



COVERING LETTER TO SALE NOTICE

Ref: MATHURA/SALENOTICE/BHUVNESH/2024

Date: 01-02-2024

To,

1. Sri Bhuvnesh Agarwal (Borrower)
S/o Shri Harish Chandra Agrawal
Ayodhya Nagar, Yamuna Par,
Mathura - 281305
2. Shri Sanjay Kumar (Guarantor)
S/O Shri Mithu Lal
Shivnagar Colony, Taiyapur
Ishapur Bangar, Yamunapar
Mathura - 281004

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 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of **CANARA BANK, LOHAVAN 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 Lohvan 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 there under, I am herewith sending the Sale Notice containing terms and conditions 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) 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 possession of which has been taken by the Authorised Officer of **Lohvan Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, “ Whatever there is” and “without recourse” basis on **22-02-2024**, for recovery of **Rs 309257.74** + interest + other charges due to the Lohvan branch of Canara Bank from:

- | | |
|--|--------------------|
| <p>1. Sri Bhuvnesh Agarwal
S/o Shri Harish Chandra Agrawal
Ayodhya Nagar, Yamuna Par,
Mathura - 281305</p> | <p>(Borrower)</p> |
| <p>2. Shri Sanjay Kumar
S/O Shri Mithu Lal
Shivnagar Colony, Taiyapur
Ishapur Bangar, Yamunapar
Mathura - 281004</p> | <p>(Guarantor)</p> |

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential plot at part of Khasra No 663 & 664 Mauza Raipur Mai Bangar, Tehsil- Mahavan Dist. Mathura. Total area measuring 83.61 sq. mt. Property owned by Sri Bhuvnesh Agrawal	3,76,000.00	37,600.00

The Earnest Money Deposit shall be deposited on or before 20-02-2024 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1	Residential plot at part of Khasra No 663 & 664 Mauza Raipur Mai Bangar, Tehsil- Mahavan Dist. Mathura. Total area measuring 83.61 sq. mt. Property owned by Sri Bhuvnesh Agrawal	EAST	Land of Ramesh
		WEST	Land of seller
		NORTH	12 ft wide Rasta
		SOUTH	Land of Laxman

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 Manager, LOHAVN Branch Canara Bank, Ph. No. 9468724655, 7652014242, 9412755034 during office hours on any working day.

Date: 01-02-2024

Authorised Officer

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01-02-2024

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

Sri Bhuvnesh Agarwal (Borrower)
S/o Shri Harish Chandra Agrawal
Ayodhya Nagar, Yamuna Par, Mathura - 281305

Shri Sanjay Kumar (Guarantor)
S/O Shri Mithu Lal
Shivnagar Colony, Taiyapur
Ishapur Bangar, Yamunapar
Mathura - 281004
3. Total Liabilities : **Rs 309257.74 + interest + other charges** as per demand notice minus amount paid/ recovered thereafter, if any.
4. a) Mode of Auction : E-auction

b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD
contact details:
Mr Pratap Kanjilal & D D Pakhare
Contact No- 9832952602/ 9911293517/ 8898418010/
080-23469665/ 9480691777
Email id: eauction@ccsl.co.in/ ccsleauction@gmail.com

c) Date & Time of Auction : **22-02-2024 between 11:30AM to 12:30PM**

d) Place of Auction : E-auction

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential plot at part of Khasra No 663 & 664 Mauza Raipur Mai Bangar, Tehsil- Mahavan Dist. Mathura. Total area measuring 83.61 sq. mt. Property owned by Sri Bhuvnesh Agrawal	3,76,000.00	37,600.00

6. Other terms and Conditions:

- a) The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” basis 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.indianbankseauction.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, Lohvan Branch on any working day during office hours.
- 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, Lohavn Branch OR shall be deposited through RTGS/NEFT/ to SL-OL-RTGS-NEFT PMT ENS 0, A/c No 209272434 IFSC Code: CNRB0018914 on or before 20-02-2024 up to 05:00 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 COMPUTER SERVICES LTD, Mr. Pratap Kanjilal & D D Pakhare, Contact No-9832952602/ 9911293517/ 8898418010/ 080-23469665/ 9480691777, email id:[eauction@ccsl.co.in/](mailto:eauction@ccsl.co.in) ccsleaction@gmail.com
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 20-02-2024 up to 05:00 PM to Canara Bank, Lohvan Branch, by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal 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, Mr Pratap Kanjilal & D D Pakhare, Contact No- 9832952602/ 9911293517/ 8898418010/ 0808-23469665/ 9480691777, email id: [eauction@ccsl.co.in/](mailto:eauction@ccsl.co.in) ccsleaction@gmail.com
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) 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 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 and any other dues related to property 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. In the event of cancellation of e-Auction, bid amount will be refunded. The Bid amount shall not carry any interest.

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 Regional Office or Lohvan Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, Lohvan Branch (Ph. No.) 9468724655, 7652014242, 9412755034 e-mail id cb18914@canarabank.com / romtrec@canarabank.com OR the service provider M/S CANBANK COMPUTER SERVICES LTD, Mr Pratap Kanjilal & D D Pakhare, Contact No- 9832952602/ 9911293517/ 8898418010/ 0808-23469665/ 9480691777, email id: 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: MATHURA
Date: 01-02-2024**

**Authorised Officer
Canara Bank**