

(A GOVERNMENT OF INDIA UNDERTAKING)

**COVERING LETTER TO SALE NOTICE**

REF: CB/KARKUNJ RD/BABA ENTERPRISES/SALE/2023

DATE: 23.11.2023

To,

- 1) M/S BABA ENTERPRISES  
PROPRIETOR: ARPIT DIXIT S/O AJAY KUMAR DIXIT  
B 12 GROUND FLOOR  
PLOT NO 5/3A AGRA- 282007
- 2) SHRI ARPIT DIXIT  
S/O AJAY KUMAR DIXIT  
4/340 PRATHVINATH  
AGRA - 282010
- 3) SHRI ANSHUL DIXIT  
S/O AJAY KUMAR DIXIT  
4/340 NAGLA PRATHVINATH  
SHAHGANJ, AGRA- 282010

Dear Sir/Madam,

**Sub: Notice issued in terms of Sec. 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, **KARKUNJ ROAD, AGRA** 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 **KARKUNJ ROAD, AGRA** 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 of **30 Days** 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.

**AUTHORISED OFFICER  
CANARA BANK**  
Encl : Sale Notice.

**(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

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 **KARKUNJ ROAD, AGRA** (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 **30.12.2023** (mention date of the sale), for recovery of **Rs.20,17,489.68 plus interest and other charges there on** due to the **KARKUNJ ROAD, AGRA** (Name of the Branch) of Canara Bank from That **M/s Baba Enterprises, Proprietor: Arpit Dixit S/o Ajay Kumar Dixit**(mention name of the Borrower (s))& **Shri Anshul Dixit S/o Ajay Kumar Dixit** (mention name of the Guarantor (s)).

**Reserve Price and Earnest Money Deposit:**

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Plot Property situated at Plot No. 17, Khasra No. 260, Gauri Dham Colony, Mauza Barara, Tehsil & Distt. Agra. Belonging to Mr. Arpit Dixit S/o Mr. Ajay Kumar Dixit, measuring 169.89 Sq.mt. or 202.00 Sq.yd.	Rs. 4,82,400.00	Rs.48,240.00
2	Plot Property situated at Plot No. 18, Khasra No. 260, Gauri Dham Colony, Mauza Barara, Tehsil & Distt. Agra. Belonging to Mr. Anshul Dixit S/o Mr. Ajay Kumar Dixit, measuring 165.54 Sq.mt. or 198.00 Sq.yd.	Rs. 4,02,300.00	Rs.40,230.00

The Earnest Money Deposit shall be deposited on or before **29.12.2023 up to 5:00 PM.**

**Details of Properties:**

S.no	Property	Boundaries	
1	Plot Property situated at Plot No. 17, Khasra No. 260, Gauri Dham Colony, Mauza Barara, Tehsil & Distt. Agra. Belonging to Mr. Arpit Dixit S/o Mr. Ajay Kumar Dixit, measuring 169.89 Sq.mt. or 202.00 Sq.yd.	<b>East</b>	Road 5.48 Meter
		<b>West</b>	Plot No. 16
		<b>North</b>	Road 5.48 Meter
		<b>South</b>	Plot No. 18
2	Plot Property situated at Plot No. 18, Khasra No. 260, Gauri Dham Colony, MauzaBarara, Tehsil & Distt. Agra. Belonging to Mr. Anshul Dixit S/o Mr. Ajay Kumar Dixit, measuring 165.54 Sq.mt. or 198.00 Sq.yd.	<b>East</b>	Road 5.48 mtr. Wide
		<b>West</b>	Plot No. 15
		<b>North</b>	Plot No. 17
		<b>South</b>	Plot No. 19

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **Manager, KARKUNJ ROAD,AGRA (Branch name) Canara Bank, Ph. No.9412752131** during office hours on any working day.

Date: 23.11.2023  
Place: Agra

Authorised Officer  
CANARA BANK

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.11.2023**

1. Name and Address of Secured Creditor : Canara Bank, KARKUNJ ROAD,AGRA (Branch)
2. Name and Address of the Borrower & Guarantors :

**1) M/S BABA ENTERPRISES  
PROPRIETOR: ARPIT DIXIT S/O AJAY KUMAR DIXIT  
B 12 GROUND FLOOR  
PLOT NO 5/3A AGRA- 282007**

**2) SHRI ARPIT DIXIT  
S/O AJAY KUMAR DIXIT  
4/340 PRATHVINATH  
AGRA - 282010**

**3) SHRI ANSHUL DIXIT  
S/O AJAY KUMAR DIXIT  
4/340 NAGLA PRATHVINATH  
SHAHGANJ, AGRA- 282010**

3. Total Liabilities as on **23.11.2023**: **Rs.20,17,489.68** plus interest and other charges thereon

4. a) Mode of Auction : E-auction
- b) Details of Auction service provider: **M/S Canbank computer Services Ltd  
218,JP Royale, Sampige Road  
Malleshwaram, Bangalore -3  
Email: [eauction@csl.co.in](mailto:eauction@csl.co.in)**

c) Date & Time of Auction: **:30.12.2023 & 11:30 am to 12:30 pm**(with extension of 5 min duration each till the conclusion of sale)

d) Place of Auction: **[www.indianbankseuction.com](http://www.indianbankseuction.com)**

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
<b>1</b>	Plot Property situated at Plot No. 17, Khasra No. 260, Gauri Dham Colony, MauzaBarara, Tehsil & Distt. Agra. Belonging to Mr. Arpit Dixit S/o Mr. Ajay Kumar Dixit, measuring 169.89 Sq.mt. or 202.00 Sq.yd.	Rs. 4,82,400.00	Rs.48,240.00
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**6. 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.indianbankseuction.com](http://www.indianbankseuction.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, Karkunj Road, Agra Branch **from 01.12.2023 to 29.12.2023.**
- 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, Karkunj Road, Agra Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, A/c No 209272434 IFSC Code: CNRB0019456 on or before 29.12.2023(Date mention here) by 5 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 Canbank computer Services Ltd,218,JP Royale, Sampige Road, Malleshwaram, Bangalore -3, Contact no. 1) Sathianathan K M (Marketing Head) 8088415522/8762579551, 2)Saravanan (9444805621); Email id: [eauction@csl.co.in](mailto:eauction@csl.co.in).

- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 29.12.2023(date) upto 5 PM**, to Canara Bank, Karkunj Road, Agra 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.indianbankseaction.com](http://www.indianbankseaction.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,218,JP Royale, Sampige Road, Malleshwaram, Bangalore - 3,Contact no. 1) Sathianathan K M (Marketing Head) 8088415522/8762579551, 2)Saravanan (9444805621); Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs10000 (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.
- k) 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.
- l) 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact **Manager, Canara Bank, Karkunj Road, Agra Branch (Ph. No9412752131) e-mail id [cb19456@canarabank.com](mailto:cb19456@canarabank.com)**OR the service provider M/S Canbank computer Services Ltd,218,JP Royale, Sampige Road, Malleshwaram, Bangalore -3, Contact no. 1) Sathianathan K M (Marketing Head) 8088415522/8762579551, 2)Saravanan (9444805621); Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).

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.