

ਪੰਜਾਬ ਏਂਡ ਸਿੰਧ ਬੈਂਕ

(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)

ਸ਼ਾਖਾ : ਜੇ ਸੀ ਰੋਡ 78/1, ਅਰੁਣਾ ਮੈਂਸ਼ਨ

ਜੇ ਸੀ ਰੋਡ ,ਬੇਂਗਲੁਰੁ

ਦੂਰਆਧ : 080-22224829, 080-22224327

ਈ-ਮੇਲ: b0162@psb.cio.in

ੴ ਸ੍ਰੀ ਵਾਗਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ



PUNJAB & SIND BANK

(A Government Of India Undertaking)

BO- J.C Road, 78/1, Aruna Mansion

J.C Road, Bangalore

Phone: 080-22224829, 22224327

E-mail: b0162@psb.co.in

E- AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS – BEFORE 4 PM 26.10.2021

Sale of immovable secured asset under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and rules. Offers are invited in electronic mode through <https://www.bankeauctions.com> to be submitted latest 26.10.2021 by 4 pm for the sale of secured asset mentioned below on "AS IS WHERE IS AND AS IS WHAT IS BASIS" for recovery of the secured debts of Punjab & Sind Bank amounting to Rs.1,29,52,320.84 (Rupees One crore twenty nine lakh fifty two thousand three hundred twenty and Paise Eighty four only) as on date inclusive of interest, charges and cost, etc. up to 31.08.2021 plus cost, charges and future interest thereon from 01.09.2021 from **Mr. SHANKAR NARAYAN & Mr. NILESH PATEL (ODP LIMIT) Mr. SHANKAR NARAYAN & Mrs. ANNAPOORNA (HOUSING LOAN)** And pursuant to the possession of the following property taken by the Authorized Officer on 21/05/2015 under SARFAESI Act, 2002.

Date and time of inspection of mortgaged properties	24.10.2021 11.00 AM to 4.00 PM
Last date & time for submission of EMD and documents	26.10.2021 latest by 4.00 P.M
Date and time of e-auction/sale	30.10.2021 between 11.00 AM to 4.00 P.M

DESCRIPTION OF IMMOVABLE PROPERTY

Description of Property (as per available details)	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)
All the piece and parcel of Immovable property: Residential property bearing no 43, PID No. 55-463-43, New PID No. 161-W0148-9, situated at Sri Anjaneyaswamy house building Co-Operative Society Ltd, Ittamadu village, 1 st Stage Anjaneya Nagar, Uttarahalli Hobli, Bangalore. Boundaries :North by:road East by: Site no 42 South by: site no 57 West by : site no 44	Rs.2,09,32,200/-	Rs.20,93,220/-	Rs.50,000/-

***NOTE: The measurement of above property, however, be verified by the bidders at site and also from the records of the Revenue Authorities prior to participating in auction.**

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TERMS & CONDITIONS

- 1) The E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”.
- 2) To the best of knowledge and information of the Authorised officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The Authorised 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 and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at site on the day and time mentioned above.
- 4) The interested bidders shall submit their offer along with EMD through website <https://www.bankeauctions.com> (the user ID and password can be obtained free of cost by registering name with “<https://www.bankeauctions.com>”) through their login ID and Password. The EMD shall be payable through NEFT/RTGS in the following account: **Account Number: 01625039026001 Name of the A/c: Sundry Cr. Funds/Assets Name of the Beneficiary Bank:** Punjab & Sind Bank and **IFSC Code: PSIB0000162**. Please note that cheques/drafts shall not be accepted as EMD amount.
- 5) After Registration by the bidders in the web-site, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) viz. 1. Copy of the NEFT/ RTGS Challan; 2. Copy of PAN Card 3. Proof of identification (KYC) viz. attested copy of Voter ID Card/Driving License/ Passport etc. 4. Copy of proof of address, without which the bid is liable to be rejected.
- 6) The Interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Helpline No. 0120-4888888 / +91-8123440391, E-mail: support@bankeauctions.com** and for any property related query may contact **Sh. Rajesh Dutta, Authorized Officer, Tel. No. 080-22224327, E-mail: b0162@psb.co.in** in office hours during the working days.
- 7) Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction.
- 8) The interested bidders who have submitted their bids not below the reserve price through online mode before 4.00 P.M. on 26.10.2021 shall be eligible for participating in the e-auction. The e-auction of above property would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. **The bidders shall improve their offer in multiple of amount mentioned under the column “Bid Increase Amount” . In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes (subject to maximum three extensions of 5 minutes each)**. The bidder who submits the highest bid (not below the reserve price) on closure of online auction 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 Authorised Officer/Secured Creditor.

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- 9) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit **25% of the sale price**, adjusting the EMD already paid within 48 hours of acceptance of the bid price by the Authorized Officer through RTGS/NEFT to the account as mentioned in No.4 and the balance **75%** of the sale price on or before **15th day of the sale** or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount.
- 10) The prospective qualified bidders may avail online training on e-auction from **M/s C1 India Pvt. Ltd.**, prior to the date of auction. Neither the Authorized Officer/Bank nor **M/s C1 India Pvt. Ltd.** shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction.
- 11) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody.
- 12) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- 13) The bidders are advised to go through the detailed terms and conditions of auction available on the website of **M/s C1 India Pvt. Ltd.** <https://www.bankeauctions.com> before submitting their bids and taking part in e-auction.
- 14) For other details also visit out bank's website www.psbindia.com

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI RULES, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Date –29.09.2021

Place – Bangalore

Authorized Officer