

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 physical 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 **10.05.2022** for recovery of **Rs. 65,27,700.16 as on 19.04.2022 plus interest w.e.f 20.04.2022** due to CSB Bank Limited, Ludhiana Branch, Secured Creditor perviously located at Preet Tower, Green Field, Near Sarabha Nagar Chowk, Ludhiana- 141002 & presently Ludhiana Branch located at 148 Industrial Area - A, Near Cheema Chowk, Ludhiana- 141003 from Borrower, **M/s Gene's, Prop. Yamish Bhatia** (Borrower), SCO-8, 1st Floor, Surya Shopping Arcade, National Road, Ghummer Mandi, Ludhiana 141001 **and Mrs. Simranjeet Kaur** (Guarantor), MC No. XXXIV-11382/2/A, Street No. 4, Pavitter Nagar, Haibowal Kalan, Dist. Ludhiana 141001.

The reserve price will be **Rs. 18,50,000/-** (Rupees Eighteen lakhs Fifty Thousand only) and the earnest money deposit will be **Rs 1,85,000/-** (Rupees One Lakh Eighty Five thousand only).

Description of Immovable Property

Residential building load bearing wall structure located in M.C. N0. B-34-11382/2/A, Wakia Paviter Nagar, Street No. 4, Haibowal Kalan, Tehsil Ludhiana West, District Ludhiana and having an extent of 120 sq. yards in the name of Mr. Yamish Bhatia and Simranjeet Kaur and bounded as under

on the NORTH by Land of Raj Kumar Walia

on the SOUTH by Land of Balkar Singh

on the EAST by Land of neighbour

on the WEST by Street 20 feet wide

Last date of submission of tender is 09.05.2022 at Ludhiana Branch and the sealed tenders will be opened by the Authorised Officer on 10.05.2022 at 11.30 a.m in the presence of the available/attending bidders or their representatives at Ludhiana Branch. 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: 20.04.2022

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- 141003	10.05.2022 at 11.30 a.m.

Reserve Price : **Rs. 18,50,000/-** (Rupees Eighteen lakhs Fifty Thousand only)

Earnest Money: **Rs. 1,85,000/-** (Rupees One lakh Eighty Five 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 Gene's, Prop. Yamish Bhatia**" to the Branch Manager, CSB Bank Limited, Ludhiana Branch on any working day during office hours **on or before 09.05.2022**. Along with the application, Earnest Money Deposit (EMD) of **Rs. 1,85,000/-** 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 09.05.2022. 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 10.05.2022 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 or before 09.05.2022 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- 141003.

Date: 20.04.2022

Authorised Officer
CSB Bank Limited