: New Delhi

Authorised Officer
CSB Bank Limited