



**COVERING LETTER TO 30 DAYS SALE NOTICE**

Ref: ROKPR2/JHS MEDICAL ROAD/5878/SN/ARNAV AGENCIES/SALE MAR2024

Date: 02-02-2024

To

<b>M/s Arnav Agencies</b> Address: First Floor, 00, 172 Talaiya Deendayal Market, Minerva Chauraha Jhansi, Tehsil and District Jhansi, Uttar Pradesh- 284001.	<b>Mr. Gaurav Gupta S/o Shri Santosh Kumar Gupta</b> Address: 48, Hajaryana, Bada Bazar, Jhansi Khas, Tehsil and District Jhansi, Uttar Pradesh- 284402.
<b>Mr. Saurabh Gupta S/o Shri Santosh Kumar Gupta</b> Address: 56, Hajaryana, Bada Bazar, Jhansi Khas Tehsil and District Jhansi, Uttar Pradesh- 284402.	<b>Mrs. Rekha Gupta w/o Gaurav Gupta</b> Address: 56, Hajaryana, Bada Bazar, Jhansi Khas Tehsil and District Jhansi, Uttar Pradesh- 284402.
<b>Shri Santosh Kumar Gupta S/o Shri Ram Sevak</b> Address: 56, Hajaryana, Bada Bazar, Jhansi Khas, Tehsil and District Jhansi, Uttar Pradesh- 284402.	

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) and rule 9 of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, JHANSI MEDICAL ROAD 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 JHANSI MEDICAL ROAD 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,

**कृते केनरा बैंक**  
**For CANARA BANK**

**प्राधिकृत अधिकारी / Authorised Officer**  
क्षेत्रीय कार्यालय, कानपुर-2 Regional Office, Kanpur-2

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

Internal



**30 DAYS 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) and Rule 9 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 /Physical possession of which has been taken by the Authorised Officer of JHANSI MEDICAL ROAD Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 07.03.2024 for recovery of Rs. 12,32,681.96/- (Rupees Twelve Lakh Thirty Two Thousand Six Hundred Eighty One and Paise Ninety Six Only) (plus interests, costs and other charges MINUS Recovery if any ) due to the JHANSI MEDICAL ROAD Branch of Canara Bank from M/s Arnav Agencies (Borrower), Mr. Gaurav Gupta S/o Shri Santosh Kumar Gupta (Proprietor), Mr. Saurabh Gupta S/o Shri Santosh Kumar Gupta (Guarantor and Mortgagor), Mrs. Rekha Gupta W/o Gaurav Gupta (Guarantor and Mortgagor) and Shri Santosh Kumar Gupta S/o Shri Ram Sevak (Guranator).

**Reserve Price and Earnest Money Deposit:**

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<p><b>PROPERTY 1:</b> All that part &amp; parcel of Residential House situtaed on ward No. 41 Near Annpoorana Temple, Mauja- Dadiapura Pratham, Khata No. 00075, part of Arajai No. 356, Jhansi, Tehsil and District Jhansi, Uttar Pradesh admeasuring 625.00 Sq. Ft. or 58.09 Sq. Mtr. in the name of Mr. Saurabh Gupta S/o Shri Santosh Kumar Gupta.</p> <p><b>PROPERTY 2:</b> All that part &amp; parcel of Residential House situtaed on ward No. 41 Near Annpoorana Temple, Mauja- Dadiapura Pratham, Khata No. 00075, part of Arajai No. 356, Jhansi, Tehsil and District Jhansi, Uttar Pradesh admeasuring 625.00 Sq. Ft. or 58.09 Sq. Mtr. in the name of Mr. Rekha Gupta S/o Mr. Gaurav Gupta</p> <p><u>Note: Property No.1 and Property No. 2 have separate registries and separate EMT's,However, since the House/Property is constructed conjointly on both the land parcels,the House/Property is being e-auctioned as a single unit.</u></p>	Rs. 29,79,000/-	Rs. 2,97,900/-

The Earnest Money Deposit shall be deposited on or before 06.03.2024 up to 5:00 PM.

**Details of Properties:**

S.no	Property	Boundaries (As Per Sale Deed)	
1.	<p><b>PROPERTY 1:</b> All that part &amp; parcel of Residential House situtaed on ward No. 41 Near Annpoorana Temple, Mauja- Dadiapura Pratham, Khata No. 00075, part of Arajai No. 356, Jhansi, Tehsil and District Jhansi, Uttar Pradesh admeasuring 625.00 Sq. Ft. or 58.09 Sq. Mtr. in the name of Mr. Saurabh Gupta S/o Shri Santosh Kumar Gupta</p>	East	House of Smt. Jamna Bai
		West	Way 4.57 Meter
		North	Plot of Smt. Rekha Gupta
		South	Way 4.57 Meter
2.	<p><b>PROPERTY 2:</b> All that part &amp; parcel of Residential House situtaed on ward No. 41 Near Annpoorana Temple, Mauja- Dadiapura Pratham, Khata No. 00075, part of Arajai No. 356, Jhansi, Tehsil and Jhansi, Uttar Pradesh admeasuring 625.00 Sq. Ft. or 58.09 Sq. the name of Mr. Rekha Gupta S/o Mr. Gaurav Gupta.</p>	Boundaries (As Per Sale Deed)	
		East	House of Smt. Jamna Bai
		West	Way 4.57 Meter
		North	House of Smt. Urmila Devi Gupta
	South	Plot Seller	

Note: Property No.1 and Property No. 2 have separate registries and separate EMT's,However, since the House/Property is constructed conjointly on both the land parcels,the House/Property is being e-auctioned as a single unit.

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Branch Head, JHANSI MEDICAL ROAD branch Canara Bank, Ph. No. 8447099248 during office hours on any working day.

Place: JHANSI  
Date: 02-02-2024

कृते केनरा बैंक  
For CANARA BANK  
Authorised Officer  
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02-02-2024

1. Name and Address of Secured Creditor : Canara Bank, JHANSI MEDICAL ROAD Branch  
2. Name and Address of the Borrower & Guarantors :

M/s Arnav Agencies Address: First Floor, 00, 172 Talaiya Deendayal Market, Minerva Chauraha Jhansi, Tehsil and District Jhansi, Uttar Pradesh- 284001.	Mr. Gaurav Gupta S/o Shri Santosh Kumar Gupta Address: 48, Hajaryana, Bada Bazar, Jhansi Khas, Tehsil and District Jhansi, Uttar Pradesh- 284402.
Mr. Saurabh Gupta S/o Shri Santosh Kumar Gupta Address: 56, Hajaryana, Bada Bazar, Jhansi Khas Tehsil and District Jhansi, Uttar Pradesh- 284402.	Mrs. Rekha Gupta w/o Gaurav Gupta Address: 56, Hajaryana, Bada Bazar, Jhansi Khas Tehsil and District Jhansi, Uttar Pradesh- 284402.
Shri Santosh Kumar Gupta S/o Shri Ram Sevak Address: 56, Hajaryana, Bada Bazar, Jhansi Khas Tehsil and District Jhansi, Uttar Pradesh- 284402.	

3. Total Liabilities as on 12.09.2023 : Rs. 12,32,681.96/- (Rupees Twelve Lakh Thirty Two Thousand Six Hundred Eighty One and Paise Ninety Six Only) (plus further interest, costs and expenses MINUS Recovery if any).  
a) Mode of Auction : E-auction  
b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in/](mailto:eauction@ccsl.co.in/)  
c) Date & Time of Auction : 07.03.2024 between 11:00 AM to 12:30 PM  
d) Place of Auction : online

4. Reserve Price:

S. No.	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<b>PROPERTY 1:</b> All that part & parcel of Residential House situtaed on ward No. 41 Near Annpoorana Temple, Mauja- Dadiapura Pratham, Khata No. 00075, part of Araji No. 356, Jhansi, Tehsil and District Jhansi, Uttar Pradesh admeasuring 625.00 Sq. Ft. or 58.09 Sq. Mtr. in the name of Mr. Saurabh Gupta S/o Shri Santosh Kumar Gupta <b>PROPERTY 2:</b> All that part & parcel of Residential House situtaed on ward No.	Rs. 29,79,000/-	Rs. 2,97,900/-

Internal



<p>41 Near Annpurna Temple, Mauja- Dadiapura Pratham, Khata No. 00075, part of Arajai No. 356, Jhansi, Tehsil and District Jhansi, Uttar Pradesh admeasuring 625.00 Sq. Ft. or 58.09 Sq. Mtr. in the name of Mr. Rekha Gupta S/o Mr. Gaurav Gupta.</p> <p><u>Note: Property No.1 and Property No. 2 have separate registries and separate EMT's,However, since the House/Property is constructed conjointly on both the land parcels,the House/Property is being e-auctioned as a single unit.</u></p>		
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### 5. Other terms and Conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseaction.com](http://www.indianbankseaction.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, JHANSI MEDICAL ROAD branch from 20.02.2024 TO 06.03.2024.
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank JHANSI MEDICAL ROAD Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, JHANSI MEDICAL ROAD Branch, A/c No 209272946 IFSC Code: CNRB0005878 on or before 06.03.2024 up to 5:00 pm.
- e) 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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 06.03.2024 up to 5.00 PM, to Canara Bank, JHANSI MEDICAL ROAD 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.
- g) The intending bidders should register their names at portal [www.indianbankseaction.com](http://www.indianbankseaction.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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
- 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 multiples of Rs.25000/-. 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. 50.00 Lakh (Rupees Fifty lakh) 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 Regional Office who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Canara Bank, JHANSI MEDICAL ROAD (Ph. No. 8447099248) e-mail id: [cb5878@canarabank.com](mailto:cb5878@canarabank.com) OR the service provider M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in/](mailto:eauction@ccsl.co.in/)

p) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised officer/Secured Creditors in this regard at a later date.

#### 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: JHANSI  
Date: 02-02-2024

कृते केनरा बैंक  
For CANARA BANK  
[Signature]  
Authorised Officer  
क्षेत्रीय कार्यालय कानपुर-2 Regional Office, Kanpur-2  
Canara Bank

Internal