

COVERING LETTER TO SALE NOTICE

Ref: MATHURA/SALENOTICE/TEETU/2023-24

Date: 22-08-2023

To,

1. Shri Teetu (Borrower)  
S/o Shri Bachhu Singh  
Madhuvan Vatika, Maholi  
Mathura - 281121

2. Shri Ravindra Pratap Singh (Guarantor)  
S/O Shri Mahendra Singh  
KA 191, Dakshini Bhag, Karamyogi Nagar  
Techmen City Mathura - 281001

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of **Canara Bank, AURANGABAD BANGAR 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 **AURANGABAD BANGAR 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 under the subject Act/ or any other law in force.

Yours faithfully,

Authorised Officer  
Canara Bank

ENCLOSURE - 1. SALE NOTICE  
2. 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 provision 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 **AURANGABAD BANGAR Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, “ Whatever there is” and “without recourse” basis on **30-09-2023**, for recovery of **Rs 12,58,652.59** + interest + other charges due to the AURANGABAD BANGAR branch of Canara Bank from:

- |   |             |
|---|-------------|
| 1. Shri Teetu<br>S/o Shri Bachhu Singh<br>Madhuvan Vatika, Maholi<br>Mathura - 281121   | (Borrower)  |
| 2. Shri Ravindra Pratap Singh<br>S/O Shri Mahendra Singh<br>KA 191, Dakshini Bhag, Karamyogi Nagar<br>Techmen City Mathura - 281001 | (Guarantor) |

**Reserve Price and Earnest Money Deposit:**

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<b>Residential property at plot No 41, Khasra No 273, 274 &amp; 275, Mauza Maholi, inside Madhuvan Vatika colony Tehsil &amp; Dist. Mathura.</b>  <b>Total area measuring 79.36 sq. mt. Property owned by Sri Teetu S/O Bachhu Singh</b>	11,12,000.00	1,11,200.00

The Earnest Money Deposit shall be deposited on or before **28-09-2023** up to **5:00 PM**.

Details of Properties:

S.no	Property	Boundaries	
1	<b>Residential property at plot No 41, Khasra No 273, 274 &amp; 275, Mauza Maholi, inside Madhuvan Vatika colony Tehsil &amp; Dist. Mathura.</b>  <b>Total area measuring 79.36 sq. mt. Property owned by Sri Teetu S/O Bachhu Singh</b>	<b>EAST</b>	Plot No 40
		<b>WEST</b>	Chak Road 7 ft wide
		<b>NORTH</b>	Plot No 42
		<b>SOUTH</b>	Road 9 mtr wide

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 Manager, **AURANGABAD BANGAR Branch** Canara Bank, Ph. No. 91-9653081950 , 9456069139 during office hours on any working day.

**Date: 22-08-2023**

**Authorised Officer**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22-08-2023**

1. Name and Address of Secured Creditor : Canara Bank, AURANGABAD BANGAR
2. Name and Address of the Borrower & Guarantors :
  1. Shri Teetu (Borrower)  
S/o Shri Bachhu Singh  
Madhuvan Vatika, Maholi  
Mathura - 281121
  2. Shri Ravindra Pratap Singh (Guarantor)  
S/O Shri Mahendra Singh  
KA 191, Dakshini Bhag, Karamyogi Nagar  
Techmen City Mathura - 281001
3. Total Liabilities : **Rs 12,58,652.59 + interest + other charges** as per demand notice minus amount paid/ recovered thereafter, if any.
4. a) Mode of Auction : E-auction
- b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD  
contact details:  
Mr Pratap Kanjilal & D D Pakhare  
Contact No- 9832952602/ 9911293517/ 8898418010/  
080-23469665/ 9480691777  
Email id: [eauction@csl.co.in/](mailto:eauction@csl.co.in) [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com)
- c) Date & Time of Auction : **30-09-2023** between 11:30AM to 12:30PM
- d) Place of Auction : E-auction

**5. Reserve Price:**

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential property at plot No 41, Khasra No 273, 274 & 275, Mauza Maholi, inside Madhuvan Vatika colony Tehsil & Dist. Mathura.  Total area measuring 79.36 sq. mt. Property owned by Sri Teetu S/O Bachhu Singh	11,12,000.00	1,11,200.00

**6. Other terms and Conditions:**

- a) The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” basis, 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.indianbankseauction.com](http://www.indianbankseauction.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, AURANGABAD BANGAR Branch from on any working day during office hours.
- 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, Aurangabad Bangar Branch** OR shall be deposited through RTGS/NEFT/ to SL-OL-RTGS-NEFT PMT ENS 0, A/c No 209272434 IFSC Code: CNRB0006053 on or before **28-09-2023** up to 05:00 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, 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) [ccsleaction@gmail.com](mailto:ccsleaction@gmail.com)
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28-09-2023** upto 05:00 PM to Canara Bank, AURANGABAD BANGAR, 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.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, Mr Pratap Kanjilal & D D Pakhare, Contact No- 9832952602/ 9911293517/ 8898418010/ 0808-23469665/ 9480691777, email id: [eauction@ccsl.co.in/](mailto:eauction@ccsl.co.in) [ccsleaction@gmail.com](mailto:ccsleaction@gmail.com)
- 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.10000.00. 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.
- 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 (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.

l) All charges for conveyance, stamp duty/GST registration charges and any other dues related to property as applicable shall be borne by the successful bidder only.

m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. In the event of cancellation of e-Auction, bid amount will be refunded. The Bid amount shall not carry any interest.

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 AURANGABAD BANGAR Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Manager, **Canara Bank, AURANGABAD BANGAR Branch** (Ph. No.) **91-9653081950, 9456069139** e-mail id **cb6053@canarabank.com** OR the service provider M/S CANBANK COMPUTER SERVICES LTD, Mr Pratap Kanjilal & D D Pakhare, Contact No- 9832952602/ 9911293517/ 8898418010/ 0808-23469665/ 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: MATHURA**  
**Date:22-08-2023**

**Authorised Officer**  
**Canara Bank**