

COVERING LETTER TO SALE NOTICE

Ref: **ETAH/SALENOTICE/1437/99/2023-24**

23-01-2024

To

M/s DRJ IMPEX Pvt. Ltd.
02 - SHAHID PARK,
G.T. ROAD , ETAH, UP-207001.

(Borrower)

Smt. Jinendra Prabha Jain W/o Late Dev Rishi Jain
303 J P BHAWAN, KATRA MOHALLA, ETAH, UP-207001.

(Director & Guarantor)

Sri Saurabh Jain s/o Late Dev Rishi Jain
303 J P BHAWAN, KATRA MOHALLA, ETAH, UP-207001

(Director & Guarantor)

Mr. Dev Rishi Jain, 303 J P BHAWAN
KATRA MOHALLA, ETAH, UP-207001.

(through his legal heirs)

Sri Alok Jain, S/o Late Dev Rishi Jain
C 101, Siddh Apartments, Plot 107, I P Extn, Patparganj
Shakarpur , East Delhi, Delhi – 110092

(Guarantor & Legal Heirs of Mr. Dev Rishi Jain)

Sri Prasoon Jain S/o Late Dev Rishi Jain
Bans Mandi, Etah UP-207001

(Legal Heirs of Mr. Dev Rishi Jain)

Sri Anuj Jain, S/o Late Dev Rishi Jain
Bans Mandi , Etah, UP-207001

(Legal Heirs of Mr. Dev Rishi Jain)

Sri Dheeraj Jain, S/o Late Dev Rishi Jain,
A-15 Nandanpuram, Agra, UP -282007.

(Legal Heirs of Mr. Dev Rishi Jain)

Shrimati Rashmi Jain, D/O Late Dev Rishi Jain
R/O 50 , Beewa House , Jain Gali, Tundla , Firozabad
UP – 283204

(Legal Heirs of Mr. Dev Rishi Jain)

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, ETAH GT ROAD** 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 **Canara Bank, ETAH GT ROAD** 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

(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) and others(Legal heirs) 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 **Canara Bank, ETAH GT ROAD** branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **26-02-2024**, for recovery of **Rs. 5,95,55,515/- (As per demand Notice dt 19.09.2023) + interest + other charges less recovery due to the Canara Bank, ETAH GT ROAD branch** of Canara Bank from M/S DRJ IMPEX PVT LTD.

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of Leasehold land and building in the name of M/s DRJ Impex Pvt Ltd situated at D 48, 49, 50, Industrial estate, Asrauli, Etah comprising total area of 724.64 Sq Mts Boundaries : East – Wide Road 50ft West – Plot D51 North – Plot D45 , D46 , D47 South – Wide Road 60ft	1,42,33,000/-	14,23,300/-
2	EMT of Leasehold land and building in the name of Mrs. Jinendra Prabha Jain & Mr. Dev Rishi Jain situated at D 11 to 14 Industrial Estate, Asrauli, Etah comprising total area of 1408.50 Sq Mts. Boundaries : East – Pvt Land West – Road of Industrial Estate North – Plot D 15 South – Plot D 10	2,43,76,000/-	24,37,600/-
3	EMT of Free hold land and building in the name of Mrs. Jinendra Prabha Jain (Director) & Mr. Dev Rishi Jain situated at Prop No 319, Sec 7, Katra Mohalla, Etah comprising total area of 644 Sq Mts Boundaries : East – House of Shri Umesh Chandra and Ahata Jaraat Beej godown Sarkari West – Gali Sarkari Baadhu House of Shri Radhey Shyam Sharma And others North – House of Shri Dharmveer Singh , Vijendra Singh , Mahendra Singh South – Rasta Katra mohalla Etah	2,28,35,000/-	22,83,500/-
4	EMT of Free hold land and building in the name of Mrs. Jinendra Prabha Jain (Director) & Mr. Dev Rishi Jain (Director) situated at A 15, Nandan Puram Colony, Mauza Dehtora, Agra comprising total area of 148.63 Sq Mts Boundaries : East – Rasta and Gate 18.28mt West – Plot A16 North – Rasta and gate 9.14mt South – Plot A14	77,00,000/-	7,70,000/-

The Earnest Money Deposit shall be deposited on or before **23-02-2024 up to 5:00 PM.**

Details of Properties:

S.no	Property	Boundaries
1	Leasehold land and building in the name of M/s DRJ Impex Pvt Ltd situated at industrial Plot no. D 48, 49 and 50, Industrial estate, Asrauli, Etah comprising total area of 724.64 Sq Mts NAME OF TITLE HOLDER : M/S DRJ Impex Pvt Ltd.	East – Wide Road 50ft West – Plot D 51 North – Plot D45 , D46 , D47 South – Wide Road 60ft
2	EMT of Leasehold land and building in the name of Mrs. Jinendra Prabha Jain & Mr. Dev Rishi Jain situated at D 11 to 14 Industrial Estate, Asrauli, Etah comprising total area of 1408.50 Sq Mts. NAME OF TITLE HOLDER : Mrs. Jinendra Prabha Jain & Mr. Dev Rishi Jain	East – Pvt Land West – Road of Industrial Estate North – Plot D 15 South – Plot D 10
3	EMT of Free hold land and building in the name of Mrs. Jinendra Prabha Jain (Director) & Mr. Dev Rishi Jain situated at Prop No 319, Sec 7, Katra Mohalla, Etah comprising total area of 644 Sq Mts NAME OF TITLE HOLDER : Mrs. Jinendra Prabha Jain & Mr. Dev Rishi Jain	East – House of Shri Umesh Chandra and Ahata Jaraat Beej godown Sarkari West – Gali Sarkari Baadhu House of Shri Radhey Shyam Sharma And others North – House of Shri Dharmveer Singh , Vijendra Singh , Mahendra Singh South – Rasta Katra mohalla Etah
4	EMT of Free hold land and building in the name of Mrs. Jinendra Prabha Jain (Director) & Mr. Dev Rishi Jain (Director) situated at A 15, Nandan Puram Colony, Mauza Dehtora, Agra comprising total area of 148.63 Sq Mts NAME OF TITLE HOLDER : Mrs. Jinendra Prabha Jain & Mr. Dev Rishi Jain	East – Rasta and Gate 18.28mt West – Plot A16 North – Rasta and gate 9.14mt South – Plot A14

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, Canara Bank, ETAH GT ROAD, Canara Bank, Ph. No. 8272082328 during office hours on any working day.

Date: 23-01-2024
Place: ETAH GT ROAD

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-01-2024

1. Name and Address of Secured Creditor :Canara Bank, Canara Bank, ETAH GT ROAD
Name and Address of the Borrower & Guarantors, Others :

M/s DRJ IMPEX Pvt. Ltd. (Borrower)
02 - SHAHID PARK,
G.T. ROAD , ETAH, UP-207001.

Smt. Jinendra Prabha Jain W/o Late Dev Rishi Jain (Director & Guarantor)
303 J P BHAWAN, KATRA MOHALLA, ETAH, UP-207001.

Sri Saurabh Jain s/o Late Dev Rishi Jain (Director & Guarantor)
303 J P BHAWAN, KATRA MOHALLA, ETAH, UP-207001

Mr. Dev Rishi Jain, 303 J P BHAWAN (through his legal heirs)
KATRA MOHALLA, ETAH, UP-207001.

Sri Alok Jain, S/o Late Dev Rishi Jain (Guarantor & Legal Heirs of Mr. Dev Rishi Jain)
C 101, Siddh Apartments, Plot 107, I P Extn, Patparganj
Shakarpur , East Delhi, Delhi – 110092

Sri Prasoon Jain S/o Late Dev Rishi Jain (Legal Heirs of Mr. Dev Rishi Jain)
Bans Mandi, Etah UP-207001

Sri Anuj Jain, S/o Late Dev Rishi Jain (Legal Heirs of Mr. Dev Rishi Jain)
Bans Mandi , Etah, UP-207001

Sri Dheeraj Jain, S/o Late Dev Rishi Jain, (Legal Heirs of Mr. Dev Rishi Jain)
A-15 Nandanpuram, Agra, UP -282007.

Shrimati Rashmi Jain, D/O Late Dev Rishi Jain (Legal Heirs of Mr. Dev Rishi Jain)
R/O 50 , Beewa House , Jain Gali, Tundla , Firozabad
UP – 283204

Total Liabilities : RS 5,95,55,515/- + interest from 19/09/2023+ other charges

- a) Mode of Auction : E-auction
- b) Details of Auction service provider: **M/S Canbank computer Services Ltd,
218,JP Royale, Sampige Road,
Malleshwaram, Bangalore -3
Email: eauction@ccsl.co.in**
- c) Date & Time of Auction : **26-02-2024** between 11:30AM to 12:30PM
- d) Place of Auction : **www.indianbankseaction.com**

Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<p>EMT of Leasehold land and building in the name of M/s DRJ Impex Pvt Ltd situated at D 48, 49, 50, Industrial estate, Asrauli, Etah comprising total area of 724.64 Sq Mts</p> <p>Boundaries :</p> <p>East – Wide Road 50ft</p> <p>West – Plot D51</p> <p>North – Plot D45 , D46 , D47</p> <p>South – Wide Road 60ft</p>	1,42,33,000/-	14,23,300/-
2	<p>EMT of Leasehold land and building in the name of Mrs. Jinendra Prabha Jain & Mr. Dev Rishi Jain situated at D 11 to 14 Industrial Estate, Asrauli, Etah comprising total area of 1408.50 Sq Mts.</p> <p>Boundaries :</p> <p>East – Pvt Land</p> <p>West – Road of Industrial Estate</p> <p>North – Plot D 15</p> <p>South – Plot D 10</p>	2,43,76,000/-	24,37,600/-
3	<p>EMT of Free hold land and building in the name of Mrs. Jinendra Prabha Jain (Director) & Mr. Dev Rishi Jain situated at Prop No 319, Sec 7, Katra Mohalla, Etah comprising total area of 644 Sq Mts</p> <p>Boundaries :</p> <p>East – House of Shri Umesh Chandra and Ahata Jaraat Beej godown Sarkari</p> <p>West – Gali Sarkari Baadhu House of Shri Radhey Shyam Sharma And others</p> <p>North – House of Shri Dharmveer Singh , Vijendra Singh , Mahendra Singh</p> <p>South – Rasta Katra mohalla Etah</p>	2,28,35,000/-	22,83,500/-
4	<p>EMT of Free hold land and building in the name of Mrs. Jinendra Prabha Jain (Director) & Mr. Dev Rishi Jain (Director) situated at A 15, Nandan Puram Colony, Mauza Dehthora, Agra comprising total area of 148.63 Sq Mts</p> <p>Boundaries :</p> <p>East – Rasta and Gate 18.28mt</p> <p>West – Plot A16</p> <p>North – Rasta and gate 9.14mt</p> <p>South – Plot A14</p>	77,00,000/-	7,70,000/-

2. Other terms and Conditions:

- 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.
- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, **Canara Bank, ETAH GT ROAD** Branch from **23-01-2024 To 23-02-2024** on any working day during office hours.
- 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, **Canara Bank, ETAH GT ROAD** Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Canara Bank, ETAH GT ROAD** Branch, **A/c No 209272434 IFSC Code: CNRB0001437** on or before **23-02-2024** (Date mention here) 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
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23-02-2024** 05:00 PM, to Canara Bank, **Canara Bank, ETAH GT ROAD** 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.indianbankseaction.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 218 JP Royale Sampige Road Malleshwaram Bangalore-3, Contact no. 1) PRATAP KANTILAL(09822952602), 2)D D PAKHARE (9480691777),Email: eauction@ccsl.co.in**
- 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 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.
- k) 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.
- l) 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) 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, ETAH GT ROAD** branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact Branch incharge, Canara Bank, **ETAH GT ROAD** (Ph. No.) **8272082328** e-mail id **cb1437@canarabank.com** OR the service provider **M/S Canbank computer Services Ltd,218,JP Royale, Sampige Road,Malleshwaram, Bangalore -3 , Contact no. 1) PRATAP KANTILAL(09822952602), 2)D D PAKHARE (9480691777); Email id: eauction@ccsl.co.in.**

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: **ETAH GT ROAD**
Date: **23-01-2024**

Authorised Officer
Canara Bank