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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

1. 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) & 9 (1) 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 the Canara Bank., will be sold on **“As is where is”, “As is what is”, and “Whatever there is “ without recourse basis”** on **24.01.2024** for recovery of **Rs.2,88,57,502/- plus Ints.(w.e.f. 31.12.2022)** plus other expenses as per demand notice minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

1. M/s Savitri Devi Ice and Cold Storage (Borrower)
2. Smt Savitri Devi (Mortgagor, Guarantor & Legal Heirs)
3. Shri Amit Kumar (Mortgagor, Guarantor & Legal Heirs)
4. Rachna Dubey (Mortgagor & Legal Heir)
5. Rekha Pandey (Partner)
6. Shri Madhur (Mortgagor & Legal Heir)
7. Shri Atul Kumar (Mortgagor & Legal Heir)
8. Shri Sumit Kumar (Mortgagor & Legal Heir)

**Reserve Price and Earnest Money Deposit:**

S.No	Property Address	Reserve Price	EMD
1	<b>Prop1</b> - Cold storage property bearing Arazi abadi no.882,884,885,886KH,887 & 925 situated at Mauza Kusmara Dehat, Pargana & Tehsil Bhongaon (Kishni) & District Mainpuri. Area 5910 Sqmt (0.591 Hec)	Rs.5,55,03,000/-	Rs.55,50,300/-
	<b>Prop 2</b> - Property on Nagar Panchayat Premises no.100 situated at Kasba Kusmara, Tehsil Bhogaon (Kishni) district Mainpuri. Area 141.26 Sqmt (1520 Sqft)	Rs.62,97,000/-	Rs.6,29,700/-

The Earnest Money Deposit shall be deposited on or before **23.01.2024 upto 5:00 PM.**

**Details of Properties:**

S.N	Property	Boundaries	
1	Cold storage property bearing Arazi abadi no.882,884,885,886KH,887 & 925 situated at Mauza Kusmara Dehat, Pargana & Tehsil Bhongaon (Kishni) & District Mainpuri. Area 5910 Sqmt (0.591 Hec)	East	Khet of Shiv Kumar
		West	Khet of Shiv Kumar
		North	Khet of Shiv Kumar
		South	Bishnugarh to Kusmara Road
2	Property on Nagar Panchayat Premises no.100 situated at Kasba Kusmara, Tehsil Bhogaon (Kishni) district Mainpuri. Area 141.26 Sqmt (1520 Sqft)	East	Khet of Rajendra Prasad
		West	Road Pukhta Bye Pass
		North	Plot of Bharat Singh Chaudhary

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,



		South	Shop of Shyam Kumari Mishra
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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 Chief Manager, ARM Branch Canara Bank, Ph. No. 0522-2307898 during office hours on any working day.

Date: 18.12.2023  
Place: Lucknow

AUTHORISED OFFICER  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.12.2023**

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 Savitri Devi Ice and Cold Storage (Borrower)  
Arazi Abadi no.882,884,886,887 & 825  
Mauza Kusmara dehaat, Tehsil Kishni  
District Mainpuri- 205303
- Also at-
- Etawah Road, Kushmara  
Mainpuri – 205304
2. Smt Savitri Devi (Mortgagor, Guarantor & Legal Heirs)  
W/o Late Satish Chandra  
Premises no.100, Kasba Kushmara  
Tehsil Bhogaon (Kisni), Mainpuri- 205303
3. Shri Amit Kumar (Mortgagor, Guarantor & Legal Heirs)  
S/o Late Satish Chandra  
Premises no.100, Kasba Kushmara  
Tehsil Bhogaon (Kisni), Mainpuri- 205303
4. Rachna Dubey (Mortgagor & Legal Heir)  
D/o Late Satish Chandra  
Premises no.100, Kasba Kushmara  
Tehsil Bhogaon (Kisni), Mainpuri- 205303
5. Rekha Pandey (Partner)  
W/o Shri Amit Kumar  
Near Bus Stand, Kushmara, Mainpuri-205303
6. Shri Madhur (Partner, Mortgagor & Legal Heir)  
S/o Late Satish Chandra  
Premises no.100, Kasba Kushmara  
Tehsil Bhogaon (Kisni), Mainpuri- 205303
7. Shri Atul Kumar (Partner, Mortgagor & Legal Heir)  
S/o Late Satish Chandra  
Premises no.100, Kasba Kushmara  
Tehsil Bhogaon (Kisni), Mainpuri- 205303
8. Shri Sumit Kumar (Partner, Mortgagor & Legal Heir)  
S/o Late Satish Chandra  
Premises no.100, Kasba Kushmara  
Tehsil Bhogaon (Kisni), Mainpuri- 205303



1 **Total Liabilities: Rs.2,88,57,502/- plus Ints.(w.e.f. 31.12.2022) other expenses as per Demand notice minus amount paid/recovered thereafter, if any**

2 **Modof Auction** : E-auction

<b>Details of Auction service provider</b>	M/s CANBANK COMPUTER SERVICES LTD Mr Pratap Kanjilal / D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777 Email id: <a href="mailto:eauction@csl.co.in">eauction@csl.co.in</a> / <a href="mailto:ccsleauction@gmail.com">ccsleauction@gmail.com</a>
<b>Date &amp; Time of Auction</b>	<b>24.01.2024 between 11:30AM to 01:00 PM</b> (With unlimited extensions of 5 minutes duration each)
<b>Place of Auction</b>	<a href="https://indianbankseaction.com">https:// indianbankseaction.com</a>

3 **Reserve Price:**

S.No	Property Address	Reserve Price	EMD
1	<b>Prop1</b> - Cold storage property bearing Arazi abadi no.882,884,885,886KH,887 & 925 situated at Mauza Kusmara Dehat, Pargana & Tehsil Bhongaon (Kishni) & District Mainpuri. Area 5910 Sqmt (0.591 Hec)	Rs.5,55,03,000/-	Rs.55,50,300/-
	<b>Prop 2-</b> Property on Nagar Panchayat Premises no.100 situated at Kasba Kusmara, Tehsil Bhogaon (Kishni) district Mainpuri. Area 141.26 Sqmt (1520 Sqft)	Rs.62,97,000/-	Rs.6,29,700/-

**6. Other terms and Conditions:**

- a. Auction/bidding shall be only through "online Electronic Bidding" through the website <https://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, ARM Branch on any working day during office hours.
- 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, ARM Branch Lucknow OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account "SL-OL-RTGS-NEFT PMT ENS 0" account no. **209272434 IFSC Code:CNRB0005248 on or before 23.01.2024 upto 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., Mr Pratap Kanjilal / D D Pakhare, Contact No.



- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.01.2024 upto 5:00 PM**, to Canara Bank ARM Branch Lucknow, by hand or by email ([cb5248@canarabank.com](mailto:cb5248@canarabank.com)).
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
  - Bidders Name, 2Contact Nos, Address, E- Mail Id.
  - Bidder's A/c details alongwith cancelled cheque for online refund of EMD.
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000.00. 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.
- i. 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.
- j. For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS @ 1% or applicable as on date on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. GST if applicable should be paid as per GST Act.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised 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 0522-2307898/8173007833/7905869981/80090057589/9451914461) e-mail id





cb5248@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@ccsl.co.in](mailto:eauction@ccsl.co.in) / [ccsleauction@gmail.com](mailto: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: Lucknow  
Date: 18.12.2023

AUTHORISED OFFICER  
CANARA BANK

