ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 Authorized Officer of – Sarsawa(Name of the Branch) of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 07.03.2025 (mention date of the sale), for recovery of Rs. 1,68,12,986.41/- (as on date) plus interest due to the Sarsawa branch (Name of the Branch) of Canara Bank from M/s Indian Poultry Farm , Partners – Mr. Magroob Alam S/o Sagir Ayoob , Mohd Haroon S/o Sirajuddin, Mohd Aslam S/o Ajimuddin and Guarantors – Mr. Bijender Saini S/o Satyapal Saini , Mrs. Rihana W/o Abdul Hassan and Mr. Barkaj Gaji S/o Aslam.

Details and full description of the immovable property with known encumbrances, if any.

Residential Cum Commerical Property measuring 171.63 sq meters part of Khasra no. 1063, Wake Mauja Sarsawa Andar Hadood Z.A. , Taj Colony, Pargana Sarswa, Tehsil Nakur and Distt. Saharanpur.

Boundaries (As per sale deed)

East – Plot of Idrish and others

West – Plot of Shabbira

North – Plot of others

South – Rasta Sarsawa Raipur Road

The reserve price will be Rs. 34,64,000/- and the earnest money deposit will be Rs. 3,46,400/- on or before 06.03.2025.

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 Branch Manager, Sarsawa, Saharanpur (Branch name), Canara Bank , Ph. No. (9084719328) during office hours on any working day.

Date:01.02.2025
Place: Muzaffarnagar

Authorized Officer

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.02.2025

1. Name and Address of the Secured Creditor : Canara Bank, Sarsawa

(Branch)

2. Name and Address of the Borrower(s)/ Guarantor(s) : M/s Indian Poultry Farm , Partners – Mr. Magroob Alam S/o Sagir Ayoob , Mohd Haroon S/o Sirajuddin, Mohd Aslam S/o Ajimuddin and Guarantors – Mr. Bijender Saini S/o Satyapal Saini , Mrs. Rihana W/o Abdul Hassan and Mr. Barkaj Gaji S/o Aslam.

3. Total liabilities as on date : Rs. 1,68,12,986.41/-

4. (a) Mode of Auction : e-AUCTION
   (b) Details of Auction service provider : M/S PSB Alliance (Ebkray)
   (c) Date & Time of Auction : 07.03.2025 & 10:30 AM
   (d) Place of Auction : ONLINE (In purview of Canara bank, Muzaffarangar)

5. Reserve Price : Rs. 34,64,000 (Rs. Thirty Four Lakh and Sixty Four Thousand only)

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website (http://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 Authorized Officer, on or before **06.03.2025** by 4.30PM. (Date and time mention here).

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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan**.

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) (support.ebkray@psballiance.com, 8291220220).

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 06.03.2025 (date) 04:00 PM Canara Bank Sarsawa, Saharanpur 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.

g) The intending bidders should register their names at portal M/s PSB Alliance (Ebkray) (support.ebkray@psballiance.com, 8291220220) 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).

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 REGIONAL OFFICE who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, Sarsawa Branch, (Ph. No 9084719328) e-mail id cb19328@canarabank.com OR the service provider M/s PSB Alliance (Ebkray) (support.ebkray@psballiance.com, 8291220220).

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: MUZAFFARNAGAR
Date: 01.02.2025

Authorised Officer

Canara Bank

NOTE : ***Following are only the guidelines for the Authorised Officer/Branches and not to be included in the sale notice/auction notice.***

(1) Only page no. 1 should be published in the news paper.

(2) The entire sale notice from page 1 to 4 –

- ***i. should be issued to the borrower/guarantor***
- ***ii. should be mandatorily uploaded in the website of our Bank as well as Government***
- ***iii. Affixed on a conspicuous part of the immovable property.***

(3) The contents of the notice may be suitably altered on case to case basis. The details of encumbrances if any, known to the Bank are to be mentioned in the Sale Notice.

(4) Photographs/video graphs may be taken for record purpose