

ANNEXURE – 13

(Auction Sale Notice for Immovable properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST ENFORCEMENT RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

Name and Address of the Secured Creditor	CANARA BANK, IRADAT NAGAR, AGRA	
Name and Address of the Borrower (Partners)	M/s. Jai Maa Kameshwari Cold Storage LLP Sh. Mangesh Kumar Tyagi S/o Sh. Hari Singh Tyagi, Sh. Bhupendra Kumar S/o Sh. Hari Singh Tyagi, Sh. Dheeraj Kumar Sharma S/o Sh. Jagdish Prasad Sharma, Sh. Rajesh Kumar Sharma S/o Sh. Jagdish Prasad Sharma Sh. Mohan Prakash S/o Sh. Dhani Ram	
Name and Address of the Guarantor	Sh. Mangesh Kumar Tyagi S/o Sh. Hari Singh Tyagi, Sh. Bhupendra Kumar S/o Sh. Hari Singh Tyagi, Sh. Dheeraj Kumar Sharma S/o Sh. Jagdish Prasad Sharma, Sh. Rajesh Kumar Sharma S/o Sh. Jagdish Prasad Sharma , Sh. Mohan Prakash S/o Sh. Dhani Ram, Smt. Vimlesh Sharma W/o Dheeraj Kumar, Smt. Baby Sharma W/o Rajesh Kumar, Smt. Poonam W/o Bhupendra Kumar, Smt. Suman W/o Mangesh Kumar	
Total liabilities as on 26/09/2023	Rs.4,83,33,532.34 Plus interest and other Charges thereon	
(a) Mode of Auction	E-auction	
(b) Details of Auction service provider	M/S CCSL Contact No. 080-23469661/23469664, 9480691777 30/10/2023 & 12:30 PM to 01:30PM	
(c) Date & Time of Auction	www.ccsl.co.in and www.canarabank.com	
(d) Place of Auction		
Details of Property/ies	Property-1	EMT of Cold Storage Land located at part of Khasra No. 987 Village Raghupura, Tehsil Kheragarh Distt Agra measuring an area of 4840 Sq. Mtrs In The Name Of M/s. JSS Builders & Developers Pvt Ltd leased to M/s Jai Maa Kameshwari Cold Storage LLP for a period of 29 years and 11 months w.e.f. 25.06.2016. East – Chak Road West – Land of Shri Mohan Prakash & Others North – Land of Shri Mohan Prakash & Others South – Land of Shri Mohan Prakash & Others
Reserve Price : Property-1	Rs.2,72,39,000.00	(Rupees Two Crore Seventy Two Lakhs Thirty Nine Thousand Only)

	Property-2	Plant & Machinery of M/s. Jai Maa Kameshwari Cold Storage LLP
Reserve Price Property-2	Rs.52,61,000.00	(Rupees Fifty Two Lakhs Sixty One Thousand Only)
	Property-3	EMT of Residential Plot No. 16 measuring 125.41 Sq. Mtrs situated at Maa Bhagwati Residency, Phase II, Part of Khasra No.87 of Village Nenanajat, Tehsil & Distt. Agra in The name of Smt. Suman W/o Sh. Mangesh Kumar and Smt. Poonam W/o Sh. Bhupendra Kumar. East - Plot No.1 West - 24 Ft. Wide Rasta North - House on Plot No.15 South - Others Property
Reserve Price Property-3	Rs.12,41,000.00	(Rupees Twelve Lakhs Fourty One Thousand Only)
	Property-4	EMT of vacant Plot measuring 865 Sq. Mtrs. situated at part of Khasra No. 428 of Village Itora, Tehsil & Distt Agra in the Name of Sh. Dheeraj Kumar Sharma S/o Lt. Sh. Jagdish Prasad Sharma. East - Land of Others West - Land of Usha Rawat then Nali North - 30 Ft. wide Road South - Setia Estate Colony
Reserve Price Property-4	Rs.64,87,000.00	(Rupees Sixty Four Lakhs Eighty Seven Thousand Only)
	Property-5	EMT of Commercial property measuring 222.95 Sq. Mtrs at part of Khasra No.754 of Village Rohta, Tehsil & Distt. Agra in The Name of Smt. Baby Sharma W/o Rajesh Kumar Sharma and Smt. Vimlesh Sharma W/o Dheeraj Kumar Sharma. East - Radha Kishan Enclave West - Agra-Gwalior Road North - Property of Rishi Gupta South - Property of R.K. Palace
Reserve Price Property-5	Rs.1,65,37,000.00	(Rupees One Crore Sixty Five Lakhs Thirty Seven Thousand Only)

Other terms and conditions :

- 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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).

- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **working days in office hours between 23/10/2023 and 27/10/2023.**
- d. The intending bidders shall deposit Earnest Money Deposit (EMD) of being **10%** of the Reserve Price, by way of DD/RTGS/NEFT favouring, **Authorised Officer, Canara Bank, IRADAT NAGAR Branch on or before 27/10/2023 before 04:00 PM.**
- e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within **15** days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs.50,00,000.00 (Rupees Fifty Lakhs Only), TDS shall be payable at the rate of 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. **For further details Contact authorised officer Canara Bank Regional Office II Agra and Branch Manager IRADAT NAGAR Branch (Ph. No. Authorised officer - 8103156082 and Branch - 8272052903) may be contacted during office hours on any working day.**

Place: AGRA
Date : 27/09/2023

Authorised Officer
Canara Bank

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/JMKCOLD/IRADATNAGAR/SALE/09/2023

Date: 27/09/2023

To
M/s Jai Maa Kameshwari Cold Storage LLP
Plot No20 Khasra No 174 182
Suraksha Vihar Rohta
Agra

To
M/s JSS Builders & Developers Pvt Ltd
Plot No. 20 Khasra No. 174,182
Suraksha Vihar Rohata, Gwalior Road
Agra

To
Sh. Mangesh Kumar Tyagi S/o Sh. Hari Singh Tyagi
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Sh. Bhupendra Kumar S/o Sh. Hari Singh Tyagi
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Sh. Dheeraj Kumar Sharma S/o Sh. Jagdish Prasad Sharma
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Sh. Rajesh Kumar Sharma S/o Sh. Jagdish Prasad Sharma
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Sh. Mohan Prakash S/o Sh. Dhani Ram
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Smt. Vimlesh Sharma W/o Dheeraj Kumar
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Smt. Baby Sharma W/o Rajesh Kumar
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Smt. Poonam W/o Bhupendra Kumar
Village- Raghupura, Post - Iradat Nagar
Agra-283112

To
Smt. Suman W/o Mangesh Kumar
Village- Raghupura, Post - Iradat Nagar
Agra-283112

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, 2002¹.

As you are aware, I on behalf of **Canara Bank, IRADAT NAGAR 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 **IRADAT NAGAR 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 thereunder, 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