

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

REF: CB/KAMLA NAGAR/KRISHNA AGENCIES/SALE/2024

DATE: 05.02.2024

To,

**M/s Krishna Agencies
Plot No 4, ARJ Estate Phase 3,
Mauza Chhalesar Etmadpur
Agra – UP-282006**

Through Its Directors & Guarantors as under : -

- 1. Sri Lokendra Khurana S/o Sri Keval Krishna Khurana
Flat No. 702,7th Floor, Kaveri Kaustubh, Tower-2
Near Bhawna Estate , Sikandra Agra – 282007**
- 2. Smt Kavita Khurana W/o Sri Lokendra Khurana
Flat No. 702,7th Floor, Kaveri Kaustubh, Tower-2
Near Bhawna Estate , Sikandra Agra – 282007**
- 3. Smt Usha Khurana W/o Sri Kewal Krishna Khurana
Flat No. Ex- 133, Bhawna Executive Apartment
1st Floor, Bhawna Estate, Sikandra, Agra – 282007**

Dear Sir/Madam,

Sub: Notice issued in terms of Sec. 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, **Agra Kamla Nagar** branch have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Agra Kamla 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 of **15 days** 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.

**AUTHORISED OFFICER
CANARA BANK**

Encl : Sale Notice.

(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 **Agra Kamla Nagar**(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 **26.02.2024** (mention date of the sale), for recovery of **Rs. 3,93,16,650.73 plus interest and other charges thereon** due to the **Agra Kamla Nagar** (Name of the Branch) of Canara Bank from **M/s Krishna Agencies Through Its Directors & Guarantors as under : - 1. Sri Lokendra Khurana S/o Sri Keval Krishna Khurana , 2. Smt Kavita Khurana W/o Sri Lokendra Khurana & 3. Usha Khurana W/o Sri Kewal Krishna Khurana** (mention name of the Borrower (s)).

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of Commercial Shop Property Situated at Shop No.6 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 353.28 Sqft.	40,38,000.00	4,03,800.00
2	EMT of Commercial Shop Property Situated at Shop No.8 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 200.11 Sqft.	22,88,000.00	2,28,800.00
3	EMT of Commercial Shop Property Situated at Shop No.9,10 & 11 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 917.01 Sqft.	1,04,81,000.00	10,48,100.00
4	EMT of Commercial Shop Property Situated at Shop No. 10 & 11 at Ground Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Smt Usha Khurana W/o Sri Kewal Krishna Khurana measuring 539.94 Sqft.	61,69,000.00	6,16,900.00
5	EMT of Commercial Shop Property Situated at Shop No.12 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Smt Kavita Khurana W/o Lokendra Khurana measuring 244.89 Sqft.	27,98,000.00	2,79,800.00

The Earnest Money Deposit shall be deposited on or before **22.02.2024** up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1	EMT of Commercial Shop Property Situated at Shop No.6 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 353.28 Sqft.	East	Passage
		West	Shop No. 9
		North	Shop No. 7 & 8
		South	Others Property
S.no	Property	Boundaries	
2	EMT of Commercial Shop Property Situated at Shop No.8 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 200.11 Sqft.	East	Shop No. 7
		West	Shop No. 9
		North	1.52 M Wd. Gallery
		South	Shop No. 6
S.no	Property	Boundaries	
3	EMT of Commercial Shop Property Situated at Shop No.9,10 & 11 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 917.01 Sqft	East	Shop No. 6 & 8
		West	Shop No. 12
		North	Service Road NH-2
		South	Others Property
S.no	Property	Boundaries	
4	EMT of Commercial Shop Property Situated at Shop No. 10 & 11 at Ground Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Smt Usha Khurana W/o Sri Kewal Krishna Khurana measuring 539.94 Sqft.	East	Shop No.12
		West	Shop No.9
		North	Service Road NH-2
		South	Others Property
S.no	Property	Boundaries	
5	EMT of Commercial Shop Property Situated at Shop No.12 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Smt Kavita Khurana W/o Lokendra Khurana measuring 244.89 Sqft	East	Shop No. 11
		West	Common Stair
		North	1.52 M Wd. Gallery
		South	Others Property

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 **Assistant General Manager ,Agra Kamla Nagar** (Branch name) Canara Bank, Ph. No. 8755559459 during office hours on any working day.

Date: 05.02.2024
Place: Agra

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.02.2024

1. Name and Address of Secured Creditor : Canara Bank, Agra Kamla Nagar(Branch)
2. Name and Address of the Borrower & Guarantors :
Borrower:-

**M/s Krishna Agencies
Plot No 4, ARJ Estate Phase 3,
Mauza Chhalesar Etmadpur
Agra – UP-282006**

Through Its Directors & Guarantors as under : -

1. **Sri Lokendra Khurana S/o Sri Keval Krishna Khurana
Flat No. 702,7th Floor, Kaveri Kaustubh,Tower-2
Near Bhawna Estate , Sikandra Agra – 282007**
2. **Smt Kavita Khurana W/o Sri Lokendra Khurana
Flat No. 702,7th Floor,Kaveri Kaustubh,Tower-2
Near Bhawna Estate , Sikandra Agra – 282007**
3. **Smt Usha Khurana W/o Sri Kewal Krishna Khurana
Flat No. Ex- 133,Bhawna Executive Apartment
1st Floor, Bhawna Estate, Sikandra, Agra – 282007**

3. Total Liabilities as on **05.02.2024 : Rs. 3,93,16,650.73** plus interest & Other expenses thereon

4. a) Mode of Auction : E-auction

b) Details of Auction service provider: **M/S Canbank computer Services Ltd
218,JP Royale, Sampige Road
Malleshwaram, Bangalore -3
Email: eauction@csl.co.in**

c) Date & Time of Auction: **26.02.2024 & 11:30 am to 12:30 pm** (with extension of 5 min duration each till the conclusion of sale)

d) Place of Auction: **www.indianbankseauction.com**

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of Commercial Shop Property Situated at Shop No.6 at Ist Floor, Vashishtha Complex, NH -2 Service Road, Hariparwat Ward, Tehsil& Distt Agra in the name of Sri Lokendra Khurana S/o Sri Kewal Krishna Khurana measuring 353.28 Sqft.	40,38,000.00	4,03,800.00
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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, Agra Kamla Nagar Branch from **10.02.2024 to 22.02.2024**.
- 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, Agra Kamla Nagar Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, A/c No 209272434 IFSC Code: CNRB0001469** on or before **22.02.2024** (Date mention here) by 5 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,218,JP Royale, Sampige Road, Malleshwaram, Bangalore -3, Contact no. 1) Sathianathan K M (Marketing Head) 8088415522/8762579551, 2)Saravanan (9444805621); Email id: eauction@csl.co.in.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.02.2024 (date) upto 5 PM**, to Canara Bank, Agra Kamla Nagar 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 computer Services Ltd,218,JP Royale, Sampige Road, Malleshwaram, Bangalore -3,Contact no. 1) Sathianathan K M (Marketing Head) 8088415522/8762579551, 2)Saravanan (9444805621); Email id: eauction@csl.co.in.
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs10000 (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.
- k) 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.
- l) 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned branch who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Assistant General Manager, Canara Bank, Agra Kamla Nagar Branch (Ph. No 8755559459) e-mail id cb1469@canarabank.com** OR the service provider M/S Canbank computer Services Ltd,218,JP Royale, Sampige Road, Malleshwaram, Bangalore -3, Contact no. 1) Sathianathan K M (Marketing Head) 8088415522/8762579551, 2)Saravanan (9444805621); Email id: eauction@ccsl.co.in.

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: AGRA
Date: 05.02.2024

Authorised Officer
Canara Bank