

COVERING LETTER TO SALE NOTICE

Ref: Recrogaya/SARFAESI/SALE /BIRENDRASINGH/AUCTION-30.09.2024/2024-25
Date: 13.09.2024

To,
Mr. Birendra Kumar Singh
S/O Raghuvansh Singh
Vill- Siwan, Post- Dhanej
Dist- Rohtas, Kargahar
Bihar, 821007

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.

As you are aware, I on behalf of Canara Bank, Dibhiya 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 Dibhiya 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 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, Regional office, Gaya

ENCLOSURE – SALE NOTICE

- CC- 1. Canara bank, Dibhiya Branch
2. Mr. Birendra Kumar singh s/o Raghuvansh singh
3. Mr. Ajay Kumar Singh S/O Raghuvansh Singh
4. Mr. Rahul Kumar Singh S/O Raghuvansh Singh
5. Mr. Raghuvansh Singh S/o Late Ramjanam Singh

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R4657771291N IVR:8270405777
RL GAYA RMS <823002>
Counter No:1,15/09/2024,15.09.24
To:BIRENDRA KR,DHANEJ ROHTAS
PIN:821107, Kargahar SO
From:CANARA BANK, AP COLONY GAYA
Wt:25gms,RED=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 1800266666> <Wear Masks, Stay Safe>



R4657772251N IVR:8270405777
RL GAYA RMS <823002>
Counter No:1,15/09/2024,15.09.24
To:THE BRANCH INCHARGE,DIBHIYA
PIN:821107, Kargahar SO
From:CANARA BANK, AP COLONY GAYA
Wt:25gms,RED=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 1800266666> <Wear Masks, Stay Safe>





COVERING LETTER TO SALE NOTICE

Ref: Recrogaya/SARFAESI/SALE /BIRENDRASINGH/AUCTION-30.09.2024/2024-25
Date: 13.09.2024

To,
Mr. Ajay Kumar Singh
S/O Raghuvansh Singh
Vill- Siwan, Post- Dhanej
Dist- Rohtas, Kargahar
Bihar, 821007

*Sale notice
To
Ajay (K Singh)
(Birender
K Singh)*

954657772481N IVR:8270465777
RL GAYA PMS (8230002)
Counter No:1,15/09/2024,10.1
To:AJAY KR SINGH,DHANEJ ROHT
PIN:821107, Kargahar SO
From:CANARA BANK, AP COLONY GAYA
At:28gms, AGS=17.0
Amt:31.86, Tax:4.86, Amt.Paid:32.69(Cash)
(Track on www.indiapost.gov.in)
(Dial 18002666060) (Wear masks, Stay Safe)



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.

As you are aware, I on behalf of Canara Bank, Dibhiya 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 Dibhiya 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 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,

[Signature]
Authorised Officer
Canara Bank, Regional Office Gaya



ENCLOSURE – SALE NOTICE

- CC- 1. Canara bank, Dibhiya Branch
2. Mr. Birendra Kumar Singh s/o Raghuvansh Singh
3. Mr. Ajay Kumar Singh S/O Raghuvansh Singh
4. Mr. Rahul Kumar Singh S/O Raghuvansh Singh
5. Mr. Raghuvansh Singh S/o Late RamJanam Singh

Internal

COVERING LETTER TO SALE NOTICE

Ref: Recrogaya/SARFAESI/SALE /BIRENDRASINGH/AUCTION-30.09.2024/2024-25

Date: 13.09.2024

To,
Mr. Rahul Kumar singh
S/O Raghuvansh Singh
Vill- Siwan, Post- Dhanej
Dist- Rohtas, Kargahar
Bihar, 821007

Sale notice
To
Rahul Kumar Singh
(Birender)

RF4057771551N IVR:9270405777
RL GAYA RMS (823002)
Counter No:1,15/09/2024,15:0
To:RAHUL K R SINGH,DHANEJ ROHTAS
PIN:821107, Kargahar SO
From:CANARA BANK ,AP COLONY GAYA
Wt:28gms,REG=17.0
Att:31.86,Tax:4.86,Amt.Paid:32.06(Cash)
(Track on www.indiapost.gov.in)
(Dial 12002666866) (Wear Masks, Stay Safe)



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.

As you are aware, I on behalf of Canara Bank, Dibhiya 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 Dibhiya 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 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 , Regional Office Gaya

ENCLOSURE – SALE NOTICE



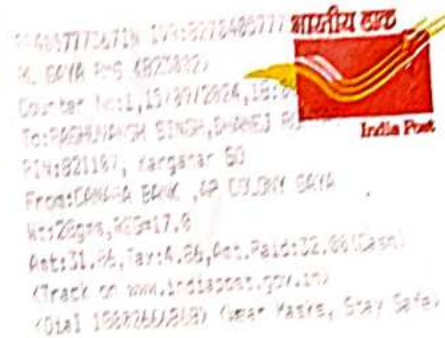
- CC- 1. Canara bank, Dibhiya Branch
2. Mr. Birendra Kumar singh s/o Raghuvansh singh
3. Mr. Ajay Kumar Singh S/O Raghuvansh Singh
4. Mr. Rahul Kumar Singh S/O Raghuvansh singh
5. Mr. Raghuvansh Singh S/o Late Ramjanam Singh

Internal



Date: 13.09.2024

Sale Price
To
Raghuvaran
Singh



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.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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

Authorized Officer
Canara Bank , Regional Office Gaya



CC- 1. Canara bank, Dibhlya Branch
2. Mr. Birendra Kumar singh s/o Raghuvansh singh
3. Mr. Ajay Kumar Singh S/O Raghuvansh Singh
4. Mr. Rahul Kumar Singh S/O Raghuvansh singh
5. Mr. Raghuvansh Singh S/o Late Ramjanam Singh

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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 Authorized Officer of Dibhiya Branch of the Canara Bank, will be sold "As is where is", "As is what is", and "Whatever there is" on 30.09.2024 for recovery of **Rs. 10,25,218.71** (Rupees Ten lakh twenty five thousand two hundred eighteen and paise seventy one only) as on 08.08.2024 plus interest & other cost till realization due to the Dibhiya Branch of Canara Bank Borrower- SRI BIRENDRA KUMAR SINGH S/O RAGHU VANSI SINGH resident of VILL SIWAN, POST DHANEJ, DIST ROHTAS, KARGAHAR, BIHAR-821007

Mortgagor :- 1. SRI BIRENDRA KUMAR SINGH S/O RAGHU VANSI SINGH 2. AJAY KUMAR SINGH S/O RAGHU VANSI SINGH, 3. RAHUL KUMAR SINGH S/O RAGHU VANSI SINGH, 4. RAGHU VANSI SINGH SON OF LATE RAM JANAM SINGH all are residing at VILL SIWAN, POST DHANEJ, DIST ROHTAS, KARGAHAR, BIHAR-821007

The immovable properties details & Reserve price details are as below:

Sr No	Property Details	Property Holder	Reserve Price	EMD Amt
1.	Residential Land & Building situated at Mauza -Siwan, , Thana No- 78, khata no- 371, khasra no- 1369, Thana- kargahar, Dist- Rohtas, Bihar 821107. Extent of Area- 2.5 Decimal Boundary: (actual) North: Mishi singh South : 3' Wide Gali & Dharmendra East: Niz West:- 13' Wide Kachcha Rasta	1.BIRENDRA KUMAR SINGH S/O RAGHU VANSI SINGH 2.AJAY KUMAR SINGH S/O RAGHU VANSI SINGH 3.RAHUL KUMAR SINGH S/O RAGHU VANSI SINGH AND 4.RAGHU VANSI SINGH S/O LATE RAM JANAM SINGH	Rs.8,92,800/-	Rs.89,280/-
2.	Residential Land situated at Mauza -Siwan, , Thana No- 78, khata no- 371, khasra no- 2194, Thana- kargahar, Dist- Rohtas, Bihar 821107, Extent of Area- 43 Decimal Boundary: (actual) North: Khobhari sah South: 21 feet wide kachcha road East: Bishwanath singh West: 31 feet wide kachcha rasta	1.BIRENDRA KUMAR SINGH S/O RAGHU VANSI SINGH 2.AJAY KUMAR SINGH S/O RAGHU VANSI SINGH 3.RAHUL KUMAR SINGH S/O RAGHU VANSI SINGH AND 4.RAGHU VANSI SINGH S/O LATE RAM JANAM SINGH	Rs.21,82,500/-	Rs. 2,18,250/-

The Earnest Money Deposit shall be deposited on or before 27.09.2024 at 4:00 PM.

There are no known encumbrances on the above property as per the knowledge of the bank.

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For detailed terms and conditions of the sale please refer the link "E-Auction" provided M/S PSB Alliance Ltd (ebkray), Website- <http://ebkray.in/>. Helpdesk No- 8291220220 E-mail id : support.ebkray@psballiance.com and support.ebkray@procure247.com or Canara Bank's website (www.canarabank.com) or may contact Branch In-Charge, Dibhiya Branch, Mobile No. +91- 8210998539 during office hours on any working day.

Date: 13.09.2024

Place: Dibhiya


Authorized Officer
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.09.2024

1. Name and Address of the Secured Creditor : Canara Bank, Dibhiya Branch,
2. Name and Address of the Borrower(s) / Guarantor(s) : SRI BIRENDRA KUMAR SINGH S/O RAGHU VANSI SINGH resident of VILL SIWAN, POST DHANEJ, DIST ROHTAS, KARGAHAR, BIHAR- 821007
3. Mortgagor :- : (i) SRI BIRENDRA KUMAR SINGH S/O RAGHU VANSI SINGH (ii) AJAY KUMAR SINGH S/O RAGHU VANSI SINGH, (iii) RAHUL KUMAR SINGH S/O RAGHU VANSI SINGH, (iv) RAGHU VANSI SINGH SON OF LATE RAM JANAM SINGH all are residing at VILL SIWAN, POST DHANEJ, DIST ROHTAS, KARGAHAR, BIHAR-821007
4. Total liabilities: **Rs. 10,25,218.71 (Rupees Ten lakh twenty five thousand two hundred eighteen and paise seventy one only)** as on 08.08.2024 plus interest & other expenses cost till realization.
5. (a) Mode of Auction : **Online E-Auction**
(b) Details of Auction service provide : M/S PSB Alliance Ltd (ebkray), Website- <http://ebkray.in/>. Helpdesk No- 8291220220 E-mail id : support.ebkray@psballiance.com and support.ebkray@procure247.com
(c) Date & Time of Auction: **30.09.2024 & Time 12:30 PM-1:30 PM, (With unlimited extension of 5 minutes duration each till the conclusion of the sale)**
(d) Place of Auction : www.bankeauctionwizard.com
6. Reserve Price :
(i) **Rs.8,92,800/-** for property situated at Mauza -Siwan, , Thana No- 78, khata no- 371, khasra no- 1369, Thana- kargahar, Dist- Rohtas, Bihar 821107, Extent of Area- 2.5 Decimal
(ii) **Rs.21,82,500/-** for property situated at Mauza -Siwan, , Thana No- 78, khata no- 371, khasra no- 2194, Thana- kargahar, Dist- Rohtas, Bihar 821107, Extent of Area- 43 Decimal

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7. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://ebkcray.in/> 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 Authorised Officer, on 26.09.2024 between 11.00 AM to 1.00 PM.
- 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 in E-Wallet of M/S PSB Alliance Private Limited (E-Bkcray) 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.
- 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 PSB Alliance Ltd (ebkcray), Website- <http://ebkcray.in/>. Helpdesk No- 8291220220 E-mail id : support.ebkcray@psballiance.com and support.ebkcray@procure247.com
- f) After payment of the EMD amount, the intending bidders should submit copy of the following documents/details on or before 27.09.2024 till 4.00 PM, to Canara Bank, Dibhiya 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 <http://ebkcray.in/> 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 PSB Alliance Ltd (ebkcray), Website- <http://ebkcray.in/>. Helpdesk No- 8291220220 E-mail id : support.ebkcray@psballiance.com and support.ebkcray@procure247.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 Rs10000 (The amount can be decided by the Authorized 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

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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.

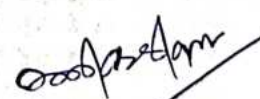
- j) The successful bidder shall deposit 25% of the sale price (Inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized 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 Regional office or Dibhiya branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank, Dibhiya Branch (Ph. No- 8809088505), email Id cb1737@canarabank.com OR the service provider **M/S PSB Alliance Ltd (ebkray)**, Website- <http://ebkray.in/>. Helpdesk No- 8291220220 E-mail id : support.ebkray@psballiance.com and support.ebkray@procure247.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: Dibhiya
Date: 13.09.2024


Authorized Officer
Canara Bank

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