केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

BHAGALPUR HUSSAINABAD (5744)

Ref: R&L/BGP/E-AUCTION/09/2024-25 DATE: 11.09.2024

To M/S FALAK TRADING PROP – Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 1st FLOOR, DRP- 8, Dr. R P ROAD, KHALIFABAG, BHAGALPUR, BIHAR PIN- 812001	To Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 15/96 SARAY, JAGDISHPUR, BHAGALPUR, BIHAR PIN-812001

Dear Sir/Madam,

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

As you are aware, I on behalf of Canara Bank **BHAGALPUR HUSSAINABAD 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 **BHAGALPUR HUSSAINABAD Branch.**

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act.

Yours faithfully,

केनरा बैंक
प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE - SALE NOTICE

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
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(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 (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 **BHAGALPUR HUSSAINABAD Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.09.2024**, for recovery of **Rs. 26,23,425.35/- (Rupees Twenty Six Lakh Twenty Three Thousand Four Hundred Twenty Five and Paisa Thirty Five Only) as on 12.10.2023** together with further interest and incidental expenses and costs till realization due to **BHAGALPUR HUSSAINABAD** Branch from **M/S FALAK TRADING PROP – Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM.**

The **Reserve price** will be **Rs. 10,40,000/- (Rupees Ten Lakh Forty Thousand Only)** and the earnest money deposit will be **Rs. 1,04,000/- (Rupees One Lakh Four Thousand Only).**

The Earnest Money Deposit shall be deposited on or before 27.09.2024 by 4.00pm.

Details and full description of the immovable property:-

SALE DEED NO- 356 DATED- 10/01/2019	
ALL THAT PART AND PARCEL OF FLAT NO- 03 OVER 5th FLOOR IN 'B' BLOCK MEASURING 400 Sq Ft. INCLUDING SUPERSTRUCTURE AREA AND ITS PROPORTIONATE AREA, 0.3493 DECIMAL LAND OUT OF TOTAL LAND AREA, COVERED UNDER KHATA NO- 2(OLD)/11(NEW), KHESRA NO- 38(OLD)/29(NEW), THANA NO- 206, JAMABANDI NO- 47, SITUATED AT MOHALLA- VASTU VIHAR PHASE- 1, UNIT NO- 1, ANCHAL- JAGDISHPUR, MOUZA- MIRACHAK, DISTRICT- BHAGALPUR, BIHAR IN THE NAME OF TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM	
BOUNDARY OF FLAT-	**BOUNDARY OF APARTMENT-**
NORTH- UNIT- 02, 5th FLOOR (B- BLOCK) SOUTH- UNIT- 02, 5th FLOOR (C- BLOCK) EAST- OPEN SPACE WEST- UNIT- 04, 5th FLOOR (B- BLOCK)	NORTH- OPEN AREA OF VASTU VIHAR SOUTH- BLOCK- A EAST- SET BACK AREA & BOUNDARY OF VASTU VIHAR WEST- RASTA & OPEN AREA OF VASTU VIHAR

केनरा बैंक प्राधिकृत अधिकारी Authorised Officer CANARA BANK

Date: 11.09.2024
Place: Bhagalpur

Authorised Officer
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.09.2024

1. Name and Address of the Secured Creditor : BHAGALPUR HUSSAINABAD BRANCH

Name and Address of the Borrower(s)/Guarantor(s) :
1. M/S FALAK TRADING PROP – Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 1st FLOOR, DRP- 8,Dr. R P ROAD, KHALIFABAG, BHAGALPUR

2. Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 15/96 SARAY, JAGDISHPUR , BHAGALPUR

2. Total liabilities as on 12.10.2023 : ₹. **26,23,425.35**+ interest and other cost thereon

3. (a) Mode of Auction : Online E-Auction

(b) Details of Auction service provider : : M/s.PSB alliance (ebkray),Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037. Mr. Karan Modi, Mobile no.: 7016716557, Mr. Vasu Patel, Mobile no.: 9510974587, Mr. Kashyap Patel, Mobile no.:6354604884, Mr. Animesh Jain, Mobile no.: 7046612345 email id: support.ebkray@psballiance.com

(c) Date & Time of Auction : 30.09.2024, From 12.30 PM TO 1.30PM

(d) Place of Auction : https://ebkray.in

1 (a) Reserve Price & EMD AMT : : **Rs. 10,40,000/- (Rupees Ten Lakh Forty Thousand Only)** and the Earnest Money Deposit will be **Rs. 1,04,000/- (Rupees One Lakh Four Thousand Only).**

(b) EMD DATE AND TIME : On or before 27.09.2024 by 4 PM

Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website: https://ebkray.in Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorised Officer, **BHAGALPUR HUSSAINABAD** between **11 AM TO 1.00 PM on 23.09.2024.**

c) 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.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favor of Authorized Officer, **BHAGALPUR HUSSAINABAD** Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of name - CANARA BANK **BHAGALPUR HUSSAINABAD** A/C- 209272434, IFSC Code- CNRB0005744 on or before **27.09.2024** by 4 pm

e) 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. PSB alliance (ebkray), Mr. Karan Modi, Mobile no.: 7016716557, Mr. Vasu Patel, Mobile no.: 9510974587, Mr. Kashyap Patel, Mobile no.:6354604884, Mr. Animesh Jain, Mobile no.: 7046612345, email: support.ebkray@psballiance.com, karan@procure247.com, vasu.patel@procure247.com, kashyap@procure247.com & animesh@procure247.com. Immediately on the same date of payment of the EMD amount the bidders

shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.09.2024 by 4.00 PM, to **BHAGALPUR HUSSAINABAD Branch** by hand or by email. Cb5744@canarabank.com

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.

g) The intending bidders should register their names at portal: https://ebkray.in 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. PSB alliance (ebkray), Mr. Karan Modi, Mobile no.: 7016716557, Mr. Vasu Patel, Mobile no.: 9510974587. Mr. Kashyap Patel, Mobile no.:6354604884, Mr. Animesh Jain, Mobile no.: 7046612345, email: support.ebkray@psballiance.com, karan@procure247.com, vasu.patel@procure247.com, kashyap@procure247.com & animesh@procure247.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 10,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10,000/- 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 favor 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.

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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 **Regional office Bhagalpur** or **BHAGALPUR HUSSAINABAD** that, as a facilitating centre, shall make necessary arrangements.

For further details contact Branch manager, BHAGALPUR HUSSAINABAD (Mobile. No 8210998586) & e-mail id cb0141@canarabank.com OR recrobhagalpur@canarabank.com the service provider. M/s. PSB alliance (ebkray), Mr. Karan Modi, Mobile no.: 7016716557, Mr. Vasu Patel, Mobile no.: 9510974587. Mr. Kashyap Patel, Mobile no.:6354604884, Mr. Animesh Jain, Mobile no.: 7046612345, email: support.ebkray@psballiance.com, karan@procure247.com, vasu.patel@procure247.com, kashyap@procure247.com & animesh@procure247.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: Bhagalpur
Date: 11.09.2024

Authorised Officer
CANARA BANK

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