

**COVERING LETTER TO SALE NOTICE**

Ref: CB/ROALI/KACHORA/SN/GURUKRIPA TRADERS

Date: 19-06-2023

To

1. M/S Shri Gurukripa Traders (Borrower), Prop- Shri Santosh Kumar s/o Nawab Chauhan R/O Vill – Hasanpur, Post- Kachora, Sikandra Rao, Dist- Hathras 204101	2. Shri Santosh Kumar S/O Nawab Chauhan (Guarantor/ Mortgagor) R/O Vill – Hasanpur, Post- Kachora, Sikandra Rao, Dist- Hathras 204101
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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 Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, KACHORA 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 KACHORA 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,

केनरा बैंक  
CANARA BANK  
Post- KACHORA

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Authorised Manager  
Sikandra Rao

**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 constructive possession of which has been taken by the Authorised Officer of KACHORA branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **24-07-2023** for recovery of **Rs. 2405568.87 (Rupees Twenty Four Lakh Five Thousand Five Hundred Sixty Eight And Eighty Seven Paise Only)** as on **30-09-2022** (plus interests and other charges due from 01.10.2022) due to the KACHORA branch of Canara Bank from I. M/S Shri Gurukripa Traders (Borrower), Prop- Shri Santosh Kumar Chauhan ,2. Shri Santosh Kumar Chauhan S/O Shri Nawab Singh Chauhan (Borrower/Mortgagor) ,

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1.	Residential Land & Building Situated At Gata No 1761 Mauza Kachora New Abadi (Rati Bhanpur Kachora Road) Tahsil Sikandra Rao , Dist Hathras admeasuring <b>111.52 SQM</b> Owned by Shri Santosh Kumar Chauhan S/O Nawab Chauhan	Rs. 67.06 Lakh	Rs. 6.70 Lakh
2.	Residential Land & Building Situated At Gata No 1761 Mauza Kachora New Abadi (Rati Bhanpur Kachora Road) Tahsil Sikandra Rao , Dist Hathras. admeasuring <b>223.05 SQM</b> Owned by Shri Santosh Kumar Chauhan S/O Nawab Chauhan		

The Earnest Money Deposit shall be deposited on or before 20-07-2023 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1.	Residential Land & Building Situated At Gata No 1761 Mauza Kachora New Abadi (Rati Bhanpur Kachora Road) Tahsil Sikandra Rao , Dist Hathras admeasuring 111.52 SQM Owned by Shri Santosh Kumar Chauhan S/O Nawab Chauhan	East	Ratibhan Kachora Road
		West	Land Of Seller
		North	18 Ft. Wide Road
		South	Land Of Rajendra
2.	Residential Land & Building Situated At Gata No 1761 Mauza Kachora New Abadi (Rati Bhanpur Kachora Road) Tahsil Sikandra Rao , Dist Hathras. admeasuring 223.05 SQM Owned by Shri Santosh Kumar Chauhan S/O Nawab Chauhan	<b>Boundaries</b>	
		East	House of owner
		West	Plot Of Usha Devi
		North	18 Ft. Wide Road
		South	Land Of Seller

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 Branch Head, KACHORA branch Canara Bank, Ph. No. 7080813540 during office hours on any working day.

Place: KACHORA  
 Date: 19-06-2023

Authorised Officer  
 Canara Bank  
 07080813540

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19-06-2023

1. Name and Address of Secured Creditor : Canara Bank, KACHORA
2. Name and Address of the Borrower & Guarantors :

1. M/S Shri Gurukripa Traders (Borrower), Prop- Shri Santosh Kumar s/o Nawab Chauhan R/O Vill – Hasanpur, Post- Kachora, Sikandra Rao, Dist- Hathras 204101	2. Shri Santosh Kumar S/O Nawab Chauhan (Guarantor/ Mortgagor) R/O Vill – Hasanpur, Post- Kachora, Sikandra Rao, Dist- Hathras 204101
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3. Total Liabilities as on 30-09-2022 : **Rs. 2405568.87 (Rupees Twenty Four Lakh Five Thousand Five Hundred Sixty Eight And Eighty Seven Paise Only)** (plus further interest and expenses due from 01.10.2022)

- a) Mode of Auction : E-auction
- b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD Mr Sathianathan K M/ Mr. Ramesh T H, Contact no. 09480691777/8880531165 /080- 23469661/62/64/65; Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

c) Date & Time of Auction: 24-07-2023 between 11:30AM to 12:30PM

d) Place of Auction: E-auction

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1.	Residential Land & Building Situated At Gata No 1761 Mauza Kachora New Abadi (Rati Bhanpur Kachora Road) Tahsil Sikandra Rao , Dist Hathras admeasuring <b>111.52 SQM</b> Owned by Shri Santosh Kumar Chauhan S/O Nawab Chauhan	Rs. 67.06 Lakh	Rs. 6.70Lakh
2.	Residential Land & Building Situated At Gata No 1761 Mauza Kachora New Abadi (Rati Bhanpur Kachora Road) Tahsil Sikandra Rao , Dist Hathras. admeasuring <b>223.05 SQM</b> Owned by Shri Santosh Kumar Chauhan S/O Nawab Chauhan		

5. 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.indianbankseauction.com](http://www.indianbankseauction.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, KACHORA branch from 19-06-2023 TO 20-07-2023.
- 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 KACHORA Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, KACHORA, A/c No 209272434 IFSC Code: CNRB0000244 on or before 20-07-2023 up to 5:00 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., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/ 8880531165/ 080 - 23469661/ 62/ 64/ 65; Email ID: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 20-07-2023 up to 5.00 PM, to Canara Bank, KACHORA 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.indianbankseauction.com](http://www.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., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
- 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 multiples of Rs. 10000/-. 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.

