

By Registered Post / Email

SALE NOTICE

Ref: AXISB/SAG/2021-22/125

Date: 04.03.2022

To,

1. M/s Janki Sons (Borrower, Hypothecator & Mortgagor) 535-D, J.J Arcade, New Jawahar Nagar, Jalandhar, Punjab-144001	5. M/s J.J Electronics (Corporate Guarantor) 535-D, J.J Arcade, New Jawahar Nagar, Jalandhar, Punjab-144001 (i) Mrs. Krishna Kumari aka Krishna Comar (Partner of JJ Electronics) H.No.491, New Jawahar Nagar, Jalandhar, Punjab-144001 (ii) Mr. Ashu Comar (Partner of JJ Electronics) H.No.491, New Jawahar Nagar, Jalandhar, Punjab-144001 (iii) Mrs. Poonam Comar (Partner of JJ Electronics) H.No.491, New Jawahar Nagar, Jalandhar, Punjab-144001
2. Mr. Ashu Comar (Partner, Mortgagor & Guarantor) H.No.491, New Jawahar Nagar, Jalandhar, Punjab-144001	
3. Mrs. Poonam Comar (Guarantor) H.No.491, New Jawahar Nagar, Jalandhar, Punjab-144001	
4. Mrs. Krishna Kumari aka Krishna Comar (Partner, Mortgagor & Guarantor) H.No.491, New Jawahar Nagar, Jalandhar, Punjab-144001	



Dear Sir / Madam,

Ref: Demand notices under Section 13 (2) of the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 dated 24.08.2020 & 18.09.2020 and Possession notice dated 16.03.2021 – in the account of M/s Janki Sons.

Sub: SALE NOTICE

=====

With reference to captioned subject matter, we hereby inform you that Axis Bank Limited, being Secured Creditor, under SARFAESI Act, 2002 (54 of 2002) and in exercise of various powers conferred under Section 13 of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued aforesaid demand notice under Section 13(2) of the said Act calling upon you to repay the outstanding amount more particularly mentioned in the said demand notice together with further interest thereon within 60 days from the date of the said notice.

We state that despite receipt of demand notice, you have failed and neglected to pay the outstanding amount and/or complying with the requisitions contained in the said notice. We state that thereafter, on **16.03.2021**, the Authorized officer has taken Physical Possession of the secured asset (as mentioned in the **Schedule**) in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules.

We state that the Secured Creditor is hereby taking further steps for the disposal of aforesaid secured asset by way of public auction as per the provisions of the said Act & Rule and have published e-auction sale notice in The Economics Times edition (English) and Dush Sewak (Punjabi) dated **04.03.2022** for auction to be held on **21.03.2022**

The copy of the publication are attached for your record

If you have any interested buyer for the property in auction then you may ask him / her to participate in the auction of the secured assets.

In the meanwhile, you are hereby called upon to pay the entire outstanding dues together with all costs, charges and expenses incurred by the undersigned or any incidental expenses incurred thereto, within 15 days from the date of attached notice and get the aforesaid property released from the undersigned.

Please take notice that if you fail or neglect to pay the total outstanding dues within aforesaid statutory period of 15 (Fifteen) days from the date of notice hereof, the undersigned will have no alternative but to proceed to sell the aforesaid secured property for realizing the outstanding dues of Axis Bank Limited payable in respect of aforesaid loan facility.

This notice is issued to you without prejudice to rights & remedies available to our Bank.

Yours Sincerely,


Authorized Officer
Axis Bank Limited



SCHEDULE

Commercial Complex measuring 388.88 Sq Yards. comprised in Khasra Nos. 4502 min, 21233/4502, 4504 min situated at Plot No. 535, New Jawahar Nagar, Near Park Lane Hotel, and Jalandhar in the name of M/s Janki Sons.

Bounded by (as per Title search report)

East: No.534

West: Remaining Portion

North: Remaining Portion

South: Road



E-AUCTION SALE NOTICE

Whereas, the Authorized Officer of Axis Bank Limited (hereinafter referred to as "the Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act") and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 24.08.2020, which was published in two newspapers namely Economic Times (English) and Dush Sewah (Punjabi) on 18.09.2020 calling upon the Borrower / Guarantor (s) / Mortgage(s) to repay the amount along with interest mentioned in the notice. However, as the Borrower / Guarantor (s) / Mortgage(s) failed to repay the amount, the bank has taken physical possession of the property on 16.03.2021 mentioned herein below under section 13 (4) of the SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of e-auction on "As is Where is Basis", "As is What is Basis", "Whatever There is Basis" and "No Recourse Basis".

Sale of immovable property by E-auction under Section 13(4) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with 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 (s) / Mortgage(s) that the immovable property described herein will be sold by the Authorized Officer by inviting public bidding on the date and time mentioned in this notice on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS". Interested bidders may contact the Authorized Officer for further details/terms of sale, if required.

Name of the Borrower/ Guarantor(s)/ Mortgage(s)	Description of property	Secured Debts	Reserve Price	Date & Time of E-Auction
(i) M/s Janki Sons (Borrower, Hypothecator & Mortgage) 535-D, JJ Arcade, New Jawahar Nagar, Jalandhar, Punjab-144001. (ii) Mrs. Krishna Kumari aka Krishna Comar (Partner, Mortgage & Guarantor) H. No. 491, New Jawahar Nagar, Jalandhar, Punjab-144001. (iii) Mr. Ashu Comar (Partner, Mortgage & Guarantor) H. No. 491, New Jawahar Nagar, Jalandhar, Punjab-144001. (iv) Mrs. Poonam Comar (Guarantor) H. No. 491, New Jawahar Nagar, Jalandhar, Punjab-144001. (v) M/s J.J. Electronics (Corporate Guarantor) 535-D, JJ Arcade, New Jawahar Nagar, Jalandhar, Punjab-144001. (vi) Mrs. Krishna Kumari aka Krishna Comar (Partner of JJ Electronics) H. No. 491, New Jawahar Nagar, Jalandhar, Punjab-144001. (vii) Mr. Ashu Comar (Partner of JJ Electronics) H. No. 491, New Jawahar Nagar, Jalandhar, Punjab-144001. (viii) Mrs. Poonam Comar (Partner of JJ Electronics) H. No. 491, New Jawahar Nagar, Jalandhar, Punjab-144001.	All that piece and parcel of land together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future as per property details below: Commercial Complex measuring 16 Marla 188 Sqft comprised in Khata Nos. 4502 min. 212334502, 4504 min situated at Plot No. 535, New Jawahar Nagar, Near Park Lane Hotel, Jalandhar in the name of M/s Janki Sons, Bounded by (as per Title search report): East: No. 534, West: Remaining Portion, North: Remaining Portion, South: Road.	Rs. 21,95,45,744.72 (Rupees Twenty One Crore Ninety Five Lakhs Forty Five Thousand Seven Hundred Forty Four and Paise Seventy Two Only) being the amount due as on 30.06.2020 (this includes applied interest till 30.06.2020) along with entire further interest and all other charges thereon till the date of payment.	Rs. 9.06 Crore EMD: Rs 90.60 Lacs	21.03.2022 between 11:30 am to 12:30 pm

The sealed bids can be submitted online through website <https://axisbank.auctiontiger.net> as per schedule given below

Reserve Price	INR 9.06 Crore (Rupees Nine Crores Six Lacs Only)
Earnest Money Deposit (EMD)	INR 90.60 Lacs (Rupees Ninety Lacs and Sixty Thousand Only)
EMD Remittance	Demand Draft in the favor of 'Axis Bank Ltd.' payable at Jalandhar, to be submitted on or before 16.03.2022 by 5.00 p.m. at either of the following address: Axis Bank Ltd, Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)-201304 Phone No.: 8284082352 and Axis Bank Ltd., Guru Ram Divine Tower, Opp Mini Sect. Puda Complex, Jalandhar -144001 or as may be mutually acceptable with prior discussion/ permission from the Authorized Officer.
Inspection of Property	With prior intimation to the Authorized Officer (Mob. No. +91-8284082352/ Raj35.kumar@axisbank.com) between 10.30 a.m. to 4.30 p.m. on any working day between 08-03-2022 to 12-03-2022.
Date and time of e-auction	21.03.2022 between 11.30 a.m. to 12.30 p.m. with unlimited extension of five minutes Each in the event of bids placed in the last five minutes
Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lac Only) & in such Multiples
Encumbrances Known to the Bank	Not Known

Note: The borrower/guarantor/mortgagees are given 15 days' Notice to repay the total dues with further interest and other charges within 15 days from the date of Publication of this Notice as per provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rule 2002, failing which the property shall be sold as per schedule mentioned in this Notice.

For any query Contact No: 8284082352, raj35.kumar@axisbank.com; RecoveryCell.North@axisbank.com.

Terms & Conditions:- 1. The property will be sold by e-auction through bank approved service provider M/s e-procurement Technologies Ltd. (Auction Tiger) Ahmedabad under the supervision of the Bank's Authorized officer in conducting the online auction. 2. Bidding would be only through "Online Electronic Bidding" process through Auction sale website <https://axisbank.auctiontiger.net> also on AuctionTiger mobile app on dates mentioned above with unlimited auto extension of 5 minute each. 3. Sale is strictly subject to the terms & conditions incorporated in this notice and the presented Tender Document. The Tender Document describing the terms & conditions of sale forming part of this sale notice may be downloaded from the e-auction website or may be collected from at the above mentioned address with prior intimation to the Authorized Officer from 08.03.2022 to 12.03.2022 in between 10.30 am to 4.30 pm, except on Saturday, Sunday and Bank Holidays. 4. Inspection of the property will be offered on a mutually agreed date and time. Inspection of relevant documents available with the Bank will be offered with prior appointment. 5. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of 'Axis Bank Ltd.' payable at Jalandhar at the address mentioned above latest by 16.03.2022 by 5.00 pm. The intending purchaser shall also submit (i) Full name of the bidder (ii) Copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Address proof. Full name of the bidder, Address & Contact No. & E-mail ID should be mentioned at the back of the demand draft (EMD). Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration. Detail of bidder (KYC documents i.e. photo ID proof, PAN Card and address proof & E-mail ID) in a sealed envelope and EMD is to be submitted to Bank Office address - either (1) Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)-201304 OR (2) Axis Bank Ltd., Guru Ram Divine Tower, Opp Mini Sect Puda Complex, Jalandhar - 144001. 6. Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 4 hereinabove. 7. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. 8. Eligible bidders who have duly complied with requirements in point 4 hereinabove shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. Sealed Bids can be submitted online through the portal in the format available at <https://axisbank.auctiontiger.net/>. 9. Please note that intending bidders may avail training for online bidding from M/s e Procurement Technologies Ltd., A-801, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat. 079-40230 810/811/804/; Contact Persons: Hardik Gauswami or Akash Khare on Mobile Nos: 9265562821 / 9833398547 / 6351896832 or email: maharashtra@auctiontiger.net / hardik@auctiontiger.net or Landline Nos. 079 61200 594 / 598 / 559 / 587 / 554. 10. Auction will be conducted online on the website <https://axisbank.auctiontiger.net> on 21.03.2022 between 11.30 am. to 12.30 pm with auto-extension of five minutes each in the event of bids placed in the last five minutes. The bidder(s) may improve his/her offer(s) by way of inter say bidding among the bidders. The inter say bidding shall commence at the amount of highest bid received via sealed bids. The bidder may improve their offer in multiple of the amounts mentioned under the column 'Bid Increment Amount'. 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. The bidder who submits the highest bid amount (not below the Reserve Price) 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 Authorized Officer/ Secured Creditor. 11. The Authorized Officer reserves the right to accept or reject any/all the offers/bids or adjourn, postpone or cancel the auction sale without assigning any reason thereof. 12. The unsuccessful bidders may contact the Authorized Officer of the Bank to collect the EMD amount which will be returned without interest to them within one week from the date of the auction. 13. The Successful Purchaser(s) shall deposit 25% of the amount of sale price, after adjusting the EMD already paid, immediately i.e. on the same day or next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale price is payable within fifteen days from the date of confirmation of sale by the Authorized Officer or such extended period (as may be agreed between the Successful Purchaser and the Bank, in any case not exceeding 3 months). In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be dealt in accordance with the terms of the tender document. 14. The Borrower/Guarantor/Mortgagee are hereby put to notice in terms of rule 8(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice, in case the amount outstanding as per the demand notice dated 24.08.2020 is not fully repaid. 15. All charges for conveyance, stamp duty, registration charges and all taxes etc., as applicable shall be borne by the successful bidder only. Any Statutory and other dues payable and due on the property including but not limited to the society dues shall have to be borne by the Purchaser. The person(s) interested shall make his/her own independent enquiries as to the title of the property and all dues/claims against the property. 16. The successful bidder should bear the charges/fees payable for conveyance such as Stamp Duty Registration Fees, incidental expenses etc. as applicable as per law. 17. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above property/ies. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. 18. In addition to the sale consideration, it shall be the responsibility of the successful bidder to pay all applicable taxes, levies & duties, and bank shall not take any responsibility for the same. 19. This publication is also Fifteen Days' notice to the above borrowers/guarantors/mortgagees to the advance. 20. Encumbrances, if any other than Bank's loan and mentioned above are not known to Bank. 21. In case the sale/auction is postponed/failed for want of bid(s) of an amount not less than reserve price, the Bank reserves the right to bid and acquire the property in accordance with Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 22. Sale Certificate under SARFAESI Act shall be executed in favour of the successful purchaser only after the payment of the entire bid amount and other charges if any. 23. Special instruction & caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Axis bank nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/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.

Note: The Authorized officer reserves the right to accept or reject any bid or bids or to postpone or cancel the sale/auction without assigning any reason thereof.

Date: 04.03.2022

Place: NCR

Authorized Officer: (Axis Bank Ltd.)

Economic Times date: 04.03.2022