



Ref: MRO/NAJIBABAD/Sale Notice/RAJIV/95/2023

Date: 10.07.2023

To

1. Sri Rizwan  
S/O Sri Abdul Salam  
R/o HNO 262 Mohalla Majeedganj  
Najibabad Bijnor  
Uttar Pradesh 246763
2. Sri Kaunain Ali  
R/o Mohalla Makbara Najibabad Bijnor  
Uttar Pradesh 246763

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

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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 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

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) & 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 physical 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 **10.07.2023** for recovery of **Rs.538298.18/-** plus interest plus other expenses as and any due to the Canara Bank from:

- 1. Sri Rizwan**  
**S/O Sri Abdul Salam**  
**R/o HNO 262 Mohalla Majeedganj Najibabad Bijnor**  
**Uttar Pradesh 246763**
- 2. Sri Kaunain Ali**  
**R/o Mohalla Makbara Najibabad Bijnor**  
**Uttar Pradesh 246763**

#### 1. Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential OR Commercial Property/Plot measuring area 7.43 SQ. MT. situated at Mohalla Majeedganj Tehsil Najibabad District Bijnor state Uttar Pradesh. Sale deed registered on 29.12.2015 in the office of sub registrar Najibabad, bahi no. 1 zild no. 7508 at pages 57 to 78 Document No. 17825. Owned by Rizwan.	Rs.7,48,000.00	Rs.74,800.00

The Earnest Money Deposit shall be deposited on or before **26.07.2023 up to 5:00 PM.**

#### Details of Properties:

S.No	Property Address	Boundaries	
1	Residential OR Commercial Property/Plot measuring area 7.43 SQ. MT. situated at Mohalla Majeedganj Tehsil Najibabad District Bijnor state Uttar Pradesh. Sale deed registered on 29.12.2015 in the office of sub registrar Najibabad, bahi no. 1 zild no. 7508 at pages 57 to 78 Document No. 17825. Owned by Rizwan.	East	Property of Mohd Umar.
		West	Property of Abdul Salam.
		North	Property of Abdul Salam.
		South	Ajmal Khan Road.

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 **Branch in Charge, Najibabad II, MORADABAD, Branch Canara Bank, Ph. No. 9456591028** during office hours on any working day.

Date: 10.07.2023  
Place: MORADABAD

AUTHORISED OFFICER  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.07.2023**

1. Name and Address of Secured Creditor : **Canara Bank,  
Najibabad Branch**
2. Name and Address of the Borrower & Guarantors :
1. **Sri Rizwan**  
**S/O Sri Abdul Salam**  
**R/o HNO 262 Mohalla Majeedganj Najibabad Bijnor**  
**Uttar Pradesh 246763**
2. **Sri Kaunain Ali**  
**R/o Mohalla Makbara Najibabad Bijnor**  
**Uttar Pradesh 246763**
3. Total Liabilities: **Rs.538298.18/-** Plus interest plus other expenses and any due to the Canara Bank
4. **Mode of Auction** : E-auction

<b>Details of Auction service provider</b>	M/s CANBANK COMPUTER SERVICES LTD MrSathianathan K M/ Mr. Ramesh T H, Contact no. 09480691777/8880531165 /080-23469661/62/64/65; Email id: <a href="mailto:eauction@csl.co.in">eauction@csl.co.in</a>
<b>Date &amp; Time of Auction</b>	<b>27.07.2023</b> between 11:30AM to 12:30PM (With unlimited extensions of 5 minutes duration each)
<b>Place of Auction</b>	E-auction- <a href="http://www.indianbankseauction.com">www.indianbankseauction.com</a>

5. **Reserve Price:**

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential OR Commercial Property/Plot measuring area 7.43 SQ. MT. situated at Mohalla Majeedganj Tehsil Najibabad District Bijnor state Uttar Pradesh. Sale deed registered on 29.12.2015 in the office of sub registrar Najibabad, bahi no. 1 zild no. 7508 at pages 57 to 78 Document No. 17825. Owned by Rizwan.	Rs.7,48,000.00	Rs.74,800.00



## 6. Other terms and Conditions:

- a. Auction/bidding shall be only through “online Electronic Bidding” through the website [www.indianbankseuction.com](http://www.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, Canara Bank Najibabad Moradabad 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, Najibabad Moradabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Najibabad II Moradabad, **GL-209272434, IFSC Code:CNRB0002196 on or before 26.07.2023, 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., MrSathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/ 8880531165/ 080 - 23469661/ 62/ 64/ 65; Email ID: [eauction@csl.co.in](mailto:eauction@csl.co.in).
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.07.2023, 5:00 PM**, to Canara Bank, Najibabad II Moradabad, **by hand or by email (cb2196@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, Contact No, Address, E- Mail Id.
  - iv) Bidder’s A/c details 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. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. 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.

- j. For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% or applicable as on date the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- k. All charges for conveyance, stamp duty, GST, registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Canara Bank Najibabad Moradabad branch who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Canara Bank, Najibabad Moradabad(Ph. No 9456591028) e-mail id [cb2196@canarabank.com](mailto:cb2196@canarabank.com). OR the service provider M/s CANBANK COMPUTER SERVICES Ltd., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: [eauction@csl.co.in](mailto:eauction@csl.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.

Date: 10.07.2023  
Place: MORADABAD

AUTHORISED OFFICER  
CANARA BANK