

COVERING LETTER TO SALE NOTICE

Ref: ARMAGRA/SALENOTICE/AMOL/2025

Date: 07.02.2025

To,

SHREE AMOL CHAND VARSHNEY SEVA SANSTHAN -Trust - Borrower Naya Ganj, Sikandra Rao, Distt-Hathras-204215 Through its Manager Vipin Chand Varshney
ANANDI DEVI INSTITUTE OF HIGHER EDUCATION-Mortgagor & Guarantor GT Road, Naya Ganj, Sikandra Rao, Distt-Hathras-204215 Through its Manager Vipin Chand Varshney
Mr. Vipin Chand Varshney (Secretary)-Guarantor & Mortgagor S/o Late Sri Amol Chand Varshney R/o 117, Naurangabad Paschimi, Sikandra Rao, Distt Hathras-204215
Mr. Manoj Kumar Varshney- Guarantor & Mortgagor S/o Late Sri Amol Chand Varshney R/o Mohalla- Naurangabad, Sikandra Rao, Distt Hathras-204215
Smt Rukamani Devi (President) -Guarantor W/o Amol Chand Varshney R/o 117, Naurangabad Paschimi, Sikandra Rao, Distt Hathras-204215
Mrs Varsha Varshney (Member)- Guarantor W/o Shri Vipin Chand Varshney R/o 117, Naurangabad Paschimi, Sikandra Rao, Distt Hathras-204215
Mr. Pawan kumar (Treasurer)- Guarantor S/o Late Sri Amol Chand Varshney R/o Naya Ganj, Bara Bazar, Sikandra Rao, Distt Hathras-204215

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

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Dear Sir/Madam,

As you are aware, I on behalf of Canara Bank ARM BRANCH, AGRA 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 ARM BRANCH, AGRA 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 of 15 days containing terms and conditions of the sale.

आस्ति वसूली प्रबंधन शाखा / Asset Recovery Management Branch Tel : 9084688622 Email: cb7315@canarabank.com

अंचल कार्यालय, 12 ए /सीसी-1, राजेंद्र सेंटर, आवास विकास कॉलोनी सिकन्दरा, आगरा-282007/
CIRCLE OFFICE, 12A/CC-1, RAJENDRA CENTRE, AWAS VIKAS COLONY / SIKANDRA, AGRA - 282007



This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक
For CANARA BANK


अधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE-

- 1) SALE NOTICE
- 2) DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

आस्ति वसूली प्रबंधन शाखा / Asset Recovery Management Branch Tel : 9084688622 Email: cb7315@canarabank.com

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CIRCLE OFFICE, 12A/CC-1, RAJENDRA CENTRE, AWAS VIKAS COLONY / SIKANDRA, AGRA - 282007



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 under rule 8(6) read with rule 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 symbolic possession of which has been taken by the Authorised Officer of ARM BRANCH , AGRA of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" without recourse basis on **28.02.2025**, for recovery of Rs. **5,90,93,355/-** as per demand notice dated 01.11.2023 plus interest plus other charges less recovery, if any, due to the ARM BRANCH , AGRA of Canara Bank from:

SHREE AMOL CHAND VARSHNEY SEVA SANSTHAN -Trust - Borrower Naya Ganj, Sikandra Rao, Distt-Hathras-204215 Through its Manager Vipin Chand Varshney
ANANDI DEVI INSTITUTE OF HIGHER EDUCATION-Mortgagor & Guarantor GT Road, Naya Ganj, Sikandra Rao, Distt-Hathras-204215 Through its Manager Vipin Chand Varshney
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Mr. Manoj Kumar Varshney- Guarantor & Mortgagor S/o Late Sri Amol Chand Varshney R/o Mohalla- Naurangabad, Sikandra Rao, Distt Hathras-204215
Smt Rukamani Devi (President) -Guarantor W/o Amol Chand Varshney R/o 117, Naurangabad Paschimi, Sikandra Rao, Distt Hathras-204215
Mrs Varsha Varshney (Member)- Guarantor W/o Shri Vipin Chand Varshney R/o 117, Naurangabad Paschimi, Sikandra Rao, Distt Hathras-204215
Mr. Pawan kumar (Treasurer)- Guarantor S/o Late Sri Amol Chand Varshney R/o Naya Ganj,Bara Bazar, Sikandra Rao, Distt Hathras-204215

Reserve Price and Earnest Money Deposit:

"EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said Challan."

आस्ति वसूली प्रबंधन शाखा / Asset Recovery Management Branch Tel : 9084688622 Email: cb7315@canarabank.com


अंचल कार्यालय , 12 ए /सीसी-1, राजेंद्र सेंटर, आवास विकास कॉलोनी सिकन्दरा ,आगरा-282007/
CIRCLE OFFICE, 12A/CC-1, RAJENDRA CENTRE, AWAS VIKAS COLONY / SIKANDRA, AGRA - 282007



Details of Properties:

S.no	Property	RESERVE PRICE (in Rs.)	EMD (in Rs.)
1.	Institute building property bearing Khata No 57 & 294, Gata No. 655, 659 & 660, situated at Mauza Mai Salamat Nagar, Tehsil - Sikandra Rao & distt- Hathras owned by M/s Shri Amol Chand Varshney Sewa Sansthan through Shri Vipin Chand Varshney S/o Amol Chand Varshney and smt Varsha Varshney W/o Shri Vipin Varshney & Anandi Devi Institute of higher education through Shri Vipin Chand Varshney S/o Amol Chand Varshney. Land area is 13260.00 sqm. (Shri Manoj Varshney is also a property owner for Khasra No 659).	1461.00 LAKHS	146.10 LAKHS
2.	Boundaried land property bearing Khata No. 409, Gata No 661/1 & 662/1, situated at Mauza Mai Salamat Nagar, Tehsil- Sikandra Rao & Distt- Hathras owned by Shri Amol Chand Varshney Sewa Sansthan through Shri Vipin Chand Varshney. Land area is 1540.00 sqm.	155.50 LAKHS	15.55 LAKHS
3	Boundaried land property bearing Khata No. 425, Gata No. 658, situated at Mauza Mai Salamat Nagar, tehsil- Sikandra Rao & distt- Hathras owned by Shri Vipin Chand Varshney & Shri Manoj Kumar Varshney. Land area is 1960.00 sqm	212.00 LAKHS	21.20 LAKHS

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 Senior Manager, ARM BRANCH, AGRA, Canara Bank, Ph. No. 9084688622 during office hours on any working day.


Authorised Officer
Canara Bank

Date: 07.02.2025



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.02.2025

1. Name and Address of Secured Creditor : Canara Bank, ARM BRANCH , AGRA
2. Name and Address of the Borrower & Guarantors :

SHREE AMOL CHAND VARSHNEY SEVA SANSTHAN -Trust - Borrower Naya Ganj, Sikandra Rao, Distt-Hathras-204215 Through its Manager Vipin Chand Varshney
ANANDI DEVI INSTITUTE OF HIGHER EDUCATION-Mortgagor & Guarantor GT Road, Naya Ganj, Sikandra Rao, Distt-Hathras-204215 Through its Manager Vipin Chand Varshney
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Mrs Varsha Varshney (Member)- Guarantor W/o Shri Vipin Chand Varshney R/o 117, Naurangabad Paschimi, Sikandra Rao, Distt Hathras-204215
Mr. Pawan kumar (Treasurer)- Guarantor S/o Late Sri Amol Chand Varshney R/o Naya Ganj, Bara Bazar, Sikandra Rao, Distt Hathras-204215

3. Total Liabilities : Rs. 59093355/- per demand notice dated-01.11.2023 plus interest plus other charges less recovery, if any.

4. a) Mode of Auction : E-auction

b).Details of Auction service provider :

Company Name	M/s PSB Alliance Pvt Ltd
Helpdesk Number	8291220220
Email	<u>Support.BAANKNET@psballiance.com</u>
Website	<u>https://baanknet.com/</u>

c).Date & Time of Auction : **28.02.2025 between 11:00 AM to 01:00 PM**

d). Place of Auction : **https://baanknet.com/**

e). EMD Deposit Time : **UPTO 10:00 AM, 28.02.2025**

आस्ति वसूली प्रबंधन शाखा / Asset Recovery Management Branch Tel : 9084688622 Email: cb7315@canarabank.com

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 CIRCLE OFFICE, 12A/CC-1, RAJENDRA CENTRE, AWAS VIKAS COLONY / SIKANDRA, AGRA - 282007



5. Reserve Price & Details of Property:

S.no	Property	RESERVE PRICE (in Rs.)	EMD (in Rs.)
1.	Institute building property bearing Khata No 57 & 294, Gata No. 655, 659 & 660, situated at Mauza Mai Salamat Nagar, Tehsil - Sikandra Rao & distt- Hathras owned by M/s Shri Amol Chand Varshney Sewa Sansthan through Shri Vipin Chand Varshney S/o Amol Chand Varshney and smt Varsha Varshney W/o Shri Vipin Varshney & Anandi Devi Institute of higher education through Shri Vipin Chand Varshney S/o Amol Chand Varshney. Land area is 13260.00 sqm. (Shri Manoj Varshney is also a property owner for Khasra No 659).	1461.00 LAKHS	146.10 LAKHS
2.	Bondaried property bearing Khata No. 409, Gata No 661/1 & 662/1, situated at Mauza Mai Salamat Nagar, Tehsil- Sikandra Rao & Distt- Hathras owned by Shri Amol Chand Varshney Sewa Sansthan through Shri Vipin Chand Varshney. Land area is 1540.00 sqm.	155.50 LAKHS	15.55 LAKHS
3	Bondaried land property bearing Khata No. 425, Gata No. 658, situated at Mauza Mai Salamat Nagar, tehsil- Sikandra Rao & distt- Hathras owned by Shri Vipin Chand Varshney & Shri Manoj Kumar Varshney. Land area is 1960.00 sqm	212.00 LAKHS	21.20 LAKHS

6. Other terms and Conditions:

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" without recourse basis, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
- The property can be inspected, with Prior Appointment with Authorized Officer, ARM BRANCH, AGRA from 24.02.2025 to 27.02.2025 during office hours.
- The property will be sold through E-Auction. Auction/bidding shall be only through "online Electronic Bidding" through the website <https://baanknet.com/> . Bidders are advised to go through the website for detailed terms & conditions before taking part in the e-auction sale proceeding.
- 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.
- For participating in E-Auction, the intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Intending bidders shall hold a Digi Locker account and e-mail address for doing registration at the website <https://baanknet.com/> . For any query in this regard, Bidders may contact to the service provider M/S PSB Alliance Pvt Ltd (BAANKNET) on 8291220220.

आस्ति वसूली प्रबंधन शाखा / Asset Recovery Management Branch Tel : 9084688622 Email: cb7315@canarabank.com

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- f) Prospective bidder may also avail online training on e-auction procedure from the service provider M/S PSB Alliance Pvt Ltd (BAANKNET).
- g) "EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan". After depositing of EMD amount intending bidder/s may select the property and place the bid.
- h) EMD amount 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 multiples 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 pay TDS at the rate 1% or as applicable 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) Authorised 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 ARM Branch who, as a facilitating center, shall make necessary arrangements.
- o) For further details contact Senior Manager, Canara Bank, ARM Branch (Ph. No.) 9084688622 e-mail id cb7315@canarabank.com OR to the service provider M/S PSB Alliance Pvt Ltd (BAANKNET) contact details as mentioned above in point no (e).

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: AGRA
Date: 07.02.2025

कृते केनरा बैंक
For CANARA BANK
अधिकृत अधिकारी / Authorised Officer
Authorised Officer
Canara Bank

आस्ति वसूली प्रबंधन शाखा / Asset Recovery Management Branch Tel : 9084688622 Email: cb7315@canarabank.com

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