

केनरा बैंक  Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)  
COVERING LETTER TO SALE NOTICE

Ref: VRN/SALE NOTICE/ORDELY BAZAR II/UTSAV/2023

Date: 13-06-2023

To

- 1) M/S UTSAV MEGAMART PVT LTD (**BORROWER**)  
ARAZI NO 5 3 GOBARDHAN PURI,  
CHOTALALPUR, VARANASI-221002
- 2) SRI SANTOSH KUMAR PANDEY ( **DIRECTOR & GUARANTOR**)  
S/O KSHAMA KANT PANDEY,  
ARAZI NO 5 3 GOBARDHAN PURI,  
CHOTALALPUR, VARANASI-221002
- 3) SMT PREETI PANDEY (**BORROWER**)  
W/O SRI SANTOSH KUMAR PANDEY,  
ARAZI NO 5 3 GOBARDHAN PURI,  
CHOTALALPUR, VARANASI-221002

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, 2002.

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As you are aware, I on behalf of Canara Bank, Orderly Bazar II 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 Orderly Bazar II 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.

योगेश चैतन्य  
For CANARA BANK

  
Authorised Officer, Canara Bank  
ENCLOSURE OF SALE NOTICE

# केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)  
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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Orderly Bazar II Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 20-07-2023, for recovery of Rs 675406.51/- (Rupees Six Lacs Seventy Five Thousand Four Hundred Six and Paise Fifty One only for OCC, Rs 729409.49/- (Rupees Seven Lacs Twenty Nine Thousand Four Hundred Nine and Paise Forty Nine only for TL, Rs.1309416.81/- (Rupees Thirteen Lacs Nine Thousand Four Hundred Sixteen and Paise Eighty One only for Mortgage Loan along with further interest & incidental charges and cost due to the Orderly Bazar II Branch of Canara Bank from M/S UTSAV MEGAMART PVT LTD DIRECTOR- SRI SANTOSH KUMAR PANDEY S/O KSHAMA KANT PANDEY AND SMT PREETI PANDEY W/O SRI SANTOSH KUMAR PANDEY

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All that land & Building of property bearing Arazi No. Min 5/3, Mauza- Lalpur Anaula, Ward- Sarnath, Pargana- Shivpur, Tehsil & Dist- Varanasi  with all authorized construction fitting and Fixtures Extent Area 4558 Sq.ft.	Rs.9628000/-	Rs.962800/-


The Earnest Money Deposit shall be deposited on or before 19-07-2023 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1	All that land & Building of property bearing Arazi No. Min 5/3, Mauza- Lalpur Anaula, Ward- Sarnath, Pargana- Shivpur, Tehsil & Dist- Varanasi  with all authorized construction fitting and Fixtures Extent Area 4558 Sq.ft.	East	Kuchcha Rasta 9 feet wide
		West	Land Aradhna Mishra
		North	Remaining part of Arazi no Min.5/3
		South	Land Maya Pandey

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, Canara Bank, Orderly Bazar II branch Ph. No.800493054 during office hours on any working day.

Date: 13-06-2023  
Place: Varanasi

केनरा बैंक  
For CANARA BANK  
  
प्रधिकृत अधिकारी  
Authorised Officer  
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13-06-2023

1. Name and Address of Secured Creditor: Canara Bank, Orderly Bazar II Branch

Name and Address of the Borrower & Guarantors :

- 1) M/S UTSAV MEGAMART PVT LTD (**BORROWER**)  
ARAZI NO 5 3 GOBARDHAN PURI,  
CHOTALALPUR, VARANASI-221002
- 2) SRI SANTOSH KUMAR PANDEY (**DIRECTOR & GUARANTOR**)  
S/O KSHAMA KANT PANDEY,  
ARAZI NO 5 3 GOBARDHAN PURI,  
CHOTALALPUR, VARANASI-221002
- 3) SMT PREETI PANDEY (**BORROWER**)  
W/O SRI SANTOSH KUMAR PANDEY,  
ARAZI NO 5 3 GOBARDHAN PURI,  
CHOTALALPUR, VARANASI-221002

2. Total Liabilities as on 31-12-2022 : Rs 675406.51/- (Rupees Six Lacs Seventy Five Thousand Four Hundred Six and Paise Fifty One only for OCC, Rs 729409.49/- (Rupees Seven Lacs Twenty Nine Thousand Four Hundred Nine and Paise Forty Nine only for TL, Rs.1309416.81/- (Rupees Thirteen Lacs Nine Thousand Four Hundred Sixteen and Paise Eighty One only for Mortgage Loan along with further interest & incidental charges and cost.

3. a) Mode of Auction : E-auction
- b) Details of Auction service provider: **M/s CANBANK COMKPUTER SERVICES LTD**  
**Mr Pratap Kanjilal/ Mr. D D Pakhare,**  
**Contact no. 9832952602/9911293517/080-23469665**  
**Email-id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)/ccsleauktion@gmail.com**

c) Date & Time of Auction: 20-07-2023 between 11:30AM to 12:30PM

d) Place of Auction: E-auction

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All that land & Building of property bearing Arazi No. Min 5/3, Mauza- Lalpur Anaula, Ward-Sarnath, Pargana- Shivpur, Tehsil & Dist- Varanasi  with all authorized construction fitting and Fixtures Extent Area 4558 Sq.ft.	Rs.9628000/-	Rs.962800/-

5. 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.

- b) 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.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, Canara Bank Orderly Bazar II Branch between 10-07-2023 to 12-07-2023 during office hour.
- 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, Orderly Bazar II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account A/c No 19881209272434 IFSC Code:CNRB0019881 on or before 19-07-2023(Date mention here) 5.00 pm.
- i) 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 COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)/[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 19-07-2023(date) 5.00. PM, to Canara Bank, Orderly Bazar II 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.
- v) 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 M/s CANBANK COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)/[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com)
- g) 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 multiplies of Rs.10000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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 favor 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs.50 Lacs (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 etc., 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.

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 ORDERLY BAZAR II branch who, as a facilitating center, shall make necessary arrangements.

o) For further details contact, Canara Bank, Orderly Bazar II Branch (Ph. No 800493054) e-mail id [cb19881@canarabank.com](mailto:cb19881@canarabank.com). OR the service provider M/s CANBANK COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; 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: Varanasi  
Date: 13-06-2023

कृते केनरा बैंक  
For CANARA BANK

  
प्रधिकृत अधिकारी  
Authorized Officer  
Canara Bank

