

COVERING LETTER TO SALE NOTICE

Ref: LKO/Sale Notice/Harsh Impex/2023

Date: 04-09-2023

To,

1. Harsh Impex
Prop. Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari
R/o B-21/196-C, Ashfaq nagar, Kamachha, Varanasi - 221005
2. Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari
N 8/180 RT-51, Indira Nagar Mauja, Newada, Ward- Nagwa Varanasi

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, Varanasi Bansphatak Main 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 Varanasi Bansphatak Main 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,

वास्तविक केनरा बैंक
For Canara Bank

मुख्य प्रबंधक / Chief Manager
बॉक्सफाटक, वाराणसी - 221001
Bansphatak, Varanasi-221001

Authorised Officer

Canara Bank

ENCLOSURE - SALE NOTICE

RUB04B46574IN IVR:82B5604B46574
RL VARANASI RMS POS COUNTER <221001> India Post
Counter No:1,05/09/2023,20:11
To: HARSH IMPEX,
PIN:221004, DLW SO
From: CANARA BANK, BANSPHATAK
Wt:25gms
Amt:27.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666888> <Near Masks, Stay Safe>
भारतीय डाक

RUB04B46588IN IVR:82B5604B46588
RL VARANASI RMS POS COUNTER <221001> India Post
Counter No:1,05/09/2023,20:11
To: RAGHVENDRA PRASAD, NEWADA
PIN:221005, Hindu Vishwa Vidhyalaya SO
From: CANARA BANK, BANSPHATAK
Wt:25gms
Amt:27.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666888> <Near Masks, Stay Safe>

(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 constructive possession of which has been taken by the Authorised Officer of **Varanasi Bansphatak Main** (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 **27-09-2023** (mention date of the sale), for recovery amounts to **Rs.1728760.00** (Rupees Seventeen Lakhs Twenty eight thousand Seven hundred Sixty only) for plus interest from **10.09.2017** for plus other charges due to the **Varanasi Bansphatak Main** (Name of the Branch) of Canara Bank from **Harsh Impex Prop. Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari** (mention name of the Borrower (s) and mortgagor) nil mention name of the Guarantor(s).

Reserve Price and Earnest Money Deposit: (EMD)

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Land & Building Araji no. 60, House no. N 8/180, RT-51 Indira Nagar, situated at Mauja Newada , Ward - Nagawa , Pargana Dehat Amanat , Tehsil & Distt : Varanasi Area: 1360 Sq.ft. Owner : Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari	Rs.4578000/-	Rs.457800/-

The Earnest Money Deposit shall be deposited on or before 26-09-2023 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1	Land & Building Araji no. 60, House no. N 8/180, RT-51 Indira Nagar, situated at Mauja Newada , Ward - Nagawa , Pargana Dehat Amanat , Tehsil & Distt : Varanasi Area: 1360 Sq.ft. Owner : Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari	East	20' wide Rasta T/A Aishwarya Bhawan
		West	House of Balram Pandey
		North	Kachha Rasta T/A House of Rajendra Patel
		South	House of Pradeep Dubey

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 Manager, Varanasi Bansphatak main (Branch name) Canara Bank, Mob. No. 8173007791 during office hours on any working day.

Date: 04-09-2023
Place: VARANASI

वास्ते-केनरा बैंक
For Canara Bank

मुख्य प्रबंधक / Chief Manager
बॉसफाटक, वाराणसी-221001
Bansphatak, Varanasi-221001
Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04-09-2023

1. Name and Address of Secured Creditor: Canara Bank, Varanasi Bansphatak Main branch
2. Name and Address of the Borrower / Guarantor/s
 1. Harsh Impex
Prop. Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari
R/o B-21/196-C, Ashfaq nagar, Kamachha, Varanasi - 221005
 2. Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari
N 8/180 RT-51, Indira Nagar Mauja, Newada, Ward- Nagwa Varanasi
3. Total Liabilities as on 10.09.2017: Rs. 1728760.00 (Rupees Seventeen Lakhs Twenty eight thousand Seven hundred Sixty + interest wef 10.09.2017+other charges

4. a) Mode of Auction :

E-auction

- b) Details of Auction service provider: **M/s CANBANK COMKPUTER SERVICES LTD**
Mr Pratap Kanjilal/ Mr. D D Pakhare,
Contact no. 9832952602/9911293517/080-23469665
Email-id: eauction@ccsl.co.in/ccsleauction@gmail.com

c) Date & Time of Auction: 27-09-2023 between 11:30AM to 12:30PM

d) Place of Auction: E-auction

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Land & Building Araji no. 60, House no. N 8/180, RT-51 Indira Nagar, situated at Mauja Newada , Ward - Nagawa , Pargana Dehat Amanat , Tehsil & Distt : Varanasi Area: 1360 Sq.ft. Owner : Sri Raghvendra Prasad Tiwari s/o Late Hanuman Prasad Tiwari	Rs.4578000/-	Rs.457800/-

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 . 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, Varanasi Bansphatak Main Branch from 20-09-2023 TO 22-09-2023 during working hours.
- 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, Varanasi Bansphatak Main Branch OR shall be deposited at Regional Office, Varanasi A/c No 00365209272434 IFSC Code: CNRB0000365 on or before 26-09-2023 before 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 COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: eauction@ccsl.co.in/ccsleauction@gmail.com
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26-09-2023 (date) 5.00 PM, to Canara Bank, Varanasi Bansphatak Main 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.indianbankseuction.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 COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: eauction@ccsl.co.in/ccsleauction@gmail.com. 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 10000.00 (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 lacs (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.

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 Bansphatak branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Canara Bank, Varanasi Bansphatak Main Branch (Ph. No 8173007791) e-mail id: cb0365@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD Mr. Pratap Kanjilal, Mr. D.D Pakhare Contact no. 9832952602/9911293517/080-23469665/Email-id: eauction@ccsl.co.in/ccsleauction@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: Varanasi
Date: 04-09-2023

वास्ते-केनरा बैंक
For Canara Bank

मुख्य प्रबन्धक / Chief Manager
बिनासफाक, वाराणसी - 221001
Bansphatak, Varanasi-221001
Authorized Officer
Canara Bank