

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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **working days in office hours between 19/06/2023 and 23/06/2023.**
- d. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.76,700.00**, being 10 % of the Reserve Price, by way of DD/RTGS/NEFT favouring, Authorised Officer, **Canara Bank, Shamshabad Branch on or before 23/06/2023 before 04:00 PM.**
- e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within **15** days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs.50,00,000.00 (Rupees Fifty Lacs Only), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. **For further details Contact (authorised officer Canara Bank Regional Office 2 Agra - 8103156082 and Branch Manager Shamshabad Branch - 7905145624) may be contacted during office hours on any working day.**

ANNEXURE - 14

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref : 6967/SALE/SHAMSHABAD/8696140000141/06/2023

Date: 05/06/2023

To

Smt. SHAHNAJ BEGUM
W/o Shri. RAHEESH QURAISHI
R/o House No. 133, MOHALLA GOPALPURA,
SHAMSABAD, Agra - 283125

Dear Sir,

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) of the Security Interest (Enforcement) Rules, 2002¹.

As you are aware, I on behalf of **Canara Bank, Shamshabad 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 **Shamshabad 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 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 – SALE NOTICE