

## APPENDIX- IV-A

[See proviso to rule 8 (6)]

### Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable properties mortgaged to The Sonepat Urban Co-Operative Bank Ltd Head Office at New Subji Mandi, Sonepat-131001 and under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**(hereinafter "Act"). Whereas the Authorized Officer ("AO") Sh. Satish Kumar Kamboj (C.E.O./Manager) had taken the physical possession of the following properties pursuant to the notice issued U/S 13(2) and 13(4) of the Act in the following loan accounts. with a right to sell the same on "**AS IS WHERE IS BASIS & AS IS WHAT IS BASIS**" for realization of dues as on 31.03.2022 plus interest & other charge till final payment, The Sale will be done by the Board of Directors through e-auction platform provided at the website:[www.bankeauctions.com](http://www.bankeauctions.com).

#### Detail of Properties for auction:

Sr No	Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice Date and Amount	Total Outstanding As On Date 31/03/2022	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Bid Increase Amount (Rs)	Earnest Money Deposit (EMD) (Rs)	Date/ Time of E- Auction	Date of Inspection of property	EMD Last Date
1.	M/S Radha Swami Kiryana Store Prop- Sh. Sunil Kumar	31.03.2022 Rs. 19,72,947 A/C No- 001020000276)	Rs.19,72,947/	Shop No 1, Ground Floor, New Subji Mandi, Sonepat measuring 6.2 sq. Yards transferred vide transfer deed no 6939 dated 18.09.2014	15-Jan-2022	1240000	10000	124000	20-July-2022 1100 hrs-1300 hrs.	13-July-2022 1100 hrs - 1300 hrs	18-July-2022 till 5 pm.
2.	M/S Jindal Plywood Proprietor- Sh. Sadhu Ram Jindal	31.03.2022 Rs. 63,81,385 A/C No- 001020000143)	Rs. 63,81,385	House No-116/23, Jawahar Nagar, Sonepat measuring 103 sq. Yards purchased vide sale deed no 2228 dated 13.11.1968	13-Jan-2022	2307000	10000	230700	20-July-2022 1400 hrs-1600 hrs.	13-July-2022 1400 hrs - 1600 hrs	18-July-2022 till 5 pm.
3.	M/S Gayatri Sales Proprietor- Sh. Mukund Sharma	31.03.2022 Rs.13,09,090 A/C No- 00102300010	Rs. 13,09,090	Plot No 329, Sidharth Enclave, Sonepat measuring 100 sq yards purchased vide sale deed no 12954 dated 11.12.2012	03-Feb-2022	3000000	10000	300000	21-July-2022 1100 hrs-1300 hrs.	14-July-2022 1100 hrs - 1300 hrs	18-July-2022 till 5 pm.

4.	M/S Sun Star Packaging Proprietor- Smt Sudesh Rani	31.03.2022 Rs. 1,42,94,205  (In term Loan A/C No- 001013001612)  Rs. 71,42,321  (In CC limit A/C No- 001020000267)	Rs. 1,42,94,205  (In term Loan A/C No- 001013001612)  Rs. 71,42,321  (In CC limit A/C No- 001020000267)	Industrial plot no. A-2, situated in Industrial Estate, Sonapat measuring 500 sq. yards, purchased vide sale deed no. 9156 Dt. 20/1/2011	26-Mar-2022	11350000	20000	1135000	21-July-2022 1400 hrs- 1600 hrs.	14-July-2022 1400 hrs - 1600 hrs	18-July-2022 till 5 pm.
<b>Mode Of Payment :-</b> All payment shall be made by demand draft in favour of The Sonapat Urban Co-Operative Bank Ltd, Sonapat payable at Sonapat or through RTGS/NEFT The accounts details are as follows: a) <b>Name of the account:-</b> The Sonapat Urban Co-Operative Bank Ltd, Sonapat. b) <b>Name of the Bank:-</b> <b>HDFC Bank Ltd</b> , c) <b>Account No:-00030380000021 IFSC Code:-HDFC0000003</b>											

For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S C1 India Pvt Ltd ,Plot No- 68, 3<sup>rd</sup> floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26 )Support Email – [Support@bankeauctions.com](mailto:Support@bankeauctions.com), Mr. Vinod Chauhan Mob.9813887931. Email: [delhi@c1india.com](mailto:delhi@c1india.com)**

**Detail of Authorized Officer: Sh. Satish Kumar Kamboj (C.E.O./Manager) Contact No- 9466000874, Email : [sucbsnp@yahoo.com](mailto:sucbsnp@yahoo.com)**

TERMS & CONDITIONS OF AUCTION ARE AVAILABLE ON website:[www.bankeauctions.com](http://www.bankeauctions.com).

C.E.O./MANAGER

## TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

1. The Property is being sold on “AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS”. As such sale is without any kind of warranties & indemnities.
2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
4. Auction/bidding shall only be through “online electronic mode” through the website <https://www.bankeauctions.com> Or Auction provided by the service provider M/sC1 India Private Limited,who shall arrange & coordinate the entire process of auction through the e-auction platform.
5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S C1 India Pvt Ltd ,Plot No- 68, 3<sup>rd</sup> floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26 )Support Email – [Support@bankeauctions.com](mailto:Support@bankeauctions.com), Mr. Vinod Chauhan Mob.9813887931. Email: delhi@c1india.com**
7. For participating in the e-auction sale the intending bidders should register their name at <https://www.bankeauctions.com> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of " The Sonapat Urban Co-Operative Bank Ltd, Sonapat " on or before **18-JULY-2022.**

The intending bidders should submit the duly filled in Bid Form (format available on <https://www.bankeauctions.com>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer Sh Satish Kumar Kamboj (C.E.O./Manager) Head Office **at New Subji Mandi, Sonapat-131001** latest **by 03:00 PM on 18-JULY-2022.** The sealed cover should be super scribed with “Bid for participating in E-Auction Sale- - in the Loan Account No. (as mentioned above) for property of “(as mentioned above) ”.

9. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S C1 India private Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
10. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
11. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
12. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Sh Satish Kumar Kamboj (C.E.O./Manager) Head Office **at New Subji Mandi, Sonapat-131001** and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
13. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring The Sonapat Urban Co-Operative Bank Ltd, Sonapat.
14. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
15. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
16. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited.
17. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
18. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
19. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
20. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
21. The decision of the Authorized Officer is final, binding and unquestionable.
22. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

23. **For further details and queries, contact Authorised Officer, of The Sonapat Urban Co-Operative Bank Ltd, Mr. Satish Kumar Kamboj (C.E.O./Manager) Mo. No. 9466000874.**
24. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.
25. **Any member of Board of directors/Board of Members/Bank Staff and their relatives are not allowed to participate in the auction. Definition of relatives is as per rule 2(k) of Haryana Co-Operative Societies Rules,1989**

**Mr. Satish Kumar Kamboj (C.E.O./Manager)**

**Authorized Officer**

Date: **20-JUN-2022**

Place: Sonapat

**Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Sonapat Urban Co-Operative Bank Ltd nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder 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.**