



[APPENDIX-IV-A]

**SALE NOTICE OF IMMOVABLE PROPERTY**

**E-Auction 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.**

Notice is hereby given to public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged to the secured creditor, the symbolic possession of 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.

<b>Date and time of e-auction : 30.03.2024</b> <b>Time : 11:30 A.M to 12:30 P.M</b>	<b>Date of Inspection- 27.03.2024 Between 11.00 to 1.00 P.M</b>	<b>Last date of submission of EMD-28.03.2024 up to 5.00 pm</b>
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Name and Address of the Borrower & Guarantors	Detail of Property	Minimum Reserve Price (Amt. in lacs)	Demand Notice details
		EMD Amount (minimum 10% of Reserve Price)	Outstanding amount(secured Debt)
		Bid increase amount	
1. M/s. Kissan Petro Oils Pvt. Ltd., having its Regd. Office at D-10, N.D.S.E.-II, New Delhi-110049.	Equitable mortgage of half undivided share in the Built up Commercial Property No. D-10 NDSE-II, New Delhi along with half undivided share in the land beneath, admeasuring 1000 Sq Yards Approx. in the name of Sh Harinder Singh Grover and bounded as follows:  North- Road South- Service Lane East - D-9, N D S E-II West- D-11, N D S E- II	Rs. 3768.00 lakh  Rs. 376.80 lakh  Rs. 1 lakh	14.11.2018 for Rs. 91,17,86,578.33 plus further interest w.e.f 01.10.2018 plus costs, other charges and expense thereon.
2. Sh. Harinder Singh Grover (Managing Director & Guarantor), R/o C-187, Defence Colony, New Delhi-110024  Also at D-10, N.D.S.E.-II, New Delhi-110049.	This Property is also held as collateral in Term loan account against rent receivables of Sh Harinder Singh Grover.		Present dues:  Rs 207.64 Crores as on 29.02.2024 plus future interest w.e.f 01.03.2024 and costs, other charges and expenses.
3. Sh. Jagmeet Singh (Director & Guarantor), R/o C-187, Defence Colony, New Delhi-110024  Also at D-10, N.D.S.E.-II, New Delhi-110049.			
4. M/s. Omega Exports Pvt. Ltd. (Guarantor), Having its Office at			





7 B & C, Udyog Kendra, Greater Noida Industrial Development Area, Gautam Budh Nagar, U.P.  Also at D-10, N.D.S.E.-II, New Delhi-110049.		
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EMD submission A/C Details- A/C Name- - NEFT INWARD STP PARKING, A/C No. 06065040070003, IFSC Code- PSIB0000606, Branch Name-Rajendra Place, New Delhi-110008, Name of the Authorised officer- Sh. Ravi Ranjan, Chief Manager, Mob. No.-9015605050

### TERMS & CONDITIONS

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHAT EVER THERE IS BASIS".
2. The property is undivided and un-demarcated at site of which physical possession is not with the bank and the same is being sold on symbolic possession basis which is also subject matter of litigation in TA no.587/2023, Transfer appeal no 15/2022 and TSA no.48/2022 before DRT-II, Delhi and DRT-III, Delhi respectively.
3. The auction purchaser shall bear all dues, taxes, revenue tax, Municipal Dues/Taxes, Electricity Dues (Past and Present) or any other dues of any local authorities etc. w.r.t. property in question.
4. Compliance of all the rules/formalities in respect to transfer of title, Payment of all type of dues/stamp duty/charges/any amount payable to Registering or any other statutory authority, will be the sole responsibility and liability of Successful Bidder.
5. To the best of knowledge and information of the Secure Creditor/Authorized Officer, there is no encumbrance on the above said property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ effecting 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.
6. The property can be inspected, with Prior Appointment with Authorised Officer, Samvert Branch at First Floor, NBCC Building, East Kidwai Nagar, New Delhi on any working day during office hours. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/ documentations and specifications before submitting the bid.
7. 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](mailto:support@bankeauctions.com) and for any property related query may contact Authorized Officer during the office hours on any working day.
8. 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.
9. 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.





10. The interested bidders, who have submitted their EMD @ 10% of Reserve Price through online mode before 05:00 PM on 28.03.2024 shall be eligible for participating in the e-bidding process. The e-Auction of above property would be conducted exactly on the scheduled Date & Time as mentioned against the property by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against the property in question. 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 (more than 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.
11. EMD deposited by the unsuccessful bidders shall be refunded to them. The EMD shall not carry any interest.
12. The prospective qualified bidders may avail online training on e-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.
13. 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.
14. 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.
15. 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.
16. 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 75% of the sale price within 15 days of confirmation of sale by the Authorized Officer/secured creditor. If the successful bidder fails to pay the remaining sale price within the stipulated period as mentioned above exclusive of EMD, the deposit made by him/her shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again and defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
17. For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
18. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
19. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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>



पंजाब एंड सिंध बैंक

(भारत सरकार का उपक्रम)

सैमवर्ट

प्रथमतल, खंड-3, एनबीसीसी

एनबीसीसी, नई दिल्ली-110023

ई-मेल: ho.samvertical@psb.co.in

एनबीसीसी का उपक्रम



पं. एन. बी.

PUNJAB & SIND BANK

(A Government Of India Undertaking)

SAMVERT

1<sup>st</sup> Floor, NBCC Building

Block-3, East Kidwai Nagar,

New Delhi- 110023

E-mail: ho.samvertical@psb.co.in

### SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Punjab & Sind Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: New Delhi

Date: 13.03.2024



पंजाब एंड सिंध बैंक  
For PUNJAB & SIND BANK

Authorized officer

पंजाब एंड सिंध बैंक

एनबीसीसी कांप्लेक्स, ब्लॉक-3, ईस्ट किदवाई नगर, दिल्ली-23  
NBCC Complex, Block-3, East Kidwai Nagar, Delhi-23