

दूरभाष/Tel: 07172-253225 Mobile 9423683812

ई - मेल/e-mail:.cb15180@canarabank.com

Ref. No. 293/2021/NRO-II/REC

Date: 25.10.2021

To
M/s Kamala Battery
Prop. Shri Narendra Banwarilal Verma
Address Jain Complex, Near Hanuman Mandir
Chandrapur 442401

By Regd. Post AD

Dear Sir,

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.

As you are aware, I on behalf of Canara Bank, Chandrapur-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 Chandrapur-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 of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorised Officer
Canara Bank

ENCLOSURE - SALE NOTICE

प्रमाणित अधिकारी/Authorised Officer

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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

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 physical possession of which has been taken by the Authorised Officer of Chandrapur-II Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on 29.11.2021 for recovery of Rs. 7,39,979.55/- (Rs. Seven Lakhs Thirty Nine Thousand Nine Hundred Seventy Nine And Paise Fifty five Only) due to the Chandrapur-II Branch of Canara Bank from M/s Kamala Battery Prop. Mr. Narendra Banwarilal Verma

DETAILS OF PROPERTY

Details & Full Description of the immovable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)
Land at layout plot no 46 admeasuring around 161.50 sq. mtrs. and 47 admeasuring around 161.50 sq. mtrs., out of diverted survey no 52/2, Mouza-Umari (Rith), T. S. No 5, within limits of Gram Panchayat Padoli, Tahsil & District Chandrapur-442406 bounded as: North- 9 mtr wide lay out road South-Lay out plot no 36 & 37 East-Layout plot no 48 West-Layout plot no 45	Rs. 3,00,000/- (Rupees Three Lakhs Only)	Rs.30,000/- (Rupees Thirty Thousand Only)

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, Chandrapur - II Branch, Canara Bank, Tel: 07172-253225 Mobile 9423683812 during office hours on any working day.

Portal of E-Auction: <https://indianbankseaction.com>

Date: 25.10.2021
Place: Chandrapur II

कृते केनरा बैंक / For CANARA BANK

AUTHORISED OFFICER
CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.10.2021

1. Name and Address of the Secured Creditor: **CHANDRAPUR II Branch
Bhangade Complex, Ganj Ward,
Grain Market, Chandrapur**

2. Name and Address of the Borrower(s)/ Guarantor(s): **M/s Kamala Battery
Prop. Shri Narendra Binwarilal Varma
Jain Complex, Near Hanuman Mandir
Chandrapur - 442401**

3. Total liabilities as on 25.10.2021 : **Rs. 7,39,979.55 /- (Rs. Seven Lakhs
Thirty Nine Thousand Nine Hundred
Seventy Nine And Paise Fifty five Only)
plus Interest as applicable & other charges.**

4. (A) Mode of Auction: **Online e-Auction.**

- (b) Details of Auction service provider: **<https://indianbankseaction.com>**

- (c) Date & Time of Auction: **29.11.2021 at 11:30 A.M. TO 1:30 P.M.**
- (d) Portal of E-Auction: **<https://indianbankseaction.com>**

5. Reserve Price: **Rs 3,00,000/- (Rupees Three Lakhs
Only)**

OTHER TERMS AND CONDITIONS

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaction.com> 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, on 18.11.2021 between 11.00 A.M. to 4.00 P.M.

- 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 favour of Authorized Officer, Canara Bank, Chandrapur-II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Regional Office, A/c No 6951296000001 IFSC Code: CNRB0006951 on or before 26.11.2021 till 4:00 pm.

- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26.11.2021 before 5:00 PM, to Canara Bank, Chandrapur-II Branch, by hand or by email.

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- 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.
- f) The intending bidders should register their names at portal <https://indianbankseauction.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 CANBANK COMPUTER SERVICES LTD. contact-9480691777/8880531165/080-23469661/62/64/65
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- (Rupees Ten Thousands Only). 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.
- i) 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.
- j) For sale proceeds of Rs. 50 (Rupees Fifty Lakhs) 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.

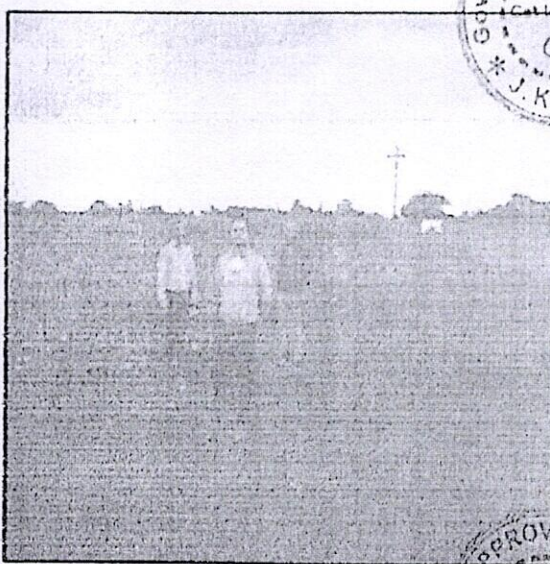
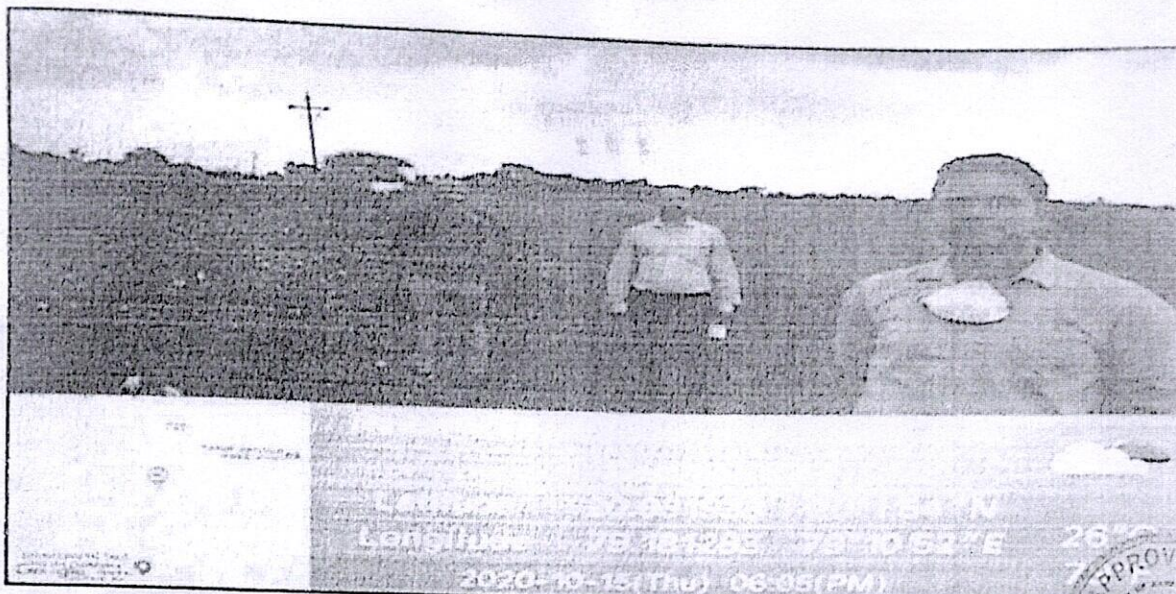
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- n) The sale certificate shall be issued in the same name in which the bid is submitted.
- o) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local government/other dues payable to the government if any, informed subsequently.
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach **Canara Bank Regional Office - II, Nagpur or Chandrapur-II branch** who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Branch Manager Canara Bank, Chandrapur-II Branch (Tel: 07172-253225 Mobile 9423683812) OR the service provider M/S CANBANK COMPUTER SERVICES LTD. contact- 9480691777/8880531165/080-23469661/62/64/65**
- r) The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website (www.canarabank.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.



IV CERTIFICATE

1. It is hereby certified that in my opinion :
 - i] The present market value of the property described in the report by adopting the prevailing market rate for land is Rs. 3.42 Lakh [Rupees – Three Lakh Fourty Two Thousand Only] as on 07 / 2021
 - ii] The realizable value of the property is estimated as **Fifteen** percent (15%) less than the present market value. (Rs. 2.91 Lakh)
 - iii] The forced sale value or distress value of the property is estimated as **Twenty Five** percent (25%) less than the present market value. (Rs. 2.56 Lakh)
2. Number of title deed(s) involved in this property is Sale deed. The relevant document for the subject property in the option of this valuer is the deed dated 09.02-2009 with Registration Number 660 registered in the Sub – registrar's Office, Chandrapur .
3. If this property is offered as Collateral security, the concerned financial institution is requested to verify the extent & tenure of land shown in this valuation report with respect to the latest legal opinion.
4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I [1].
5. The property was inspected on 08-07-2021 in the presence of.
- Branch. Manager, Canara Bank., Chandrapur
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by this valuer based upon the request from The Sr. Manager, Canara Bank, Chandrapur.
8. I have no direct or indirect interest in the property which is valued by me.
9. My registration as Registered valuer [CCIT] under section 34 AB of the Wealth Tax Act 1957 is valid till date.
10. I hereby, certify that the information furnished in this report is true and correct and on the basis of papers submitted to me by the Owner(s) and the actual inspection at site.



JEETENDRA KUMAR JHA
REGISTERED VALUER
No. Cat-I/79/2007

The undersigned has inspected the property detailed in the Valuation Report dated 09-07-2021. We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees.

Date :

BRANCH MANAGER