

**[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: **04.02.2023, 11:30 A.M to 01:30 P.M**

Last Date of BID Submission: **03.02.2023, up to 5.00 P.M.**

Property Inspection Date & Time: **30.01.2023, 11.30 A.M. to 2.00 P.M.**

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 of Borrower	Description of Properties	Minimum Reserve Price (Amt. in Lacs)	Demand Notice U/s. 13(2)	EMD Submission A/c. Details
		EMD Amount Bid Increase Amount	Present O/s. in Rs. (Secure debt)	
M/s. Singhal Strips Ltd. Regd. Office - Plot no. 64, 65 & 66 Khasra No. 624 Mpl. No.440/1, BholaNath Nagar, Shadara, Delhi <u>Director cum Guarantor</u> - Sh. Prem Chand Singhal S/o Banwari Lal - Sh. Shanker Lal Singhal S/o Prem Chand Singhal <u>Guarantors / Mortgagors</u> - Smt. Anita Singhal W/o Shanker Lal Singhal - Sh. Ajay Kumar Singhal S/o Prem Chand Singhal - Smt. Bimla Devi W/o Prem Chand Singhal (Deceased , through Legal Heirs)	Residential property no. C 10/11, B.M. Rohtagi Apartments, 1 Ram Kishore Road, Civil Lines (Behind IP College), Delhi 110054 having area 415.15 sq. yards. (347.12 sq. meters). It is in the name of Bimla Devi W/o Prem Chand Singhal through sale deed registered as document no. 8815 addl.book 1 Volume 2785 at pages 185-195 dated 29.12.2008.	1300.00	09.10.2018 for Rs. 45,43,17,043/-	A/C name- PSB HO SAMVERT A/C No. 06061100068553 IFSC Code- PSIB0000606 Branch Name- Rajendra Place, New Delhi-110008
		130.00		
		0.25		
	<ul style="list-style-type: none"> EM of commercial building constructed over plot no. 64, 65 & 66 Khasra no.624 Mpl. No.440/1, Bhola Nath Nagar, Shahadra, Delhi 110 054 registered vide registration No.299 in additional Book no.1, volume no.3013 on pages 65-71 on 24.02.98 having plot area of 163.00 sq. yards at Ground Floor out of total plot area of 663.00 sq.yards in the name of Bimla Devi W/o P.C Singhal. EM of commercial building constructed over plot no. 64, 65 & 66 Khasra no.624 Mpl. No.440/1, Bhola Nath Nagar, Shahadra, Delhi 110 054 registered vide registration No.310 in additional Book no.1, volume no.3013 on pages 125-130 on 26.02.98 having plot area of 100.00 sq. yards at Ground Floor out of total plot area of 663.00 sq.yards in the name of Ajay Singhal W/o P.C Singhal. EM of commercial building constructed over plot no. 64, 65 & 66 Khasra no.624 Mpl. No.440/1, Bhola Nath Nagar, Shahadra, Delhi 110 054 registered vide registration No.309 in additional Book no.1, volume no.3013 on pages 119-124 on 26.02.98 having plot area of 100.00 sq. yards at Ground Floor out of total plot area of 663.00 sq.yards in the name of Anita Singhal W/o 	900.00	Rs 81,97,53,229/- as on 31.12.2022 plus future interest w.e.f 01.01.2023, costs, other charges and expense thereon	
90.00	0.25			



	<p>Shankar Lal Singhal & Shankar Lal Singhal S/o P.C Singhal.</p> <ul style="list-style-type: none"> EM of commercial building constructed over plot no. 64, 65 & 66 Khasra no.624 Mpl. No.440/1, Bhola Nath Nagar, Shahadra, Delhi 110 054 registered vide registration No.300 in additional Book no.1, volume no.3013 on pages 72-77 on 24.02.98 having plot area of 100.00 sq. yards at Ground Floor out of total plot area of 663.00 sq.yards in the name of Anita Singhal W/o Shankar Lal Singhal. EM of commercial building constructed over plot no. 64, 65 & 66 with roof rights measuring 167.22 Sq. Mts out of Khasra no.624 Mpl. No.440/1, Bhola Nath Nagar, Shahadra, Delhi 110 054 registered vide registration No.19455 in Book no.1, volume no.6759 on pages 121-130 on 20.09.2012 having area of 200.00 sq. yards at Ground Floor.in the name of Bimla Devi W/o P.C Singhal. 			
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Authorized Officer-Ms Manju Sharma, Chief Manager Mobile: +91-9463956448

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

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- 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.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/documentations and specifications before submitting the bid.
- 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.com and for any property related query may contact Authorized officer during the office hours on any working day.
- 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.
- The interested bidders, who have submitted their EMD not below the 10% of Reserve Price through online mode before 03.02.2023 up to 5:00 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 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 thereof.
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 within 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 RULE 8 (6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES-2002

DETAILS OF SALE

Date and time of e-auction : 04.02.2023, 11:30 A.M to 01:30 P.M

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>

Place: New Delhi
Date: 19.01.2023


Authorized Officer
Punjab and Sind Bank

