



**THE KANGRA CENTRAL
CO-OPERATIVE BANK LTD.**

B.O. Nagrota Surian, TF #01893-265021
Zonal Office Dehra
H.O. Dharamshala (Distt. Kangra), E-MAIL: mgr.ngs.027@kccb.in

15/30 DAYS PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 30.05.2025, FRIDAY, FROM 11.00 HRS. TO 13.00 HRS.
LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS ALONG WITH DEMAND DRAFT (HARD COPY) 27.05.2025, TUESDAY UPTO 16:00 HRS.
LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS (ONLINE) 28.05.2025, WEDNESDAY UPTO 16:00 HRS.
DATE & TIME OF INSPECTION OF PROPERTY FROM 19.05.2025 TO 23.05.2025 FROM 11:00 A.M. TO 01:00 P.M. AFTER PRE APPOINTMENT

SEE PROVISO TO RULE 6(2) AND 8(6) SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the Borrower (s) and Guarantor(s) in particular, that the below described movable/immovable property/ies charged / mortgaged to the Secured Creditor, the constructive/Symbolic Possession (whichever is applicable) of which has been taken by the Authorized Officer of **THE KANGRA CENTRAL CO-OPERATIVE BANK LTD.** The Secured Assets, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" BASIS on 30.05.2025, FRIDAY for recovery of amounts due to the Secured Creditor from Borrower/s and Guarantor/s as mentioned against each account. The Reserve Price, Earnest Money Deposit and Incremental Deposit will be amounts as mentioned against each account. For Detailed Terms and Conditions of the Sale, Please refer to the link provided in Secured Creditor's website <https://www.bankeauctions.com>

BORROWER / GUARANTOR	DESCRIPTION OF IMMOVABLE PROPERTIES	OTHER DETAILS
Borrower(s):- Sh. Ranjit Singh S/o Sh. Kehar Singh, Village & P.O. SPAIL, Tehsil Jawall, Distt. Kangra (H.P.) - 176026. Guarantor(s):- (1) Sh. Onkar Singh S/o Sh. Babu Lal, V&P.O. Spail, Pin - 176026, Distt Kangra (H.P.) & (2) Sh. Onkar Singh S/o Sh. Ram Dass, Village Panial, P.O. Masroor, Tehsil Dehra, Distt Kangra (H.P.) - 176026.	All that part and parcel of Land & Building on a piece of Land admeasuring 00-15-30 Hect. being 1530/7646 share of total land area 00-76-46 Hect. comprised in Khata No. 211, Khatauni No. 266, Khasra Kitty 4 situated in Mohal Spail, Mouza Nagrota Surian, Tehsil Jawall, Distt. Kangra (H.P.) as per Jamabandi for the Year 2009-010, owned by Shri Ranjit Singh S/o Sh. Kehar Singh S/o Shri Khajan Singh and mortgaged to the Bank vide Registered Mortgage Deed No. 83/13 Dated 19.02.2013 registered in the O/o Sub Registrar Jawall.	AMOUNT OF NOTICE U/S 13(2) Rs. 13,83,655/- (Rs. Thirteen Lakh Eighty Three Thousand Six Hundred and Fifty Five only) as on 19.03.2019 inclusive of interest upto 18.03.2019 PLUS future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc, less repayments, if any. DATE OF 13(2) NOTICE: 25.03.2019 DATE OF PHYSICAL POSSESSION: 24.04.2025 Reserve Price: Rs. 8,55,000/-; EMD Amount: Rs. 85,500/- Bid Increase Amount: Rs. 10,000/-

TERMS & CONDITIONS:- The interested bidders shall submit their EMD amount 10% of the Reserve Price (as mentioned above) through NEFT/ RTGS in the Account No.: 50056401449, Name of the Beneficiary: RTGS Account KCCB NAGROTA SURIAN, Name of Bank: The Kangra Central Cooperative Bank Ltd. Branch Office - NAGROTA SURIAN IFSC Code: KACE0000027. Please note that the Demand Drafts/ Banker's Cheques drawn payable at Nagrota Surian (H.P.) in favour of the KANGRA CENTRAL CO-OPERATIVE BANK LIMITED shall only be accepted as EMD amount and no cheques shall be accepted. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc. may Contact M/s C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petrochem Building No. 301, Gurgaon, Ph. 0124-4302020, MOBILE 72919-61125, 72919-61126 or E-mail ID: support@bankeauctions.com

For any property related query the prospective bidders may Contact the contact persons Sh. SANJEEV RANA (M.: 70184-50182), Assistant General Manager, The KCC Bank Limited, Zonal Office Dehra OR Sh. Vinod Kumar (M.: 98163 91706, Ph: 01893-265021) Branch Manager The KCC Bank Limited, Branch Office Nagrota Surian, E-mail: mgr.ngs.027@kccb.in, during working days, in office hours.

The prospective qualified bidders may avail online training on e-Auction from M/s C1 India Pvt. Ltd. prior to the date of E-Auction. Neither the Authorised Officer / Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. The bidder has to submit self attested photo copy of photo identity proof (Aadhar Card/ Passport) with a copy of PAN CARD and Mobile Number to the authorised officer, along with hard copy of the documents.

It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Only buyers holding valid User ID/ Password and confirmed payment of EMD shall be eligible for participating in the e-Auction process. The interested bidders who have submitted their bid not below the Reserve Price through ONLINE mode before 4.00 P.M. on 28.05.2025, WEDNESDAY shall only be eligible for participating in the e-bidding process.

The e-Auction of above assets / property would be conducted exactly on the scheduled Date & Time as mentioned against the said assets / property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against the said assets / property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price as mentioned above) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer / Secured Creditor.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately (within 24 hours) after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed / permitted upon in writing by the Authorised Officer / Secured Creditor (Bank). In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and assets / property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of assets / property / amount whatsoever.

To the best of the knowledge & information of the Authorized Officer, there are no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / effecting the property, prior to submitting their bid. The purchaser shall bear the applicable Stamp Duty / Duties / GST / Transfer Charges / Fee etc. and also all the taxes, rate assessment charges etc. owing to anybody.

For detailed Terms and Conditions of the sale, please refer to link provided in THE KANGRA CENTRAL CO-OPERATIVE BANK LTD., the Secured Creditor's website (i) <https://www.kccb.in> (ii) <https://ibapi.in> (iii) www.bankeauctions.com.

Statutory 15 / 30 Days Sale Notice as per Enforcement of Security Interest and Recovery of Debt Laws. Miscellaneous Provision Amendment Act 2016 No. 44 of Rule 6 Clause B in Sub Rule.

This publication is also 15 / 30 Days notice under Rule 8(6) of the security interest (enforcement) rules 2002 to the above Borrowers & Guarantors.

The Borrowers / Guarantors are hereby notified to pay the sum as mentioned above alongwith upto date interest and ancillary expenses before the date of e-Auction, failing which the properties will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

This is also notified that for the property falling in the Kangra Distt. of Himachal Pradesh, the permission under Section 118 of the H.P. Tenancy and Land Reforms Act, 1972, if applicable, shall have to be obtained by the purchaser themselves. The Bank holds no responsibility in this regard.

Date: 29.04.2025

Place: Nagrota Surian (Distt. Kangra)

AUTHORISED OFFICER