

## [APPENDIX IV-A]

[See proviso to rule 8 (6) ]

### **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTEY**

In terms of **The Securitisation and Reconstruction of the Financial Assets & Enforcement of Security Interest Act, 2002**, and **Security Interest (Enforcement) Rules, 2002**, and in exercise of the powers conferred under Sections 13(2), 13(4) and 14 thereof, read with proviso to rule 8 (6) of the Security Interest ( Enforcement ) Rules, 2002, the Bank has taken over the physical possession of the under mentioned property, **Notice is hereby given to the public in general and in particular to the below mentioned borrower, mortgagor, & surety**, that the Bank intends to sell the property **DETAILED HEREUNDER** on **“AS IS WHERE IS BASIS”, “ AS IS WHAT IS BASIS” AND “ AS IS WHATEVER THERE IS BASIS”** THROUGH **“SALE BY INVITING TENDERS”\***, as per brief particulars given hereunder:-

S.No.	Name of Borrower, Mortgagor & Branch.	Amount Recoverable.	Description of Property.	Reserve Price.	Earnest Money Deposit.
1.	Sh.Raghubinder Kumar S/o. Sh. Kali Ram R/o. WZ-197, Basai Darapur, Near Tara Chowk, New Delhi-110015 Branch: Janakpuri	Rs.21,83,516/- together with further interest, penal interest and other charges as are applicable in the Loan account from time to time, from 29-04-2017 till the date of payment.	<b>GROUND FLOOR AND FIRST FLOOR FREEHOLD PROPERTY BEARING NO. WZ-197, MEAS. 55 SQ. YDS. WITH ROOF/TERRACE RIGHTS, SITUATED AT BASSAI DARAPUR, DELHI STATE, DELHI-110015.</b>	<b>Rupees Twenty Lakhs Thirty Two Thousand Only ( Rs. 20,32,000/- )</b>	10% of the Bid Amount.

- \*The above mentioned property(s) shall be sold on **“as is where is basis” and “as is what is basis” and “as is whatever there is basis”, except, all the costs and expenses relating to pending electricity, water and house tax bills regarding the above mentioned property from the date of its possession by the Bank till the same are being sold by the Bank, shall be borne by the Bank, the afore mentioned cost and expenses before the date of possession shall be borne by the concerned borrower, mortgagor & surety.**
- The aforesaid property(s) shall not be sold below the Reserve Price as mentioned above.
- The bidder/tenderer shall deposit 10% of the amount of Bid Price/amount with the tender form as earnest money deposit, EMD of unsuccessful bidder/tenderer shall be returned immediately after completion of sale proceedings.
- The successful bidder/tenderer shall deposit 25% of the amount of Bid Price/amount, adjusting the Earnest Money Deposit paid already, immediately after the acceptance of Bid/Tender to the Authorised Officer in respect of the sale, failing which the earnest money deposit given/paid already shall be forfeited, and in default of such deposit, the aforesaid property(s) shall forthwith be sold again.

- **The balance 75% of the sale price shall be payable on or before 15<sup>th</sup> day of confirmation of the sale by the Bank** or such extended period as may be agreed upon in writing between the purchaser and the Secured Creditor, in any case not exceeding three months. **In case of failure** to deposit this balance amount within the prescribed period, **the amount deposited shall be forfeited, and the aforesaid property(s) shall be resold and the defaulting purchaser shall forfeit all claims towards the aforesaid property(s) or to any part of the sum for which it may be subsequently sold.**
- The provisions of Private Treaty as provided in Law may be resorted to in case of need or if warranted so.
- **The Authorised Officer is not bound to accept** the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders/bids/offers **without assigning any reasons thereof.**
- The successful purchaser **would bear the Professional charges/fee payable**, such as drafting, documentations, stamp duty, registration fee and any other incidental expenses thereto, **as applicable as per Law.**
- **The above named borrower, mortgagor & surety 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.**
- **This publication is also 15 day's notice to the above named borrower, mortgagor & surety.**
- Bid/Tenders alongwith Bank Draft/Pay order of the Earnest Money Deposit amount as mentioned in this Sale Notice, are invited in sealed covers by the undersigned from the intending buyer(s) for purchase of the above mentioned property(s), at the Head Office, C-29, Community Centre, Pankha Road, Janak Puri, New Delhi-110058. **The last date for submission of the bid/tenders is 26-08-2021 which shall be opened on 27-08-2021 at 4.00 P.M. at the Office of the AGM/Authorised Officer of the Bank i.e. at Head Office, C-29, Community Centre, Pankha Road, JanakPuri, New Delhi-110058.**

The intending buyers/purchasers may inspect the property(s) **on 20-08-2021 between 11.00 a.m. to 3.00.p.m.**, Bank Draft/Pay Order for EMD should be in favour of "The Kangra Co-operative Bank Ltd., account Sh.Raghubinder Kumar S/o. Kali Ram (JK/24/88.)".

The other terms and conditions of the sale can be obtained from the AGM/Authorised Officer or the Manager (Legal) of the Bank, from Head Office at C-29, Community Centre, Pankha Road, Janakpuri, New Delhi-110058, for the purposes of above mentioned detailed terms and conditions of the sale, please also refer to the Secured Creditor's website i.e. [www.kangrabank.com](http://www.kangrabank.com).

**Note:- No bid shall be accepted less than reserve price.**

Delhi

Dated : 06-08-2021

**RAMESH CHAND KASANA  
AGM/ AUTHORISED OFFICER.  
THE KANGRA CO-OPERATIVE BANK LTD.  
HEAD OFFICE AT C-29,COMMUNITY CENTRE,  
PANKHA ROAD,JANAKPURI,NEW DELHI-110058.  
PHONE NO. 9013568402,8920040076.**

