



APPENDIX- IV-A

[See proviso to rule 8 (6)]

E Auction Sale notice for sale of immovable properties

E-Auction Sale 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 the public in general and in particular to the Borrower / Guarantor that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of DBS Bank India Limited, Ludhiana Branch, Punjab, will be sold on "As is where is", "As is what is" and "Whatever there is" on the below mentioned date for recovery of ₹ 2,74,64,322.44 (Rupees Two Crore Seventy Four Lakhs Sixty-Four Thousand Three Hundred Twenty Two and Paise Forty Four only) as on 31st December 2021 interest from 01st January 2022 charges due to DBS Bank India Limited, Ludhiana Branch, the Secured Creditor from M/s Chawla Traders, 568, B-13, Kucha No 8, Field Ganj, Ludhiana, Punjab – 141 008 represented by its sole proprietor Mr. Harpreet Chawla, (Proprietor / Guarantor & Mortgagor), S/o.Sri. Charanjit Singh, 568, B-13, Kucha No 8, Field Ganj, Ludhiana, Punjab – 141 008.

The details of date and time of auction, reserve price and earnest money deposit.

Date and time of E Auction:	21 st October 2024 at 3.00 PM to 4.00 PM with unlimited extension of 5 minutes.
Last date & time for submission of EMD	19 th October 2024, before 5:00 PM. EMD of ₹17,50,000.00 (Rupees Seventeen Lakhs Fifty Thousand Only) shall be payable through NEFT/RTGS in the following account: Bank - DBS Bank India Limited – Account No. 884LIABICCUSUINR, IFSC: DBSS0IN0811 (DBSS Zero IN Zero Eight One One).
Reserve Price	₹1,75,00,000.00 (Rupees One Crore Seventy-Five Lakhs Only)

Description of Immovable Property

All that part and parcel of the following properties in the name of Mr Harpreet Chawla

- 1- Plot admeasuring at about 55 Sq. yard bearing Municipal no. B-13-568 (New) and B-12/465 (old) situated in Kutch no.8, Field Ganj, Ludhiana, Punjab, Pin – 141 008. Bounded: On the East by: Neighbour upto 25'0", On the West by: Kucha No. 8 upto 25'0", On the North by: Tarlochan Singh upto 20'0", On the South by: Mohinder Singh Upto 20'0".
- 2- Plot admeasuring at about 64 Sq. yard bearing Municipal no. B-13-570 (New) situated in Kutch No.8, Field Ganj, Ludhiana, Punjab, Pin-141 008. Bounded: On the East by: Miglani and Gurdwara Sahib upto 29'6", On the West by: Purchaser upto 29'6", On the North by: Tarlochan Singh upto 18'6", On the South by: Kala Upto 20'0".
- 3- Plot admeasuring at about 74 Sq. yard bearing Municipal no. B-13-569 (New) situated in Kutch No.8, Field Ganj, Ludhiana, Punjab, Pin-141 008. Bounded - On the East by: House No.570 upto 29'6", On the West by: House No. 568 and passage upto 29'6", On the North by: Tarlochan Singh upto 22'7", On the South by: Kala Upto 22'7" (All the above (1 to 3) properties together totally 193 Sq yards) with RCC area 2000 sq.ft (GF + FF).

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e. go.dbs.com/corpimportantannouncements also at the web portal <https://sarfaesi.auctiontiger.net> of the service provider M/s.e-Procurement Technologies Pvt. Limited (Auction Tiger). The e-auction will take place on the website of e-auction service provider M/s e-Procurement Technologies Pvt. Limited (Auction Tiger). The publication is also a statutory 15 days' notice to the borrower/guarantor/mortgagor under SARFAESI Act.

Date: 26.09.2024
Place: Ludhiana

Authorized Officer
DBS Bank India Limited

Registered Office

DBS Bank India Ltd
Baba Kharak Singh Marg,
Connaught Place
New Delhi 110001
www.dbs.com/in

For Correspondence

SPECIAL ASSETS MANAGEMENT
RO: 25/35, Second Floor, West Punjabi Bagh
New Delhi – 110 026
Yinayagarwal@dbs.com
Mobile – 96107 89700 / 88517 85472



Live more, Bank less

APPENDIX- IV-A

[See proviso to rule 8 (6)]

E Auction Sale notice for sale of immovable properties

Terms & conditions for E-Auction:

1. Auction/bidding shall only be through "Online electronic mode" through the website of our e-auction service provider M/s e-Procurement Technologies Pvt. Limited (Auction Tiger).
2. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider M/s e-Procurement Technologies Pvt. Limited (Auction Tiger) for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. to get assistance during the entire process is M/s.e-Procurement Technologies Pvt. Limited (Auction Tiger) Help Line No. 9265562818/9265562821/079-68136842/6869 and e-mail support@auctiontiger.net & ramprasad@auctiontiger.net of Sri. Ram Sharma Mobile: - 80000 23297 well in advance and get the User ID and password. Only the password may be modified on receiving it.
3. Bidders are advised to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
4. 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/her only.
5. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
6. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
7. For other terms and conditions, please visit E-Auction service provider's website <https://sarfaesi.auctiontiger.net>.

Other Terms and Conditions:

1. To participate in the e-auction, intending bidders must deposit 10% of the reserve price as mentioned above as refundable EMD in the form of NEFT/RTGS of a Scheduled Commercial Bank favoring as shown above, before the time and dates specified above. EMD will not carry any interest.
2. The Sale will be on "AS IS-WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis.
3. The property will not be sold below the Reserve Price.
4. In case the bidder is a company/LLP/ firm, a copy of the resolution passed by the Board of Directors/ authority letter authorizing the person to participate in the auction on behalf of the company/LLP/firm should be submitted.
5. The incremental bid is fixed at a minimum of ₹1,00,000.00 (Rupees One Lakhs Only) and the properties will be sold in favor of the highest bidder.
6. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day by NEFT/RTGS favoring DBS Bank India Limited, Account No. **884LIABICCUSUINR**, IFSC: DBSS0IN0811 (DBSS Zero IN Zero Eight One One) and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of sale in any manner the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the properties which shall be sold subsequently.
7. On confirmation of sale by the Authorized Officer and if the terms of the payment have been complied with, the Authorized Officer exercising the Power of Sale shall issue a 'Sale Certificate' of immovable properties in favor of the successful purchaser in the form given in appendix V of Securitization Act 2002.
8. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.
9. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.

Registered Office

DBS Bank India Ltd
Baba Kharak Singh Marg,
Connaught Place
New Delhi 110001
www.dbs.com/in

For Correspondence

SPECIAL ASSETS MANAGEMENT
RO: 29/35, Second Floor, West Punjabi Bagh
New Delhi - 110 026
Vinayagarwal@dbs.com
Mobile - 96107 89700 / 88517 65472



Live more, Bank less

10. At any stage of the e-auction, the Authorized Officer shall have the power to accept or reject bids or postpone / cancel the e-auction without assigning any reason thereof including addition or deletion of other terms and conditions.
11. If the sale price is more than ₹50,00,000/- (Rupees Fifty Lakhs only) then the auction purchaser/successful bidder has to deduct 1% applicable TDS of sale price in the name of the owner of the property & remit it to the Income Tax Department as per Section 194 IA of Income Tax Act and only balance amount of Sale Price has to be remitted to the Bank. The Sale certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
12. The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fee etc. and all the statutory/non statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. All other charges, expenses like conveyance, electricity, WSSB, legal, stamp duty, registration fee, arrears of tax charged, etc., if any, shall be borne by the purchaser/bidder. Bidders shall produce copy of proof of identity, proof of address and Pan Card.
14. The property under auction is free of all encumbrances. Encumbrances if any created without the notice of the Secured Creditor by the property owner, will be the sole lookout of the successful bidder.
15. The intending purchaser before participating in the e-auction must take independent title search report from an Advocate/law firm and must have complete knowledge about the title flow and must be also aware about the list of the documents deposited by the borrower/mortgager with the bank. The intending purchaser must make necessary arrangements to obtain the remaining title documents if any required for execution of the sale certificate from the SRO and/ or other government departments.
16. The bank shall not responsible for any error, misstatement for omission in this proclamation. The other terms and conditions if any will be notified at the place of e-auction.
17. For further details, please contact Mr A Arun Babu, Associate, SAM – New Delhi, 29/35 Second Floor, West Punjabi Bagh, New Delhi – 110 026, Mobile – 99909 54784.
18. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against the property description. For inspection of the properties and other particulars, the intending bidders may visit the secured assets between 07.10.2024 to 11.10.2024 10:00 AM and 05:00 PM.
19. This is also a notice to the borrower/guarantor for information and necessary action. The borrower/guarantor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. If the dues of the secured creditor together with all costs, charges and expenses incurred by him are tendered to the secured creditor at any time before the date of publication of notice for public auction or transfer, the secured assets shall not be sold or transferred by the secured creditor and no further step shall be taken by him for transfer or sale of that secured assets.
20. In case Holiday is declared on the day of last date for EMD or the date of e-auction by statutory authorities, the last date for EMD and date of e-auction will be postponed to the next working day respectively with no change in timings.
21. A financial defaulter/willful defaulter to any financial institution would not be eligible to participate in the auction process. If the defaulter fails to disclose the fact while submitting the bid and Authorized Official comes to know the fact during the verification process, the defaulter will be disqualified from the auction process and his EMD amount will be forfeited.

Date: 26.09.2024

Place: Ludhiana

Authorized Officer

Registered Office

DBS Bank India Ltd
Baba Kharak Singh Marg,
Connaught Place
New Delhi 110001
www.dbs.com/in

For Correspondence

SPECIAL ASSETS MANAGEMENT
RO: 29/35, Second Floor, West Punjabi Bagh
New Delhi – 110 026
Vinavagarwal@dbs.com
Mobile – 96107 89700 / 88517 65472