



INDIAN OVERSEAS BANK

Near Life care Hospital, Raikot, Punjab-141109

Ph: 01624-265011

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY/MACHINERY MORTGAGED TO THE BANK UNDER
THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002

M/s Rajoana Agro Industries

(Partner & Guarantor (1) Mr. Jasvir Singh s/o Zora Singh)

(Partner & Guarantor (2) Mrs. Ajaib Kaur w/o Zora Singh)

has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 06.10.2014 calling upon the borrower M/s Rajoana Agro Industries (Partner & Guarantor (1) Mr. Jasvir Singh s/o Zora Singh), (Partner & Guarantor (2) Mrs. Ajaib Kaur w/o Zora Singh) and the guarantor Mr. Jagdeep Singh s/o Iqbal Singh R/o VPO- Rajoana Kalan, Tehsil- Raikot, Distt.- Ludhiana-141109 to pay the amount due to the Bank, being **Rs. 74,31,545.56/- (Rupees Seventy Four Lakh Thirty One Thousand Five Hundred Forty Five and Paisa Fifty Six Only)** as on 06.10.2014 with further interest & costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 10.08.2015 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs. 74,31,545.56/- (Rupees Seventy Four Lakh Thirty One Thousand Five Hundred Forty Five and Paisa Fifty Six Only)** as on date of Demand Notice i.e. 06.10.2014 payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 28.02.2018 works out to **Rs. 1,13,20,895.97/- (Rupees One Crore Thirteen Lakh Twenty Thousand Eight Hundred Ninety Five and Paisa Ninety Seven Only)** after reckoning repayments, of Rs. 3,12,000/-

(Rupees Three Lakh Twelve Thousand only) subsequent to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY

Schedule of Secured Assets	
<p>Property 1: Residential House Property measuring 605 sq.yds at Village Rajoana Khurd, Tehsil Raikot, Distt Ludhiana, owned by Jasvir Singh s/o Zora Singh vide sale deed no. 1918 dt 05.08.2010.</p> <p>Bounded by: On the North by : Sukhdev Singh On the South by : Major Singh On the East by : Street On the West by : Major Singh</p>	
<p>Property 2: Commercial property (land & building where rice sheller is installed) measuring 16 Kanals at Village Talwandi Rai, Tehsil Raikot, Distt Ludhiana, owned jointly by Ajaib Kaur w/o Zora Singh & Jasvir Singh s/o Zora Singh vide sale deed no. 829 dt 25.05.2010.</p> <p>On the North by : Agriculture Land 213'-6" On the South by : Agriculture Land 213'-6" On the East by : Talwandi Heran Link Road 396'-0" On the West by : Agriculture Land 396'-0"</p>	

Date and time of e-auction	25.09.2020 between 11 a.m To 1.00 p.m with auto extension of 5 minutes each till sale is completed.
Reserve Price for Property/Machinery	Property (1) Rs. 16,84,000/- Property (2) Rs. 42,90,000/-
Earnest Money Deposit for Property/ Machinery	Property (1) Rs. 1,68,400/- Property (2) Rs. 4,29,000/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB Raikot Branch" to the credit of A/C no. 22650113301010 Indian Overseas Bank, Raikot Branch, Near Life Care Hospital, Raikot, Punjab-141 109 ; Branch Code:- 2265 IFSC Code: IOBA0002265
Bid Multiplier	Property (1) Rs. 25000/- Property (2) Rs. 25000/-

Inspection of property	16.09.2020 & 23.09.2020 Between 10.00 Am to 4.00 PM
Submission of online application for bid with EMD	14.09.2020 onwards
Last date for submission of online application for BID with EMD	24.09.2020 till 4.00 PM
Known Encumbrance if any	NIL
*Outstanding dues Rs..... of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not Known

*Bank's dues have priority over the statutory dues.

Terms and Conditions

1. The property (ies) will be sold by e-auction through website <https://www.publishtenders.gov.in> the Bank's approved service provider **M/S 4Closure** under the supervision of the Authorized Officer of the Bank.

2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://www.publishtenders.gov.in> and <https://bankauctions.in/job.foreclosureindia.com>

3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/email.

4. Bids in the prescribed formats shall be submitted "online" through the portal <https://bankauctions.in/job.foreclosureindia.com> and <https://www.publishtenders.gov.in> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 5:00 PM on 24.09.2020.

5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

6. Bids without EMD shall be rejected summarily.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.

8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. The

balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.

10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

11. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

12. The property is being sold on „as is where is“ and „as is what is“ basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

13. As regards the Statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, Statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.

16. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The **Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**

17. * In compliance with Section 194 IA of the Income tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

*In case of any sale / transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax. For further details regarding inspection of property / e-auction, the intending bidders may contact

The Branch Manager, Indian Overseas Bank, *Near Life care Hospital, Raikot, Punjab-141109. Ph: 01624-265011*

- or
- The Bank's approved service provider M/S. 4Closure +91-8142000809/8142000067, 040-23836405. Email: (vikas@bankauctions.in,raja@bankauctions.in)

PLACE: Raikot
DATE: 08.09.2020

Authorised Officer