



COVERING LETTER TO SALE NOTICE

Ref: ROKPR1/SALE/SIWANSI/ETAWAH/2023/001

Date: 23/11/2023

To,

M/S SIWANSI CONCRETE PRODUCT (BORROWER) A-217 AVAS VIKAS COLONY DIST ETAWAH UTTAR PRADESH 206001 919997449546	MR. RAJIV KUMAR PANDEY (MORTGAGOR & BORROWER) S/O SRI KANHAIYA LAL PANDEY A-217 AVAS VIKAS COLONY DIST ETAWAH UTTAR PRADESH 206001 919412183483
MRS. SUDHA PANDEY (MORTGAGOR & GAURANTOR) W/O RAJEEV KUMAR PANDY A-217 AVAS VIKAS COLONY DIST ETAWAH UTTAR PRADESH 206001 919997449546	

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

As you are aware, I on behalf of Canara Bank, **ETAWAH 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 **ETAWAH 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,

Authorised Officer, Canara Bank
Regional office - 1 Kanpur
ENCLOSURE - SALE NOTICE

क्षेत्रीय कार्यालय एचआईजी 1 बी चंद्राविहार लखनपुर विकास नगर कानपुर208012-	Regional Office HIG 1 B Chandra Vihar Lakhapur Vikas Nagar Kanpur -208012
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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 **ETAWAH BRANCH** of the Canara Bank, will be sold on **27/12/2023** “As is where is”, “As is what is”, and “ Whatever there is” for recovery of **Rs. 6,33,91,948/- (RUPEES SIX CRORES THIRTY THREE LAKH NINETY ONE THOUSAND NINE HUNDRED FORTY EIGHT ONLY)** (as on 15/11/2023) (plus interest and other charges thereon from 16/11/2023) due to the **ETAWAH BRANCH** of Canara Bank from **M/S SIWANSI CONCRETE PRODUCT THROUGH SRI RAJIV KUMAR PANDEY S/O SRI KANHAIYA LAL PANDEY (PROPREITOR & MORTGAGOR) AND SMT. SUDHA PANDEY W/O SRI RAJIV KUMAR PANDEY (MORTGAGOR & GAURANTOR)**

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	PROPERTY CONSISTING OF HOUSE NO. 1150/A-218 AND A-217 AT AWAS VIKAS COLONY TEHSIL & DISTRICT ETAWAH TOTAL AREA- 122.48 SQ MTR	Rs. 1,03,62,000/-	Rs. 10,36,200/-
2	PROPERTY CONSISTING OF 1/3 RD PART OF LAND NO. 184 OF AREA 0.2760 HECTARE (SOLD AREA 0.0920 HECTARE) AT SARAI ASAR PARGANA & DISTRICT ETAWAH TOTAL AREA- 0.0920 HECTARE	Rs. 64,40,000/-	Rs. 6,44,000/-
3	PROPERTY CONSISTING OF LAND NO. 23 KH AREA 0.0890 HECTARE AND 29 K AREA 0.1930 HECTARE AT MAUJA SARAI ASAR PARGANA & DISTRICT ETAWAH TOTAL AREA- 0.2820 HECTARE	Rs. 1,97,40,000/-	Rs. 19,74,000/-
4	PROPERTY CONSISTING OF KHATA NO. 182 AND GATA NO. /SURVEY/LAND NO. 103 OF 0.1750 HECTARE AT MAUJA SARAY ASAR PARGANA TEHSIL & DISTRICT ETAWAH TOTAL AREA- 0.1750 HECTARE	Rs. 1,05,00,000/-	Rs. 10,50,000/-

The Earnest Money Deposit shall be deposited on or before 26/12/2023 up to 5:00 PM.

क्षेत्रीय कार्यालय एचआईजी 1 बी चंद्राविहार लखनपुर विकास नगर कानपुर-208012-	Regional Office HIG 1 B Chandra Vihar Lakhapur Vikas Nagar Kanpur -208012
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Details of Properties:

S.no	Property	Boundaries	
1.	PROPERTY CONSISTING OF HOUSE NO. 1150/A-218 AT AWAS VIKAS COLONY TEHSIL & DISTRICT ETAWAH TOTAL AREA- 61.24 SQ MTR	East	HOUSE NO. A-243
		West	4 METER WIDE RASTA COLONY
		North	LIG HOUSE NO. A-217
		South	LIG HOUSE NO. A-219

S.no	Property	Boundaries	
1.	PROPERTY CONSISTING OF HOUSE NO. 1150/A-217 AT AWAS VIKAS COLONY TEHSIL & DISTRICT ETAWAH TOTAL AREA- 61.24 SQ MTR	East	HOUSE NO. A-242
		West	RASTA COLONY
		North	LIG HOUSE NO. A-216
		South	LIG HOUSE NO. A-218

S.no	Property	Boundaries	
2.	PROPERTY CONSISTING OF 1/3 RD PART OF LAND NO. 184 OF AREA 0.2760 HECTARE (SOLD AREA 0.0920 HECTARE) AT SARAI ASAR PARGANA & DISTRICT ETAWAH TOTAL AREA- 0.0920 HECTARE	East	LAND OF SHAMSHAN & RAM BHAROSE
		West	LAND DEEGRAAN
		North	REST LAND SELLER
		South	LAND SATYABATI W/O DALVEER SINGH

S.no	Property	Boundaries	
3.	PROPERTY CONSISTING OF LAND NO. 23 KH AREA 0.0890 HECTARE AND 29 K AREA 0.1930 HECTARE AT MAUJA SARAI ASAR PARGANA & DISTRICT ETAWAH TOTAL AREA- 0.2820 HECTARE	East	KHET SURESH SINGH YADAV
		West	LINK ROAD AND PLOT DR. BALBEER SINGH
		North	HOUSE OF BALAKRAM
		South	PLOT OF RAMBRESH

S.no	Property	Boundaries	
4.	PROPERTY CONSISTING OF KHATA NO. 182 AND GATA NO. /SURVEY/LAND NO. 103 OF 0.1750 HECTARE AT MAUJA SARAY ASAR PARGANA TEHSIL & DISTRICT ETAWAH TOTAL AREA- 0.1750 HECTARE	East	CHAK ROAD
		West	LAND BHUDAN
		North	LAND YADAV JI
		South	LAND BHUDAN



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 Divisional Manager, Regional Office-1, Canara Bank (Ph. No.7317714918) during office hours on any working day.

Place: KANPUR
Date: 23/11/2023

AUTHORISED OFFICER
CANARA BANK
Regional office - 1 Kanpur

क्षेत्रीय कार्यालय
एचआईजी 1 बी
चंद्राविहार लखनपुर विकास नगर
कानपुर-208012-

Regional Office
HIG 1 B
Chandra Vihar Lakhapur Vikas Nagar
Kanpur -208012



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23/11/2023

1. Name and Address of Secured Creditor : Canara Bank, Kanpur ETAWAH Branch

2. Name and Address of the Borrower & Guarantors :

M/S SIWANSI CONCRETE PRODUCT (BORROWER) A-217 AVAS VIKAS COLONY DIST ETAWAH UTTAR PRADESH 206001 919997449546	MR. RAJIV KUMAR PANDEY (MORTGAGOR & BORROWER) S/O SRI KANHAIYA LAL PANDEY A-217 AVAS VIKAS COLONY DIST ETAWAH UTTAR PRADESH 206001 919412183483
MRS. SUDHA PANDEY (MORTGAGOR & GAURANTOR) W/O RAJEEV KUMAR PANDY A-217 AVAS VIKAS COLONY DIST ETAWAH UTTAR PRADESH 206001 919997449546	

Liabilities in total as on 15/11/2023: **Rs. 6,33,91,948/- (RUPEES SIX CRORES THIRTY THREE LAKH NINETY ONE THOUSAND NINE HUNDRED FORTY EIGHT ONLY)** (plus further interest and expenses from 16/11/2023)

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/

c) Date & Time of Auction : 27/12/2023 between 11:00 AM to 2:30 PM

d) Place of Auction : E-auction (Online)

3. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	PROPERTY CONSISTING OF HOUSE NO. 1150/A-218 AND A-217 AT AWAS VIKAS COLONY TEHSIL & DISTRICT ETAWAH TOTAL AREA- 122.48 SQ MTR	Rs.1,03,62,000/-	Rs. 10,36,200/-
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4	PROPERTY CONSISTING OF KHATA NO. 182 AND GATA NO. /SURVEY/LAND NO. 103 OF 0.1750 HECTARE AT MAUJA SARAY ASAR PARGANA TEHSIL & DISTRICT ETAWAH TOTAL AREA- 0.1750 HECTARE	Rs. 1,05,00,000/-	Rs. 10,50,000/-
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4. Other terms and Conditions:

- a) The properties will be sold on **27/12/2023** “As is where is”, “As is what is”, and “Whatever there 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, **ETAWAH , BRANCH** from 26/11/2023 to 26/12/2023.
- 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, **ETAWAH BRANCH** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Regional Office Kanpur 1, G/L No 209272434 IFSC Code: CNRB0002788 on or before 26/12/2023 5:00 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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.co.in
- g) After payment of the Earnest Money Deposited (Hereinafter referred to as “EMD”) amount, the intending bidders should submit a copy of the following documents/details on or before 26/12/2023 up to 5.00 PM, to Canara Bank, **ETAWAH 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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.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 **Rs.25,000/-**.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. 50,00,000/- (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. and prior encumbrance charges like house tax, water tax, electricity bill etc., as applicable shall be borne by the successful bidder only.
- n) Authorized 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 Circle office or Regional Office who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact, Canara Bank, **ETAWAH BRANCH** (Ph. No. 98397655687/9399692876) e-mail id: cb2788@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/

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: KANPUR
Date: 23/11/2023

Authorised Officer
Canara Bank
Regional office - 1 Kanpur

क्षेत्रीय कार्यालय
एचआईजी 1 बी
चंद्राविहार लखनपुर विकास नगर
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