

Ref: LCO/ARM/Sale Notice/KGN/83/2025

Date: 22.01.2025

To

1. M/s KGN Enterprises (Borrower)  
Through its Prop-Shri Nisar Ahmad  
544/1009, Sardar Nagar, Baraura hussain Badi  
Near Bilali Masjid, Balaganj  
Lucknow-226003

2. Shri Nisar Ahmad (Proprietor & Mortgagor)  
S/o Shri Khursheed Ahmed  
473/234, T G Hostel Road  
Purani Baans Mandi  
Sitapur Road, Lucknow

3. Smt. Shamim (Guarantor)  
W/o Mohd Shuaib  
544/1009 Ka, Almas Bagh  
Hasrat Town, Baraura Hussain badi  
Balaganj, Lucknow- 226003

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)& 9(1) of the Security Interest (Enforcement) Rules, 2002.**

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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 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,

  
AUTHORISED OFFICER,  
CANARA BANK

ENCLOSURE – 1. SALE NOTICE

2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.01.2025**

**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 Borrower & Guarantors :**

1. M/s KGN Enterprises (Borrower)  
 Through its Prop-Shri Nisar Ahmad  
 544/1009, Sardar Nagar, Baraura hussain Badi  
 Near Bilali Masjid, Balaganj  
 Lucknow-226003

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 544/1009 Ka, Almas Bagh  
 Hasrat Town, Baraura Hussain badi  
 Balaganj, Lucknow- 226003

**3. Total Liabilities:** Rs.22,07,096.66/- plus Ints.(w.e.f. 01.05.2021) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any,

**4. Mode of Auction** : E-auction

<b>Details of Auction service provider</b>	M/s PSB Alliance (BAANKNET) Contact no. +91 82912 20220 Email id: support.BAANKNET@psballiance.com
<b>Date &amp; Time of Auction</b>	<b>20.02.2025 between 10:00 AM to 2:00 PM</b> (With unlimited extensions of 5 minutes duration each)
<b>Place of Auction</b>	<a href="https://baanknet.com/">https://baanknet.com/</a>

**5. Reserve Price:**

S.N	Property Address	Reserve Price	EMD
I	Land & Building situated at Khata No.00106, Khasra No.181 sa, situated at Village-Lohramau, Ward-Faizullaganj Lucknow area-130.112 sqm.	Rs.32,97,000/-	Rs.3,29,700/-

**6. Other terms and Conditions:**

- a. Auction/bidding shall be only through "online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.



- l. Authorized 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 0522-2307898/8173007833/7905869981/9451914461/6387225284,7972690456,9634016436) e-mail id cb5248@canarabank.com. OR the service provider M/s PSB Alliance (BAANKNET) Contact No., +91 82912 20220 Email ID: support.BAANKNET@psballiance.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: 22.01.2025

  
AUTHORISED OFFICER  
CANARA BANK

