

b.

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)
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 possession of which has been taken by the Authorized Officer of **N S Road Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.04.2024**, for recovery of **₹ Rs. 16,46,68,838.25 (Rupees Sixteen Crore Forty-Six Lakh Sixty-Eight Thousand Eight Hundred Thirty-Eight and paise Twenty-Five Only)** along with further applicable interest and charges from **20.10.2023** due to the **N S Road Branch** of Canara Bank from **M/S ANURASHI COMMOTRADE PVT LTD.**

The reserve price will be **Rs.25,01,00,000/ (Rupees Twenty-Five Crore and One Lakh Only)**- and the earnest money deposit will be **Rs. 2,50,10,000/- (Rupees Two Crore Fifty Lakh Ten Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **25.04.2024** upto **5.00 p.m.**

Details and full description of the immovable property with known encumbrances, if any.

All That the entire two storied building (the ground floor having covered area 5117.90 Sqft and the first floor having covered area of 2407.95 Sqft) on an area of land measuring 16 cottahs 11 chittaks 3 sft with the adjacent piece of vacant land on the eastern side measuring 5 cottahs at 15 Alipore Park Road Kolkata-700027 Police Station-Alipore within the jurisdiction of Kolkata Municipal Corporation, Ward No 74, property in the name of M/S Alipore Park Housing Development Ltd

Internal

Bounded:

On the North by: 2, Ronaldsay Road.
 On the South by: Other's Property.
 On the East by : Partly by 2, Ronaldsay Road
 On the West by: Alipore Park Road.

(Property under our Symbolic Possession)

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 Branch in charge, **N S Road Branch** Canara Bank, Ph No **6292245709** during office hours on any working day.

बैंक के नाम पर / For **CANARA BANK**

अधिकृत अधिकारी / **Authorised Officer**
 एन एस रोड शाखा / **N S Road Branch**
 6, एन एस रोड, कोल-1 / **6, N. S. Road, Kol-1**
 Authorized Officer
 Canara Bank

Date: 26.03.2024

Place: Kolkata

6 - N S Road, Kolkata-700001 Phone: 033-2230-9290 E-mail: cb19500@canarabank.com



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.03.2024

1. Name and Address of the Secured Creditor: **Canara Bank, N S Road Branch,**
 2. Name and Address of the Borrower(s)/ Guarantor(s):
**M/s ANURASHI COMMOTRADE PVT LTD, (BORROWER) 15, Alipore Park Road
Kolkata-700027; M/S ALIPORE PARK HOUSING DEVELOPMENT LTD (GARRANTOR) 15, Alipore Park
Road Kolkata-700027**
 3. Total liabilities as on **19/10/2023: Rs16,46,68,838.25** along with further applicable interest and charges from **20/10/2023**
 4. (a) Mode of Auction: Online electronic mode
(b) Details of Auction service provider: **M/s CANBANK COMPUTER SERVICES LTD. and contact numbers are 08553643144 & 09480691777 Email Id: eauction@ccsl.co.in.**
(c) Date & Time of Auction: **29.04.2024 (11.30AM TO 1.30 PM)**
(d) Place of Auction: Online
5. Reserve Price: **25,01,00,000 (Rupees Twenty-Five Crore One lakh only)**
6. Other terms and conditions:
- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://www.indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
 - b) The property can be inspected, with Prior Appointment with Authorized Officer 10.04.2024 to 26.04.2024 between 12:00 PM to 4:00 PM after consulting respective branch officials.
 - 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, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **N S Road Branch, A/c No209272434, IFSC Code: CNRB0019500** on or before **26.04.2024 upto 5:00p.m.**
 - 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. and contact numbers are 08553643144 & 09480691777 Email Id: eauction@ccsl.co.in.**
 - f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.04.2024 upto 5:00PM**, to Canara Bank, **N S Road 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.

6 - N S Road, Kolkata-700001 Phone: 033-2230-9290 E-mail: cb19500@canarabank.com

g) The intending bidders should register their names at portal <http://www.indianbankseauction.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. and contact numbers are 08553643144 & 09480691777 Email Id: eauction@ccsl.co.in

h) 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 multiples of Rs 100000/ (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 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. 5000000.00 (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) 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 N S Road Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, N S Road Branch (Ph. No.6292245/09) e-mail cb19500@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD. and contact numbers are 08553643144 & 09480691777 Email Id: eauction@ccsl.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.

अधिकृत अधिकारी / For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
 एन एस रोड शाखा / N S Road Branch
 6, एन एस रोड, कोल-1 / 6 N. S. Road, Kol-1
 Authorized Officer

Canara Bank

Place: Kolkata

Date: 26.03.2024

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