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COVERING LETTER TO 30 DAYS SALE NOTICE

Ref: ROKPR2/SHUKLAGANJ/4760/SN/BELAS_FASHION/SALE_FEB 2024

Date: 23.04.2024

To

M/s Belas Fashion Prop Bella Thakkar Address: Plot No. 14, Industrial Area Akrampur, Unnao District Unnao, Uttar Pradesh- 209801. (Proprietorship)	Mrs. Bella Thakkar D/o Mr. Shanti Lal Thakkar Address: 111/39 Ashok Nagar, R K Nagar, S O Kanpur Uttar Pradesh- 208012. (Borrower and Mortgagor)
Mr. Shabd Sadrani S/o Manish Sadrani Address: 111/39 Ashok Nagar, R K Nagar S O Kanpur, Uttar Pradesh- 208012. (Guarantor and Mortgagor)	

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 Rule 6(2) of the Security Interest (Enforcement) Rules, 2002 and Rule 8(6) and Rule 9 of the Security Interest (Enforcement) Rules, 2002.

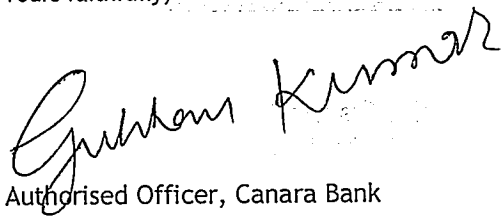
As you are aware, I on behalf of Canara Bank, SHUKLAGANJ branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our SHUKLAGANJ Branch of Canara Bank.

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.

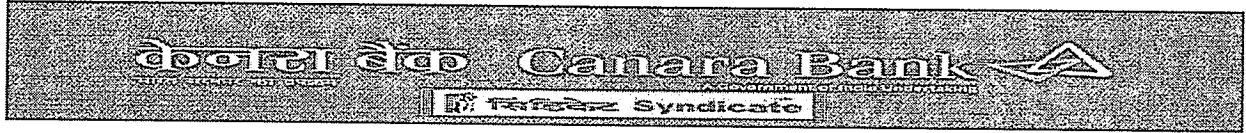
Yours faithfully,


Authorised Officer, Canara Bank

ENCLOSURES -

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

Internal



30 DAYS SALE NOTICE

E-Auction Sale Notice for

- I. 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) and Rule 9 of the Security Interest (Enforcement) Rules, 2002.
- II. Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002.

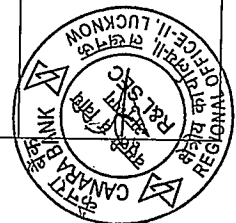
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the constructive/Physical possession of which has been taken by the Authorised Officer of SHUKLAGANJ Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 20.02.2024 for recovery of Rs. 85,45,368.93/- (Rupees Eighty Five Lakh Forty Five Thousand Three Hundred Sixty Eight and Paisa Ninety Three Only) (plus interests, costs and other charges MINUS Recovery if any) as on 31.10.2022 due to the SHUKLAGANJ Branch of Canara Bank from M/s Belas Fashion (Proprietorship), Mrs. Bella Thakkar D/o Mr. Shanti Lal Thakkar (Borrower AND Mortgagor) and Mr. Shabd Sadrani S/o Manish Sadrani (Guarantor AND Mortgagor).

The Reserve Price will be Rs.74, 27,000.00 and The Earnest Money Deposit (EMD) will be Rs. 7, 42,700.00. In case, wherein the immovable property and the Movable Property mentioned below in Column 1 and 2 are sold in toto as a single unit.

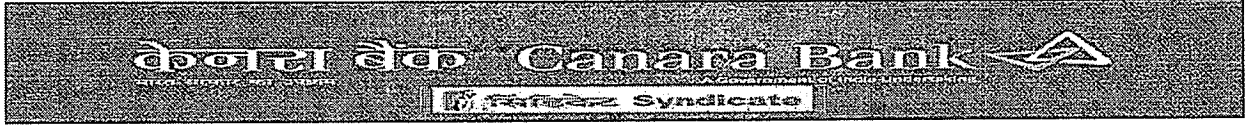
*** However, the Authorised Officer may in his sole discretion allow the e-auction of the Immovable property and Movable property separately at the reserve price mentioned below in column 1 and 2. It is pertinent to note that Plant and Machinerics (Movable asset) mentioned below in column 2 shall be mandatorily sold in toto and not to piece basis. The Earnest Money Deposit shall be deposited on or before 28.05.2024 up to 5:00 PM IST.*

Details of Properties:

Sr. No.	Description of the Property Mortgaged/Hypothecated/ Owner's Name/ Boundaries	Nature of Possession	Reserve Price (EMD)
1	<u>IMMOVABLE:</u> All that part and parcel of Property (Land and Building) situated at Plot No. 14, Industrial Estate Akrapur Tehsil & District Unnao, Uttar Pradesh admeasuring area 450.736 Sq Mtr. jointly in the name of Mrs. Bella Thakkar D/o Mr. Shanti Lal Thakkar and Mr. Shabd Sadrani S/o Mr. Manish Sadrani. <u>Boundaries: (As Per Sale Deed)</u> East: Plot No. 13 West : Plot No. 15 North: Private Land South: 60 Ft. Wide Road	Symbolic Possession	Rs.67,86,000.00 (Rs.6,78,600.00)
2	<u>MOVABLE:</u> 1.30 KVA Silent D.G. Set Consisting of Kirloskar Make Model 3R1040TGI 42 HP Electric Start Diesel Oil Engine Coupled with Kirloskar Make 30 KVA Three Phase Alternator On a Common Channel Base Frame with all STD Accessories (Quantity -1) 2. Typical Model GC- 2605 (Quantity - 4) Single Needle Cylinder Bed Machine Complete Set 3. Typical Model GC- 0303D (Quantity -4) Single Needle Lockstitch Machine Complete Set 4. Typical Model GC- 202-D (Quantity -5)	Symbolic Possession	Rs.6,41,000.00 (Rs.64,100.00)



Internal



Single Needle Lockstitch Machine Complete Set		
5. Typical Model GC- 0303CQ (Quantity -2) Single Needle Lockstitch Machine Complete Set		
All machineries in the name of M/S BELAS FASHION		

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 Head, SHUKLAGANJ branch Canara Bank, Ph. No. 9451139537 during office hours on any working day.

Place: SHUKLAGANJ
Date: 23-04-2024

Gulshan Kumar
Authorised Officer
Canara Bank

SHUKLAGANJ

Internal



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-04-2024

1. Name and Address of Secured Creditor : Canara Bank, SHUKLAGANJ Branch
 2. Name and Address of the Borrower & Guarantors :

M/s Belas Fashion Prop Bella Thakkar Address: Plot No. 14, Industrial Area Akrapur, Unnao District Unnao, Uttar Pradesh- 209801. (Proprietorship)	Mrs. Bella Thakkar D/o Mr. Shanti Lal Thakkar Address: 111/39 Ashok Nagar, R K Nagar, S O Kanpur Uttar Pradesh- 208012. (Borrower and Mortgagor)
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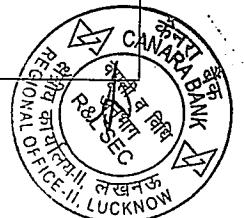
3. Total Liabilities as on 31.10.2022 : Rs. 85,45,368.93/- (Rupees Eighty Five Lakh Forty Five Thousand Three Hundred Sixty Eight and Paise Ninety Three Only) (plus further interest, costs and expenses MINUS Recovery if any)
- a) Mode of Auction : E-auction
 b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in/](mailto:eauction@ccsl.co.in)
 c) Date & Time of Auction : 29.05.2024 between 11:00 AM to 12:30 PM
 d) Place of Auction : online

4. **Reserve Price:** The Reserve Price will be Rs.74, 27,000.00 and The Earnest Money Deposit (EMD) will be Rs. 7, 42,700.00. In case, wherein the immovable property and the Movable Property mentioned below in Column 1 and 2 are sold in toto as a single unit.

**** However, the Authorised Officer may in his sole discretion allow the e-auction of the Immovable property and Movable property separately at the reserve price mentioned below in column 1 and 2. It is pertinent to note that Plant and Machinerics (Movable asset) mentioned below in column 2 shall be mandatorily sold in toto and not to piece basis. The Earnest Money Deposit shall be deposited on or before 28.05.2024 up to 5:00 PM IST.**

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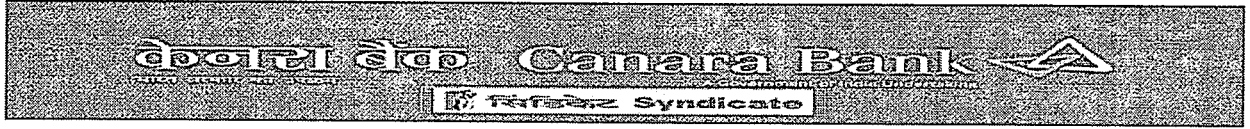
4. Typical Model GC- 202-D (Quantity -5) Single Needle Lockstitch Machine Complete Set		
5. Typical Model GC- 0303CQ (Quantity -2) Single Needle Lockstitch Machine Complete Set		
All machineries in the name of M/S BELAS FASHION		

5. Other terms and Conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website 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 properties (MOVABLE AND IMMOVABLE) can be inspected, with Prior Appointment with Authorised Officer, SHUKLAGANJ branch from 21.05.2024 TO 22.05.2024.
- c) The properties (MOVABLE AND IMMOVABLE) 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 SHUKLAGANJ Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Shuklaganj Branch, A/c No 209272946 IFSC Code: CNRB0004760 on or before 28.05.2024 up to 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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.co.in through the website www.indianbankseuction.com.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/ details on or before 28.05.2024 up to 5.00 PM, to Canara Bank, Shuklaganj 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.
- g) The intending bidders should register their names at portal 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 COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.co.in, through the website www.indianbankseuction.com.
- 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. 25,000/-.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. 50.00 Lakh (Rupees Fifty Lakh) 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.

Internal





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 Canara Bank Shuklaganj Office who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Branch Manager, Canara Bank, Shuklaganj Branch (Ph. No 9451139537) e-mail id: cb4760@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.co.in/.

p) The properties (MOVABLE AND IMMOVABLE) is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised officer/Secured Creditors in this regard at a later date.

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: LUCKNOW
Date: 23-04-2024

Gulshan Kumar
Authorised Officer
Canara Bank

