

Ref: LCO/ARM/SaleNotice/Verma/982/2023

Date: 07.10.2023

To

1. M/s Verma Real Developers & State Contractor (Borrower)
Through Its Proprietor Shri Anil Kumar
Village Kothi Deeh, Post Gandhi Ashram
Nawabganj, District Barabanki-225001
2. Shri Anil Kumar (Proprietor/Mortgagor)
S/o Shri Radhey Shyam
Village Kothi Deeh, Post Gandhi Ashram
Nawabganj, District Barabanki-225001

Also at:
Manajupur, Post Gudauli
District Barabanki-225305

3. Shri Vijay Shankar (Guarantor)
S/o Shri Gokul Chand
160 Sonsa Banbipur, District Sitapur-261201

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 proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

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 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 – 1.SALE NOTICE
2.DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gontinagar,
Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
Phone No/दूरभाष: 0522-2307508, 0522-2307898E-Mail/ई-मेल: cb5248@canarabank.com

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 **31.10.2023** for recovery of **Rs. 27,80,144.95/- plus Int. (w.e.f. 28.05.2021)** plus other expenses as per demand notice minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

1. M/s Verma Real Developers & State Contractor (Borrower)
2. Shri Anil Kumar (Proprietor/Mortgagor)
3. Shri Vijay Shankar (Guarantor)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price	EMD
1.	House at Khata no.432, Khasra no.17 situated at Kothi Deeh, Pargana & Tehsil Nawabganj District Barabanki admeasuring area 222.96 Sqmt	Rs.85,00,000/-	Rs.8,50,000/-

The Earnest Money Deposit shall be deposited on or before **30.10.2023 up to 5:00 PM.**

Details of Properties:

S.No	Property Address	Boundaries as per Sale Deed	
		East	West
1	House at Khata no.432, Khasra no.17 situated at Kothi Deeh, Pargana & Tehsil Nawabganj District Barabanki admeasuring area 222.96 Sqmt	East	Road 25 Feet
		West	Plot of Smt Archana Mishra and Reena Mishra
		North	Property of seller of Plot
		South	Property of seller of Plot

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 Chief Manager, ARM Branch Canara Bank, Ph. No. 0522-2307898 during office hours on any working day.

Place: Lucknow
Date: 07.10.2023

AUTHORISED OFFICER
CANARA BANK

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,
Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.10.2023

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 Borrowers:

1. M/s Verma Real Developers & State Contractor (Borrower)
 Through Its Proprietor Shri Anil Kumar
 Village Kothi Deeh, Post Gandhi Ashram
 Nawabganj, District Barabanki-225001

2. Shri Anil Kumar (Proprietor/Mortgagor)
 S/o Shri Radhey Shyam
 Village Kothi Deeh, Post Gandhi Ashram
 Nawabganj, District Barabanki-225001

Also at:
 Manajupur, Post Gudauli]
 District Barabanki-225305

3. Shri Vijay Shankar (Guarantor)
 S/o Shri Gokul Chand
 160 Sonsa Banbipur, District Sitapur-261201

3.Total Liabilities : Rs. 27,80,144.95/- plus Int. (w.e.f. 28.05.2021) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any

4.Mode of auction : E-Auction

Details of Auction 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 / ccsleauction@gmail.com
Date & Time of Auction	31.10.2023 between 11:30 AM to 1.00 PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	https://indianbankseuction.com

5.Reserve Price:

S.N.	Property Address	Reserve Price	EMD
1.	House at Khata no.432, Khasra no.17 situated at Kothi Deeh, Pargana & Tehsil Nawabganj District Barabanki admeasuring area 222.96 Sqmt	Rs.85,00,000/-	Rs.8,50,000/-

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,
 Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
 Phone No/दूरभाष: 0522-2307508, 0522-2307898E-Mail/ई-मेल: cb5248@canarabank.com

6. Other terms and Conditions:

- a. Auction/bidding shall be only through "online Electronic Bidding" through the website <https://indianbankseuction.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 of "SL-OL-RTGS-NEFT PMT ENS 0" account no. **209272434 IFSC Code: CNRB0005248 on or before 30.10.2023 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. 9832952602/9911293517/8898418010/080-23469665/9480691777, Email ID: eauction@csl.co.in / cslleauction@gmail.com.
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **30.10.2023 upto 5:00 PM**, to Canara Bank ARM Branch Lucknow, by hand or by email (cb5248@canarabank.com).
 - 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, 2 Contact Nos, Address, E- Mail Id.
 - iv. 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.