

(A GOVERNMENT OF INDIA UNDERTAKING)

HAIDERPUR BRANCH, NEW DELHI-110088

PH-011-27490670, 27490671, Email: cb19021@canarabank.com

Ref: HAIDERPUR: CR: SARFAESI - SALE: CHIRAG & OM BUILDING Date: 01.01.2024

To,

M/s Om Building Materials Prop. Pankaj Yadav S/o Rishipal Yadav Shop No 333, NH 24 Main Road Village Shahpur Bamheta Near Lal Kuan Ghaziabad UP 201001	2 M/s Chirag Enterprises Prop. Pankaj Yadav S/o Rishipal Yadav Shop No 333, NH 24 Main Road Village Shahpur Bamheta Near Lal Kuan Ghaziabad UP 201001
3 Prop. Pankaj Yadav S/o Rishipal Yadav Shop No 333, NH 24 Main Road Village Shahpur Bamheta Near Lal Kuan Ghaziabad UP 201001	Smt Kamlesh Yadav W/o Sh Rishi Pal Yadav (Guarantor/s) R/o 333, NH 24, Main Road, Village Shahpur Bamheta Near Lal Kuan, Ghaziabad UP 201001
Rahul Sharma S/o Sh Gautam Dev Sharma, (Guarantor/s) R/o H No E 83. Avantika Sector 1, Rohini Sector 7, North West Delhi 110085, Guarantor/	

Dear Sir,

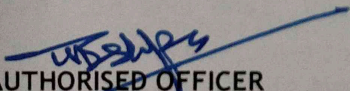
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank, North Regional Office, New Delhi has 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 Haiderpur Branch, of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e auction 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.


AUTHORISED OFFICER
CANARA BANK

ENCLOSURE - SALE NOTICE Annexure 13

Annexure 13
HAIDERPUR BRANCH, NEW DELHI-110088
PH-011-27490670, 27490671, Email: cd19021@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, the Symbolic possession of which has been taken by the Authorised Officer of North Regional office, New Delhi of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **01.02.2024** from 12.00 p.m. to 01.00 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs. 2821282/- (Rupees Twenty Eight Lakhs Twenty One Thousand Two Hundred Eighty Two Rupees) which include interest up to 28.06.2022 plus further interest at applicable rate from 28.06.2022 along with expenses, other charges, etc. due to the Haiderpur Branch, of Canara bank from **M/s. Om Building Materials and M/s Chitag Enterprises**.
 Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

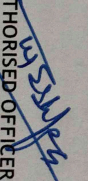
Sr No.	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Local Self Government as on
1.	PROPERTY BEARING : EMT of Plot No 12 & 13 situated in Khasra No 1114, in the Abadi of Shanker Vihar Colony, Situated in Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghazialbad, U.P owned by Mrs. Kamlesh Yadav w/o Mr. Rishi Pal Yadav)	Rs.57.64 Lakhs	Rs.5.76 Lakhs	Not known to the Bank	Not known to the Bank

The EMD should be deposited on or before **24.01.2024** before 5.00 pm.

The property will not be sold below Reserve Price.

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 SH. VINOD KUMAR, Mobile No 8826922668, Divisional Manager, North Delhi Regional Office, Canara Bank, and/or, smt. Divya Singh, Senior Manager, Canara Bank, Haiderpur Branch Mobile No 9654011390 Land Line No. 011-27490670, 27490671 during office hours on any working day.

Date: 01.01.2024
Place: New Delhi


AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.01.2024

1. Name and address of the secured creditor : Canara Bank Halderpur Branch
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under :-

M/s Om Building Materials	2 M/s Chirag Enterprises
Prop. Pankaj Yadav S/o Rishipal Yadav Shop No 333, NH 24 Main Road Village Shahpur Bamheta Near Lal Kuan Ghaziabad UP 201001	Prop. Pankaj Yadav S/o Rishipal Yadav Shop No 333, NH 24 Main Road Village Shahpur Bamheta Near Lal Kuan Ghaziabad UP 201001
3 Prop. Pankaj Yadav S/o Rishipal Yadav Shop No 333, NH 24 Main Road Village Shahpur Bamheta Near Lal Kuan Ghaziabad UP 201001	Smt Kamlesh Yadav W/o Sh Rishi Pal Yadav (Guarantor/s) R/o 333, NH 24, Main Road, Village Shahpur Bamheta Near Lal Kuan, Ghaziabad UP 201001
Rahul Sharma S/o Sh Gautam Dev Sharma, (Guarantor/s) R/o H No E 83. Avantika Sector 1, Rohini Sector 7, North West Delhi 110085, Guarantor/	

3. Total liabilities Rs. 2821282/- (Rupees Twenty Eight Lakhs Twenty One Thousand Two Hundred Eighty Two Rupees) which include interest up to 28.06.2022 plus further interest at applicable rate from 28.06.2022 along with expenses, other charges, etc. due to the Halderpur Branch

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : M/s Canbank Computer Services Ltd
Mr. Sathanathan K.M, Mr. Ramesh T H
Mob. 9480691777/8880531165/08023469661/62/64/65
email : indianbankseaauction.com

5. Reserve Price : Rs. 57.64 Lakhs (Rupees Fifty Seven Lakhs and Sixty Four Thousand Only)

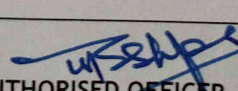
6. Other terms and conditions:
- Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
 - The property can be inspected, with Prior Appointment with Authorised Officer, on 22.01.2024, 23.01.2024, and 24.01.2024 between 10.00 A.M. to 5.00 P.M.
 - The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
 - EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Halderpur Branch, New Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Regional Office North, New Delhi, Current A/c No 209272434 IFSC Code: CNRB0019021 on or before 24.01.2024 up to 05.00 p.m.

- d. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24.01.2024 up to 5:00 PM, to Canara Bank, Haiderpur Branch, New Delhi, 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.
- e. 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 Service Ltd., Mr. Sathianathan K.M, Mr. Ramesh T H. MOB: 9480691777/8880531165/08023469661/62/64/65 email: indianbankseuction.com
- f. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-. The bidder who submits the highest bid (not below 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.
- h. 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 within the period stated above, 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.
- i. For sale proceeds of Rs. 50.00 Lakhs (Rupees fifty lakhs) and above, the successful bidder will have to deduct TDS at a rate 1% on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- j. All charges for conveyance, stamp duty/GST/Registration charges etc. As applicable shall be borne by the successful bidder only.
- k. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank Circle office, Delhi or Canara Bank HAIDERPUR Branch, New Delhi who as a facilitating centre shall make necessary arrangements.
- m. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- n. For further details contact SH. VINOD KUMAR, Mobile No 8826922668 Divisional Manager, North Delhi Regional Office Canara Bank, and/or, Smt. DIVYA SINGH, Branch Mobile No 9654011390 , Senior Manager, Canara Bank, Haiderpur, Land Line No. 011-27490670, 27490671, e-mail id-cb19021@canarabank.com OR the service provider M/s Canbank Computer Service Ltd., Mr Sathianathan K.M, Mr. Ramesh T H MOB: 9480691777/8880531165/08023469661/62/64/65 email: www.indianbankseuction.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: New Delhi
Date: 01.01.2024


AUTHORISED OFFICER
CANARA BANK