केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: ETAH/SALENOTICE/18711/VR/2024-25 29-07-2024

**To**

**1. BORROWER/S** **1.M/S ARSHI CONSTRUCTION PROP-ANWAR KHAN SO ISLAM KHAN MAHMOOD NAGAR AGRA ROAD MAINPURI UP-205001 MOBILE:9457731786**

**2.ANWAR KHAN S/O ISLAM KHAN R/O VILL BHATOHA POST RATIBHANPUR, MAINPURI U.P.-205001**

**MOBILE:9045835015**

**2. Guarantor/Mortgagor** **: 1. ANIL KUMAR S/O SUBEDAR SINGH SHIV NAGAR ZILA HOSPITAL, BACK SIDE MAINPURI UP-205001**

**MOBILE:8273320001**

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, MAINPURI II branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Canara Bank, MAINPURI II Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions under the subject Act/ or any other law in force.

Yours faithfully,

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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

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Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Canara Bank, MAINPURI II branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 28-08-2024, for recovery of **Rs. 2108115+** interest from 29-02-2024+ other charges due to the Canara Bank, MAINPURI II branch of Canara Bank from M/S ARSHI CONSTRUCTION PROP-ANWAR KHAN SO ISLAM KHAN MAHMOOD NAGAR AGRA ROAD MAINPURI UP-205001 MOBILE:9457731786

Reserve Price and Earnest Money Deposit:

| S.No | Property Address | Reserve Price (Rs) | EMD (Rs) |
|---|---|---|---|
| 1 | UREM of RESIDENTIAL HOUSE ON PART OF LAND NO 1394, WARD NO 25, MAHMOOD NAGAR, DARIBA , MAINPURI UP-205001 admeasuring 96.25 SQM. Owned by ANWAR KHAN S/O ISLAM KHAN | 3810000/- | 381000/- |

**The Earnest Money Deposit shall be deposited on or before 27-08-2024 up to 5:00 PM.**

Details of Properties:

| S.no | Property | Boundaries |
|---|---|---|
| 1 | UREM of RESIDENTIAL HOUSE ON PART OF LAND NO 1394, WARD NO 25, MAHMOOD NAGAR, DARIBA , MAINPURI UP-205001 admeasuring 96.25 SQM. Owned by ANWAR KHAN S/O ISLAM KHAN | **EAST - PLOT MOHD SAIFI**<br>**WEST - ROAD 14' WIDE**<br>**NORTH - PLOT OF ASHIQ ALI**<br>**SOUTH - PLOT OF MASTER SAHAB BEWAR WALE** |

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Manager, Canara Bank, MAINPURI II Canara Bank, Ph. No.8272082349 during office hours on any working day.

Date: 29-07-2024
Place: MAINPURI II

Authorised Officer
CANARA BANK

केनरा बैंक Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29-07-2024

1. Name and Address of Secured Creditor :Canara Bank, Canara Bank, MAINPURI II
2. Name and Address of the Borrower & Guarantors :

**1. BORROWER/S** **1.M/S ARSHI CONSTRUCTION PROP-ANWAR KHAN SO ISLAM KHAN MAHMOOD NAGAR AGRA ROAD MAINPURI UP-205001 MOBILE:9457731786**

**2.ANWAR KHAN S/O ISLAM KHAN R/O VILL BHATOHA POST RATIBHANPUR, MAINPURI U.P.-205001 MOBILE:9045835015**

**2. Guarantor/Mortgagor** **:1. ANIL KUMAR S/O SUBEDAR SINGH SHIV NAGAR ZILA HOSPITAL , BACK SIDE MAINPURI UP-205001 MOBILE:8273320001**

Total Liabilities : **RS 2108115+ interest from 29-02-2024+ other charges**

3. a) Mode of Auction : E-auction

b) Details of Auction service provider: M/s Antares system Ltd,
Contact details: Mr kushal Bose,
Contact No- 7686913157
email.id: kushal.b@antaressystems.com

c) Date & Time of Auction : 28-08-2024 between 11:30AM to 12:30PM

d) Place of Auction : E-auction

**2. Reserve Price:**

| S.No | Property Address | Reserve Price (Rs) | EMD (Rs) |
|---|---|---|---|
| 1 | UREM of RESIDENTIAL HOUSE ON PART OF LAND NO 1394, WARD NO 25, MAHMOOD NAGAR, DARIBA , MAINPURI UP-205001 admeasuring 96.25 SQM Owned by ANWAR KHAN S/O ISLAM KHAN | 3810000/- | 381000/- |

**3. Other terms and Conditions:**

a) The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
b) Auction/bidding shall be only through "online Electronic Bidding" through the website www.bankauctionwizard.com . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
c) The property can be inspected, with Prior Appointment with Authorised Officer, Canara Bank, MAINPURI II Branch from 27-08-2024.

d) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Canara Bank, MAINPURI II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Canara Bank, MAINPURI II Branch, A/c No 209272434 IFSC Code:CNRB0018711 on or before 27-08-2024 (Date mention here) 05:00 pm.

f) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S Antares system ltd., Contact details: Mr kushal bose, Contact No- 7686913157, email id: kushal.b@antaressystems.com

g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27-08-2024 05:00 PM, to Canara Bank, Canara Bank, MAINPURI II Branch, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

h) The intending bidders should register their names at portal **www.bankauctionwizard.com** and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the service provider M/S Antares system ltd., Contact details: Mr kushal bose, Contact No- 7686913157, email id: kushal.b@antaressystems.com

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to

pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank, MAINPURI II branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Mr SANJAY MEENA, Canara Bank, Canara Bank, MAINPURI II Branch (Ph. No.) 8272082349 e-mail id cb18711@canarabank.com OR the service provider M/S Antares system ltd., Contact details: Mr kushal bose, Contact No- 7686913157, email id: kushal.b@antaressystems.com

**SPECIAL INSTRUCTION/CAUTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, 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.

Place: MAINPURI II
Date: 29-07-2024

Authorised Officer
Canara Bank