

Ref:LCO/ARM/SaleNotice/Cooling/561/2024

Date: 24.04.2024

To

1. M/s Cooling Point (Borrower)  
K-1, Ashiana Power House Chauraha  
Kanpur Road, Lucknow-226012

Also at:

1<sup>st</sup> Floor, Commercial Complex,  
Sector-G, LDA Colony, Kanpur Road,  
Lucknow-226012

And

K-16/17, Ashiana Power House Chauraha  
Kanpur Road, Lucknow-226012

2. Shri Pramod Sharma (Proprietor & Mortgagor)  
S/o Shri N.L.Sharma  
Tapovan Nagar, Farrukhabad  
Chilwan Manas Nagar  
Lucknow-226023
3. Shri Vinay Kumar Sharma (Guarantor)  
Tapovan Nagar, Farukhabad  
Chilawan Manas Nagar  
Lucknow-226023

Dear Sir/Madam,

**Sub:** Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

\*\*\*\*\*

As you are aware that the assets described in Schedule of Sale Notice annexed hereto have been taken under possession in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Canara Bank.

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 thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

Asset Recovery Management Branch, Circle Office Building, Vipinkhand, Comtinagar,  
Lucknow-226010

आस्ति प्रबंधन कार्यालय खण्ड



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 – 1.SALE NOTICE

2.DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

**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) & 9(1) 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 possession of which has been taken by the Authorised Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is " without recourse basis" on 29.05.2024 for recovery of **Rs. 1,37,80,611/- plus Int. (w.e.f. 01.12.2018)** plus other expenses as per demand notice minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

1. M/s Cooling Point (Borrower)
2. Shri Pramod Sharma (Proprietor & Mortgagor)
3. Shri Vinay Kumar Sharma (Guarantor)

**Reserve Price and Earnest Money Deposit:**

S.N	Property Address	Reserve Price	EMD
1.	1 <sup>st</sup> Floor, Commercial Complex, Sector-G, LDA Colony, Ashiana, Lucknow. Area 260.12 Sqmt	Rs.1,58,04,000/-	Rs.15,80,400/-

The Earnest Money Deposit shall be deposited on or before **28.05.2024 up to 5:00 PM.**

**Details of Properties:**

S.No	Property Address	Boundaries as per Sale Deed	
1	1 <sup>st</sup> Floor, Commercial Complex, Sector-G, LDA Colony, Ashiana, Lucknow. Area 260.12 Sqmt	East	Road
		West	Road
		North	Road
		South	Hotel Function

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 Chief Manager, ARM Branch Canara Bank, Ph. No. 0522-2307898 during office hours on any working day.

Place: Lucknow  
Date: 24.04.2024

AUTHORISED OFFICER  
CANARA BANK



Asset Recovery Management Branch, Circle Office Building, Vidyanand, Gomti Nagar,  
Lucknow-226010

आस्ति प्रबंधन कार्यालय खण्ड



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.04.2024**

1. Name and Address of Secured Creditor : Canara Bank,  
Asset Recovery Management Branch,  
Circle Office Building, Vipin Khand,  
Gomti Nagar, Lucknow-226010

2. Name and Address of the Borrowers:

1. M/s Cooling Point (Borrower)  
K-1, Ashiana Power House Chauraha  
Kanpur Road, Lucknow-226012

Also at:  
1<sup>st</sup> Floor, Commercial Complex,  
Sector-G, LDA Colony, Kanpur Road,  
Lucknow-226012

And

K-16/17, Ashiana Power House Chauraha  
Kanpur Road, Lucknow-226012

2. Shri Pramod Sharma (Proprietor & Mortgagor)  
S/o Shri N.L.Sharma  
Tapovan Nagar, Farrukhabad  
Chilwan Manas Nagar  
Lucknow-226023

3. Shri Vinay Kumar Sharma (Guarantor)  
Tapovan Nagar, Farukhabad  
Chilawan Manas Nagar  
Lucknow-226023

3. Total Liabilities : Rs. 1,37,80,611/- plus Int. (w.e.f. 01.12.2018) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any

4. Mode of auction : E-Auction

Details of Auction service provider	M/s CANBANK COMPUTER SERVICES LTD Mr Pratap Kanjilal / D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777 Email id: <a href="mailto:cauction@ccsl.co.in">cauction@ccsl.co.in</a> / <a href="mailto:ccsleaction@gmail.com">ccsleaction@gmail.com</a>
Date & Time of Auction	29.05.2024 between 11:30 AM to 1.00 PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	<a href="https://indianbankseaction.com">https://indianbankseaction.com</a>

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gominagar,  
Lucknow-226010

आस्ति प्रबंधन कार्यालय वि. वि. खण्ड







- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000.00. 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) lacs and above, the successful bidder will have to deduct TDS @ 1% or applicable as on date on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. GST if applicable should be paid as per GST Act.
- 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. 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 ARM branch who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Canara Bank, ARM Branch (Ph. No 0522-2307898/8173007833/7905869981/9897501862) e-mail id cb5248@canarabank.com. OR the service provider M/s CANBANK COMPUTER SERVICES Ltd., Mr Pratap Kanjilal / D D Pakhare, Contact No. 9832952602/9911293517/8898418010/080-23469665/9480691777, Email ID: [cauction@ccsl.co.in](mailto:cauction@ccsl.co.in) / [ccslcauction@gmail.com](mailto:ccslcauction@gmail.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: Lucknow  
Date: 24.04.2024

AUTHORISED OFFICER  
CANARA BANK

Asset Recovery Management Branch, Circle Office Building, Vipinkhand, Lucknow-226010

आस्ति प्रबंधन कार्यालय खण्ड

