पंजाब एंड सिंध बैंक
(भारत सरकार का उपक्रम)
सैमवेर्ट
4तल, बैंक हॉउस,
21,राजेन्द्र प्लेस , नई दिल्ली-110008
ई-मेल: ho.samvertical@psb.co.in

ੴ ਸ਼੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पी.एस.बी.

PUNJAB & SIND BANK
(A Government Of India Undertaking)
SAMVERT
4th Floor, Bank House,
21, Rajendra Place, New Delhi- 110008
E-mail: ho.samvertical@psb.co.in

[APPENDIX-IV-A]
Sale Notice For Sale Of Immovable Property

E-Auction Sale Notice for sale of immovable assets under the Securitization 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.

E Auction Date &Time: **21.10.2022 at 11:30 AM to 12:30 PM**

Last Date of BID Submission: **20.10.2022 up to 4.00 PM**

Property Inspection Date & Time: 18.10.2022 at 11.00 AM to 1.00 PM

Notice is hereby given to public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the secured creditor, the physical possession of the which has been taken by the Authorized officer of Punjab & Sind Bank (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis.

Name and Address of the Borrower & Guarantors **Demand Notice date & amount** **Outstanding amount(secured Debt)**	**Detail of Properties**	
M/S Tornado Motors Pvt. Ltd. Guarantors- 1. Sh. Jatinder Pal Singh Chadha 2.Smt. Amarpreet Chadha Mortgagor- Sh. Jatinder Pal Singh Chadha 15.02.2015 & Rs 33.24 Cr + future interest and costs from 15.02.2015. Rs 116.36 Cr as on 30.06.2022 + future interest and costs from 01.07.2022	Property situated at Commercial area of Ludhiana bearing MC no- B-XVII 2820/9 measuring 1500 Sq Yards situated at Village Noor Bhaini, Hadbast no- 169, Ludhiana 1. Portion of property measuring 500 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48,265/48 Khata no 129/210 as per Jamabandi for the year 1999-2000 (khata no 135/215 as per Jamabandi for the year 2009-10) situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17646 dated 24.01.2006. 2. Portion of property measuring 500 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48,265/48 Khata no 129/210 as per Jamabandi for the year 1999-2000 (khata no 135/215 as per Jamabandi for the year 2009-10) situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17647 dated 24.01.2006 3. Portion of property measuring 500 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48, 265/48 Khata no 129/210 as per Jamambandi for the year 1999-2000 (khata no 135/215 as per Jamabandi for the year 2009-10) situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17648 dated 24.01.2006.	**Minimum Reserve Price** **Rs 12.50 Cr** **EMD Amount** **Rs 1.26 Cr**
M/s Humble Hospitality Punjab Pvt Ltd Guarantors- 1. Mr. Haarpreet Singh Chadha 2. Mr.Haarpreet singh 3. Mr. Mayank Umat 4. Mr.Inderpreet singh Chadha 5. Mr. surjit Singh 6. Mr.Vijay Umat 7. M/s J J enterprises	Property situated at Commercial area of Ludhiana bearing MC no- B-XVII 2820/9 measuring 2159 Sq Yards situated at Village Noor Bhaini, Hadbast no- 169, Ludhiana* 1. Portion of property measuring 551.25 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48,265/48 situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17640 dated 24.01.2006. 2. Portion of property measuring 551.25 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48,265/48 situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17642 dated 24.01.2006. 3. Portion of property measuring 1056.50 Sq Yards out of total property measuring 3659 Sq yards	**BID Increase amount** **Rs 1,00,000/-**

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Mortgagor- M/s J J enterprises	bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48,265/48 situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17493 dated 20.01.2006.	
27.07.2016 & Rs 5.88 Cr + future interest and costs from 27.07.2016		
Rs 14.26 Cr as on 30.06.2022+ future interest and costs from 01.07.2022		

* The above mentioned property is also mortgaged in A/c of M/s Humble Hospitality Jalandhar Pvt Ltd, with Punjab & Sind Bank, Hall Bazar Amritsar having balance O/s Rs. 1.89 Cr as on 24.05.2017+ future interest and costs from 24.05.2017 and O/s Balance as on 30.06.2022 Rs.14.26 Cr + future interests and costs from 01.03.2022.

The above plots (consisting of 6 title deeds) will be sold in one lot only with Total area of 3659 Sq yard.
Authorized Officer-Ms Jyoti Bhagat, Chief Manager Mobile: +91-9592503666
EMD submission A/C Details-A/C Name- PSB HO SAMVERT
A/C No. 06061100068553
IFSC Code- PSIB0000606
Branch Name- Punjab & Sind Bank,Rajendra Place, New Delhi-110008
Status of Possession- Physical Possession

TERMS & CONDITIONS

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction 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 of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/documentations and specifications before submitting the bid.
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Help Desk: +91 – 7291981124,7291981125,7291981126, Helpline e-mail ID- support@bankeauctions.comand for any property related query may contact Authorized officer during the office hours on any working day.
5. Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-Auction process.
6. The interested bidders, who have submitted their EMD not below the 10% of Reserve Price through online mode before **20th October 2022 up to 4:00 P.M.**, shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against each property. In case bid

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is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each).The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor.

7. The prospective qualified bidders may avail online training one-Auction from M/s C1 India Pvt Ltd, Prior to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s C1 India Pvt. Ltd., shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
8. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. And also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody prior and future.
9. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason there of.
10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Website (https://www.bankeauctions.com) of M/s C1 India Pvt. Ltd before submitting their bids and taking part in the e-Auction.
11. 25 % of sale price is to be paid immediately i.e. on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorized Officer, in case of default property shall be sold again.
12. Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of the immovable property. In default of payment with in the period mentioned above, all the deposits including EMD shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

THIS NOTICE IS ALSO BE TREATED AS **15 DAYS** STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (LRS) UNDER RULE8 (6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES-2002

DETAILS OF SALE

E Auction Date &Time:	**21.10.2022 at 11:30 AM to 12:30 PM**

E-Auction Service Providers: M/s C1 INDIA PVT LTD, Building no 301, 1st floor, Udyog Vihar Phase-II Gurgaon (Haryana) Tel.+91-124-4302020/21/22/23/24, +91-9813887931, Email support@bankeauctions.com

E-Auction web site for details: https://www.bankeauctions.com

For detailed terms and conditions of the sale, please refer to the link provided in:-

1. https://www.bankeauctions.com
2. https://www.punjabandsindbank.co.in

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK

प्राधिकृत अधिकारी
AUTH. OFFICER

Place: Ludhiana
Date: 03.10.2022

Authorized Officer
Punjab and Sind Bank