



COVERING LETTER TO SALE NOTICE

Ref: ROMTR/4035/SALE-NOTICE/MADHAV ENT/2023

Date: 19-12-2023

To,

| | | | |
|----|---|----|--|
| 1. | M/s Madhav Enterprises (Borrower) Prop. Shri Amit Agrawal Shop no 173, Kishan Bazar Sonkh Road, Mathura (U P) 281004 | 2. | Shri Amit Agrawal S/o Bankey Bihari Agrawal H No. 1097 Old Cantt, Sadar Bazar Mathura (U P) 281001 (Guarantor) |
| 3. | Smt. Kripa Agrawal (Guarantor) W/o Bankey Bihari Agrawal H No. 1097 Old Cantt, Sadar Bazar Mathura (U P) 281001 | 4. | Shri Rupendra Singh (Guarantor) S/o Gajendra Singh Opp. Mandi Samit, Sonkh Road Mathura (U P) 281004 |

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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of **Canara Bank, Mathura SME 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 Mathura SME 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 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) 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 Mathura SME branch of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” basis on **29-01-2024**, for recovery of **Rs.35,08,105.50 +interest + other charges** due to the Mathura SME branch of Canara Bank from:

| | | | |
|----|--|----|--|
| 1. | M/s Madhav Enterprises (Borrower) Prop.Shri Amit Agrawal Shop no 173, Kishan Bazar Sonkh Road, Mathura (U P) 281004 | 2. | Shri Amit Agrawal S/o Bankey Bihari Agrawal H No. 1097 Old Cantt, Sadar Bazar Mathura (U P) 281001 (Guarantor) |
| 3. | Smt. Kripa Agrawal (Guarantor) W/o Bankey Bihari Agrawal H No. 1097 Old Cantt, Sadar Bazar Mathura (U P) 281001 | 4. | Shri Rupendra Singh (Guarantor) S/o Gajendra Singh Opp. Mandi Samit, Sonkh Road Mathura (U P) 281004 |

Reserve Price and Earnest Money Deposit:

| S.No | Property Address | Reserve Price (Rs) | EMD (Rs) |
|------|---|--------------------|------------|
| 1 | All that part & parcel of land & building at Khasra No. 164 Mi One Kita Plot Land situated at Mauza Palikhera Andrun Shri Nath Puram Colony, Tehsil & Distt. Mathura measuring 100.33 sqm in the name of Smt. Kripa Agrawal w/o Bankey Bihar Agrawal. | 29,76,000/- | 2,97,600/- |

The Earnest Money Deposit shall be deposited on or before 24-01-2024 up to 5:00 PM.

Details of Properties:

| S.no | Property | Boundaries | |
|------|---|------------|---|
| 1 | All that part & parcel of land & building at Khasra No. 164 Mi One Kita Plot Land situated at Mauza Palikhera Andrun Shri Nath Puram Colony, Tehsil & Distt. Mathura measuring 100.33 sqm in the name of Smt. Kripa Agrawal w/o Bankey Bihar Agrawal. | East | House of Ramveer Chaudhary |
| | | West | Rasta 20 feet wide |
| | | North | Plot Inkalab Ahamed |
| | | South | Remaining part of said plot of smt. Satyawati Goyal |

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, Canara Bank Mathura SME branch, Ph. No. 8192804599, 9468724655, 9412755034 during office hours on any working day.

Date: 19-12-2023

Authorised Officer



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19-12-2023

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

| | | | |
|----|---|----|--|
| 1. | M/s Madhav Enterprises (Borrower) Prop. Shri Amit Agrawal Shop no 173, Kishan Bazar Sonkh Road, Mathura (U P) 281004 | 2. | Shri Amit Agrawal S/o Bankey Bihari Agrawal H No. 1097 Old Cantt, Sadar Bazar Mathura (U P) 281001 (Guarantor) |
| 3. | Smt. Kripa Agrawal (Guarantor) W/o Bankey Bihari Agrawal H No. 1097 Old Cantt, Sadar Bazar Mathura (U P) 281001 | 4. | Shri Rupendra Singh (Guarantor) S/o Gajendra Singh Opp. Mandi Samit, Sonkh Road Mathura (U P) 281004 |

3. Total Liabilities : **Rs. 35,08,105.50+interest + other charges**
4. a) Mode of Auction : E-auction
- b) 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: eauction@ccsl.co.in/ccsleauction@gmail.com
- c) Date & Time of Auction : **29-01-2024 between 11:30 AM to 12:30 PM**
- d) Place of Auction : E-auction

5. Reserve Price:

| S.No | Property Address | Reserve Price (Rs) | EMD (Rs) |
|------|---|--------------------|------------|
| 1 | All that part & parcel of land & building at Khasra No. 164 Mi One Kita Plot Land situated at Mauza Palikhera Andrun Shri Nath Puram Colony, Tehsil & Distt. Mathura measuring 100.33 sqm in the name of Smt. Kripa Agrawal w/o Bankey Bihar Agrawal. | 29,76,000/- | 2,97,600/- |

6. Other terms and Conditions:

- a) The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” basis, 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.bankeauctionwizard.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, Mathura SME Branch from on any working day during office 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, Mathura SME Branch OR shall be deposited through RTGS/NEFT to SL-OL-RTGS-NEFT PMT ENS 0, A/c No 209272434 IFSC Code: CNRB0004035 on or before **24-01-2024** up to 05:00 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. Pratap Kanjilal & D D Pakhare, Contact No-9832952602/ 9911293517/ 8898418010/ 080-23469665/9480691777 Email id: eauction@ccsl.co.in/ ccsleauktion@gmail.com
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24-01-2024** up to 05:00 PM, to Canara Bank, Mathura SME 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) 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/- (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 Authorized 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.

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

o) For further details contact Senior Manager, Canara Bank, Mathura SME Branch (Ph. No.) 8192804599, 9468724655, 9412755034 e-mail id cb4035@canarabank.com / romtrrec@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: eauction@csl.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: Mathura
Date: 19-12-2023**

**Authorised Officer
Canara Bank**