[APPENDIX IV-A]

[See proviso to rule 8 (6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTEY

E-Auction Sale Notice for Sale of below mentioned Immovable Secured Asset under **TheSecuritisation and Reconstruction of the Financial Assets & 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 the Public in General and in particular to the below mentioned borrower, mortgagor & Surety that the below described immovable property mortgaged/charged to The Secured Creditor, the physical possession of which has been taken by the Authorised officer of The Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" BASIS THROUGH "SALE BY e-auction (under SARFAESI Act & Rules, 2002")**as per brief particulars given hereunder:-

S.No	Name of Borrower, Mortgagor & Branch.	(a) Date of Demand Notice (b) Possession Type/Date. (c) Demand Amount.	Description of Property.	ReservePrice.	(a) Earnest Money Deposit. (b) Bid Increment amount. (c) Date & Time of Inspection. (d) Last date/Time of EMD & KYC Submission. (e) Date/Time of E-Auction.
1. **2.**	Sh.Manish Mehra S/o.Sh.Sunil Mehra, RN/18/619 (Borrower) And Sh. Ashish Mehra S/o. Sh.Sunil Mehra Mortgagor & Surety) Branch : Rohini	**(a)** 27-08-2015. **(b)** Physical Possession/19-11-2018. **(c)** Rs.13,14,188 together with further interest, penal interest and other charges as are applicable in the Loan account from time to time, from 27-08-2015 till the date of payment.	PVT. BUILT UP SHOP BEARING NO. 44, WITHOUT ROOF RIGHTS, AREA MEASURING 16 SQ.MTRS., APPROXIMATELY, (SIZE AREA 10 X 17) OUT OF KHASRA NO. 215, ABADI KNOWN URBANISED VILLAGE NAHAR PUR, SECTOR-7, ROHINI, DELHI-110085, KHATAUNI SERIAL NO. OF KHATA KHATANI NO.15/14 MIN URBANSIED VILLAGE NAHARPUR, DITT. NORTH-WEST, KANJHAWALA DELHI.	Rupees Ten Lakhs Only (Rs.10,00,000/-)	**(a)** Rs.,1,00,000/- **(b)** Rs.10,000/- **(c)** 04-12-2023 11.00 am. To 4.00 p.m., **(d)** 12-12-2023 upto 5:30 p.m. **(e)** 14-12-2023, 3:00 p.m. To 5:00 p.m.

For detailedBid/Tender form, terms and conditions of the said sale, please refer to the link provided in **THE KANGRA CO-OPERATIVE BANK LTD., HEAD OFFICE AT C-29, COMMUNITY CENTRE, PANKHA ROAD, JANAKPURI,NEAR JANAK CINEMA, NEW DELHI-110058**, The Secured Creditor Bank's website, i.e.,**www.kangrabank.com.**

The auction will be conducted through the Bank's approved service provider M/s. e-Procurement Technologies Limited (Auction Tiger), and for detailedBid/Tender form, terms and conditions of the said sale and procedure of submission of Bid/Tender, are available from their website at https://sarfaesi.auctiontiger.net .

STATUTORY NOTICE AS PER SECTION 13 (8), RULE 8(6) & RULE 9 (1) OF SARFAESI ACT,2002

This notice also be considered as a notice to the above named borrower & mortgagor in the said case, to pay the dues in full before the date of news paper publications of this sale notice, failing which this floor will be sold on the above mentioned Sale/Auction date. **This publication is also 15 day's notice to the above named borrower, mortgagor & Surety.**

HARISH SHARMA
AUTHORISED OFFICER
THE KANGRA CO-OPERATIVE BANK LTD.
HEAD OFFICE AT C-29,COMMUNITY CENTRE,
PANKHA ROAD,JANAKPURI,NEW DELHI-110058,
PHONE NO. 9013568418,9013568419.

DATED: 20-11-2023
PLACE : DELHI

The Kangra Co-operative Bank Ltd.
Head office at C-29, Community Centre, Pankha Road, Janakpuri, New Delhi-110058.

Name of Borrower	**Sh.Manish Mehra S/o. Sh.Sunil Mehra,**
Date & Time of Sale/Auction	**14-12-2023 & 3:00 p.m to 5:00 p.m.**
Date & Time of Inspection	**04-12-2023 & 11:00 a.m. to 4:00 p.m.**
Last date & time for submission of EMD & KYC.	**12-12-2023 upto 5:30 p.m.**
Type of Possession	**Physical Possession**

Terms and Conditions of the E-auction are as under :-

Detailed Terms and condition for Sale of the Mortgaged Property/Secured Asset Namely : PVT. BUILT UP SHOP BEARING NO. 44, WITHOUT ROOF RIGHTS, AREA MEASURING 16 SQ.MTRS., APPROXIMATELY, (SIZE AREA 10 X 17) OUT OF KHASRA NO. 215, ABADI KNOWN URBANISED VILLAGE NAHAR PUR, SECTOR-7, ROHINI, DELHI-110085, KHATAUNI SERIAL NO. OF KHATA KHATANI NO.15/14 MIN URBANSIED VILLAGE NAHARPUR, DITT. NORTH-WEST, KANJHAWALA DELHI. **In the case of Sh.Manish Mehra S/o. Late Sh.Sunil Mehra, Membership account no.RN/18/619 & Membership no.46092.**

1. The auction will be conducted through the Bank's approved service provider M/s e-Procurement Tehnologies limited (Auction Tiger). Intending bidders may avail training for online bidding from M/s e-Procurement Technologies Ltd., B-704/705, Wall Street-II, Opp.Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat, Monday-Friday 10:00 AM - 7:00 PM (Saturday -10:00 AM - 06:00 PM. Closed on 2nd& 4th. Saturday & All Sunday's); Contact:LandlineNo.079-61200513/594/577/55email: Chintan.bhatt@auctiontiger.net, support@auctiontiger.net, Mr.Chintan Bhatt Mobile No.9978591888(O) 079-68136851, email:chintan.bhatt@auctiontiger.net.

2. Prior to submitting the bids/tenders, bidders may obtain Bid/ Tender form, Information about the said Sale/Auction, it's Terms & Conditions and procedure of submission of Bid/Tender, from Bank's Authorised Officer, **The Kangra Co-operative Bank Ltd.Head office at C-29, Community Centre, Pankha Road, Janakpuri, New Delhi-110058. Phone No.9013568418, 9013568419, 9810487548, 8920040076,8383010621** onMonday to Saturday from 10:00 AM - 5:30 PM (Closed on 2nd& 4th Saturday & All Sunday's) OR on our Bank's website at **www.kangrabank.com.** and also at website of technology partner e-Procurement Technologies Ltd. At https://sarfaesi.auctiontiger.net

3. Inspection of the subject property will be available on date and time specified above. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property, the rights, title, interest & claims, dues affecting the property in respect of the property put on sale auction. The Authorised Officer/Secured Creditor Shall not be responsible in any way for any third party claims/rights/dues. Objections of any kind in this regard shall not be entertained.

4. All statutory/non statutory dues, taxes, GST, surcharge, rate, assessments, charges, fees, TDS, claims, Applicable stamp duty, Transfer and Registration Charges etc. Pertaining to auctioned property & its sale, will be the responsibility of the auction purchaser only.

5. Earnest Money Deposit (EMD) shall be deposited either through Demand Draft/Pay Order/Bankers Cheque/NEFT/RTGS. Name of the A/C.: **The Kangra Co-operative Bank Head Office, IFSC Code : KANG0000003, Account No.: 00030200005028,** Sender to Receiver Information/Remarks: mention the Name of the Borrower. The EMD amount shall not carry any interest.

6. Physical/scanned copies of Bank Receipt with UTR for EMD remitted and KYC documents should reach the Authorised Officer at above Bank address or on email id : legal@kangrabank.com, and legal1@kangrabank.com**at least two working days prior to the Auction date.**

7. The property will not be sold below the Reserve Price mentioned In the Sale/Auction Notice. The bidder shall improve their further offers in multiple of amounts indicated under "Bid increment" in the Sale/Auction Notice. If a bid is placed in the last 5 minutes of the closing time, the process will get extended for further 5 minutes for unlimited time. On closure of e-Auction process, the bidder who submits the highest bid amount shall be declared as Successful Bidder.The Authorised Officer may conduct an Open Bidding process/further negotiations thereafter to decide the successful bidder and sale/auction amount.

8. The successful bidder shall, immediately but not later than next working day after sale, deposit 25% of the final bid amount [IncludIng EMD before bid]. If the successful bidder fails to pay 25% amount within the prescribed time herein above, the EMD shall be forfeited without any notice. After deposit of 25% and confirming the sale by the Authorised Officer, the bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15th working day from the date of confirmation of sale or within such extended period as may be agreed upon in writing solely at the discretion of the Authorised Officer.

9. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount deposited so far would be forfeited without any notice and property shall be put to re-auction. The defaulting bidder shall have no claim/right in respect of property/amount. The EMD amount of unsuccessful bidder will be refunded on closure of the e-auction/sale proceeding as per instructions provided in the Auction Bid Form.

10. The sale is subject to confirmation of the Authorised Officer. Sale Certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).

11. The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction at any stage without assigning any reasons thereof.

12. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002.

13. Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Kangra 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 Secured Creditor/Authorised Officer/Vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangement/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.

14. The above named borrower & mortgagor's attention is also invited to provision of Sub-Section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the above mentioned property.

HARISH SHARMA
AUTHORISED OFFICER,
THE KANGRA CO-OPERATIVE BANK LTD.
HEAD OFFICE AT C-29,COMMUNITY CENTRE,
PANKHA ROAD,JANAKPURI,NEW DELHI-110058
PHONE NO. 9013568419,9013568418.

DELHI.
DATED: 20-11-2023

THE KANGRA CO-OPERATIVE BANK LIMITED, HEAD OFFICE AT, C-29, COMMUNITY CENTRE, PANKHA ROAD, JANAKPURI, NEW DELHI-110058.

E-AUCTION TENDER/BIDFORM (FREE OF COST)

E-AUCTION TENDER/BID FORM FOR PURCHASE OF **Immovable Property Namely: PVT. BUILT UP SHOP BEARING NO. 44, WITHOUT ROOF RIGHTS, AREA MEASURING 16 SQ.MTRS., APPROXIMATELY, (SIZE AREA 10 X 17) OUT OF KHASRA NO. 215, ABADI KNOWN URBANISED VILLAGE NAHAR PUR, SECTOR-7, ROHINI, DELHI-110085, KHATAUNI SERIAL NO. OF KHATA KHATANI NO.15/14 MIN URBANSIED VILLAGE NAHARPUR, DITT. NORTH-WEST, KANJHAWALA DELHI. Reserve Price Amount Rs.10,00,000/- & EMD Amount Rs.1,00,000/-, Last date of bid submission is 12-12-2023, Bid opening date is 14-12-2023.**

Photo

1.Name of the Tenderer/bidder/Purchaser :-_____

2.Father's/Husband's Name:-_____

3.Age :- _____

4.Present address (Both residential & official address.):-_____
_____

5.Phone/Mobile Nos. : - _____

6.Present profession/business/service :- _____

7.Tender/bidprice:-Rs._____(Rupees_____
_____)

8.Detail of EMD as mentioned in the E-Auction Sale Notice :- Rs._____(Rupees_____
_____)
by way of Demand Draft/ Pay order/ Bankers Cheque/ NEFT/RTGS No._____dated_____drawn on _____ in favour of_____payable at _____.

9. Membership No. with branch, if the tenderer(s)/bidder(s)/purchaser(s) is a member of the bank :._____

10. E-mail ID:-_____

(Signature of tenderer/bidder/purchaser)

(Contd---2)

11. PAN NO. _____& Aadhar No._____

12. The EMD amount of unsuccessful bidder will be refunded on closure of the e-auction/sale proceedings on the same day regarding the Demand Draft/Bankers Cheque/Pay Order EMD deposits and on the next working day regarding the NEFT/RTGS EMD deposits.

13.I, hereby certify that my above tender/bid is based as mentioned in the E-Auction Sale Notice dated 20-11-2023. I further certify that I have carefully gone through all these terms and conditions and have also inspected the above mentioned property in person and got every information that was required by me. I have accepted all the terms and conditions of E-Auction Sale Notice dated 20-11-2023 unconditionally.

14. Bank account detail to which EMD amount to be returned:
Bank A/C No. :_____
IFSC Code No.:_____
Branch Name :_____

Signature of Tenderer/Bidder/Purchaser.

Place :-_____

Date:-_____ **Name :-**_____