

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

Ref: VRN/SALE NOTICE/BADLAPUR/BALAJI/2024

Date: 25-04-2024

To

- 1) M/s Balaji Enterprises (Borrower)  
Prop: Sri Manish Nigam  
Village- Sarokhanpur Tehsil Badlapur  
Distt Jaunpur UP-222125
- 2) Mrs. Jokhna Devi (Guarantor and Mortgagor)  
W/o Sri Basant Lal Nigam  
Village- Sarokhanpur Tehsil Badlapur  
Distt Jaunpur UP-222125
- 3) Sri Keshaw Lal S/o Sri Basant Lal Nigam (Guarantor)  
Village- Sarokhanpur Tehsil Badlapur  
Distt Jaunpur UP-222125

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, Badlapur 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 Badlapur 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.

कृते केनरा बैंक  
For Canara Bank

Yours faithfully,

  
प्राधिकृत अधिकारी  
Authorised Officer

Canara Bank

ENCLOSURE - SALE NOTICE

(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 Badlapur of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 29-05-2024 for recovery of Rs. 1544572.03 (Rupees Fifteen Lakhs Forty Four Thousand Five Hundred Seventy Two and paisa Three only) for OCC and Rs. 85489.88 (Rupees Eighty Five Thousand Four Hundred Eighty Nine and Paisa Eighty Eight Only) for TL + interest from 30.05.2021 and other charges thereon due to the BADLAPUR Branch from M/s Balaji Enterprises Prop: Sri Manish Nigam S/o Sri Arvind Nigam (**BORROWER**) and Mrs. Jokhna Devi W/o Sri Basant Lal Nigam (**BORROWER & MORTGAGOR**) and Sri Keshaw Lal S/o Sri Basant Lal Nigam (**GUARANTOR**)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All that part of land & Building of property bearing Plot No. 342/0.089 hect. Area 55.76 sq. mtr. Situated at Village- Sarokhanpur Pargana Rari Tehsil Badlapur Distt Jaunpur UP-222125 with all authorized construction fitting and Fixtures	Rs.2291000/-	Rs.229100/-

The Earnest Money Deposit shall be deposited on or before 28-05-2024 up to 5:00 PM.

Details of Properties:

S. No	Property	Boundaries	
		East	Part of Plot
1	All that part of land & Building of property bearing Plot No. 342/0.089 hect. Area 55.76 sq. mtr. Situated at Village- Sarokhanpur Pargana Rari Tehsil Badlapur Distt Jaunpur UP-222125 with all authorized construction fitting and Fixtures	West	Land of Kamla Devi
		North	Land of Satish
		South	Chak Rasta

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, Badlapur Branch, Canara Bank, Ph. No.8299068214 during office hours on any working day.

Date: 25-04-2024

Place: Varanasi

केनरा बैंक  
For Canara Bank

  
Authorised Officer  
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-04-2024

1. Name and Address of Secured Creditor: Canara Bank Badlapur Varanasi

Name and Address of the Borrower & Guarantors :

1) M/s Balaji Enterprises (Borrower)

Prop: Sri Manish Nigam

Village- Sarokhanpur Tehsil Badlapur

Distt Jaunpur UP-222125

2) Mrs. Jokhna Devi (Guarantor and Mortgagor)

W/o Sri Basant Lal Nigam

Village- Sarokhanpur Tehsil Badlapur

Distt Jaunpur UP-222125

3) Sri Keshaw Lal S/o Sri Basant Lal Nigam (Guarantor)

Village- Sarokhanpur Tehsil Badlapur

Distt Jaunpur UP-222125

2) Total Liabilities as on 30.05.2021: Rs. 1544572.03 (Rupees Fifteen Lakhs Forty Four Thousand Five Hundred Seventy Two and paise Three only) for OCC and Rs. 85489.88 (Rupees Eighty Five Thousand Four Hundred Eighty Nine and Paise Eighty Eight Only) for TL + interest from 30.05.2021 + other charges thereon.

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)/[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com)

c) Date & Time of Auction: 29-05-2024 between 10:00AM to 2:00PM

d) Place of Auction: E-auction

4) Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All that part of land & Building of property bearing Plot No. 342/0.089 hect. Area 55.76 sq. mtr. Situated at Village- Sarokhanpur Pargana Rari Tehsil Badlapur Distt Jaunpur UP-222125 with all authorized construction fitting and Fixtures	Rs.2291000/-	Rs.229100/-

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.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.
- c) The property can be inspected, with Prior Appointment with Authorised Officer Badlapur Branch from 20-05-2024 TO 22-05-2024 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 Badlapur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No 209272434 IFSC Code:CNRB0019869 on or before 28-05-2024 (Date mention here) 5.00 pm.
- f) 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).**
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28-05-2024(date) 5.00. PM, to Canara Bank, Badlapur Varanasi /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.
- h) The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.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 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).** 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 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 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 Badlapur branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Canara Bank Badlapur Branch (Ph. No 8299068214) e-mail id cb19869@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.**

**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: 25-04-2024

कले केनरा बैंक  
For Canara Bank

  
Authorized Officer  
Canara Bank

कवि ज्ञान चन्द्रिका  
श्री १०८ अष्टावक्र गीता

विश्वविद्यालय, मुंबई  
१९९९