



(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROA/R&L/SN/001/2024-25

Date: 21.05.2024

To

- 1) M/S CHAUDHARI TRADERS (BORROWER)
PROP: SRI DHRUV CHANDRA
PLOT NO179MIN, KHORAKHAR,
NEAR PATEL CHOWK,
BASTI, U.P.-272002,
- 2) SRI DHRUV CHANDRA (PROPRIETOR & MORTGAGOR)
S/O SRI RAM RAJ
POST PURANI BASTI, VILLAGE – DIDAUWA,
HARDIYA BUZURG, BASTI, U.P.- 272002
- 3) SMT. SEEMA DEVI (GUARANTOR &MORTGAGOR)
W/O SRI DHRUV CHANDRA
POST PURANI BASTI, VILLAGE – DIDAUWA,
HARDIYA BUZURG, BASTI, U.P.- 272002
- 4) SRI GYAN CHANDRA CHAUDHARY (GUARANTOR)
S/O SRI RAM RAJ CHAUDHARY
POST PURANI BASTI, VILLAGE – DIDAUWA,
HARDIYA BUZURG, BASTI, U.P.- 272002
- 5) SRI RAM SHABDA (GUARANTOR)
S/O SRI BHAGIRATHI
H N 23, VILLAGE – DIDAUWA,
BASTI U.P.-272002
- 6) SRI RAM BHAWAN CHOUDHARY (GUARANTOR)
S/O SRI SHIV PUJAN CHAUDHARY
R/O VILLAGE –VANDHUPUR, POST KORIYA BAZAR
MAHULI KHAS, SANT KABIR NAGAR, UP-272172

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization 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, **BASTI II 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 **BASTI II 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**

ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.06.2024**, for recovery of **Rs. 60,09,792.77 (Rupees Sixty lakh nine thousand seven Hundred ninety two and seventy seven Paise Only)** and interest there on, due to the **BASTI II BRANCH** of Canara Bank from:

- | | |
|--|-------------------------------------|
| <p>1) M/S CHAUDHARI TRADERS
PROP: SRI DHRUV CHANDRA
PLOT NO179MIN, KHORAKHAR,
NEAR PATEL CHOWK,
BASTI, U.P.-272002,</p> | <p>(BORROWER)</p> |
| <p>2) SRI DHRUV CHANDRA
S/O SRI RAM RAJ
POST PURANI BASTI, VILLAGE – DIDAUWA,
HARDIYA BUZURG, BASTI, U.P.- 272002</p> | <p>(PROPRIETOR & MORTGAGOR)</p> |
| <p>3) SMT. SEEMA DEVI
W/O SRI DHRUV CHANDRA
POST PURANI BASTI, VILLAGE – DIDAUWA,
HARDIYA BUZURG, BASTI, U.P.- 272002</p> | <p>(GUARANTOR &MORTGAGOR)</p> |
| <p>4) SRI GYAN CHANDRA CHAUDHARY
S/O SRI RAM RAJ CHAUDHARY
POST PURANI BASTI, VILLAGE – DIDAUWA,
HARDIYA BUZURG, BASTI, U.P.- 272002</p> | <p>(GUARANTOR)</p> |
| <p>5) SRI RAM SHABDA
S/O SRI BHAGIRATHI
H N 23, VILLAGE – DIDAUWA,
BASTI U.P.-272002</p> | <p>(GUARANTOR)</p> |
| <p>6) SRI RAM BHAWAN CHOUDHARY
S/O SRI SHIV PUJAN CHAUDHARY
R/O VILLAGE –VANDHUPUR, POST KORIYA BAZAR
MAHULI KHAS ,SANT KABIR NAGAR ,UP-272172</p> | <p>(GUARANTOR)</p> |

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	ALL THAT PART AND PARCEL OF THE PROPERTY (HOUSE CUM COMMERCIAL SHOP) SITUATED AT SURVEY/PLOT/GATA NO 179MIN, VILLAGE - KHORAKHAR, TAPPA- HAVELI, PARGANA- BASTI EAST, TEHSIL & DIST.- BASTI, ADMEASURING 4140SQFT	1,45,12,000.00	14,51,200.00

	BOUNDED BY:-AS PER MORTGAGE DEED DTD.23.10.2021: EAST- LAND OF PHOOL CHANDRA WEST- HOUSE OF RAM SHABAD NORTH- LAND OF PRAKASHCHANDRA SOUTH- PANCHPHEDIA ROAD		
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The Earnest Money Deposit shall be deposited on or before **27.06.2024** upto **5:00 PM**.

Details of Properties:

S.no	Property	Boundaries	
1	ALL THAT PART AND PARCEL OF THE PROPERTY (HOUSE CUM COMMERCIAL SHOP) SITUATED AT SURVEY/PLOT/GATA NO 179MIN, VILLAGE - KHORAKHAR, TAPPA- HAVELI, PARGANA- BASTI EAST, TEHSIL & DIST.- BASTI, ADMEASURING 4140SQFT	EAST	LAND OF PHOOL CHANDRA
		WEST	HOUSE OF RAM SHABAD
		NORT	LAND OF PRAKASHCHANDRA
		SOUTI	PANCHPHEDIA ROAD

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, **BASTI II** Canara Bank, Ph. No. **8005488795** during office hours on any working day.

Date: 21.05.2024
Place: BASTI

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED-21.05.2024

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

1) M/S CHAUDHARI TRADERS (BORROWER)
 PROP: SRI DHRUV CHANDRA
 PLOT NO179MIN, KHORAKHAR,
 NEAR PATEL CHOWK,
 BASTI, U.P.-272002,

2) SRI DHRUV CHANDRA (PROPRIETOR & MORTGAGOR)
 S/O SRI RAM RAJ
 POST PURANI BASTI, VILLAGE – DIDAUWA,
 HARDIYA BUZURG, BASTI, U.P.- 272002

3) SMT. SEEMA DEVI (GUARANTOR &MORTGAGOR)
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6) SRI RAM BHAWAN CHOUDHARY (GUARANTOR)
S/O SRI SHIV PUJAN CHAUDHARY
R/O VILLAGE –VANDHUPUR, POST KORIYA BAZAR
MAHULI KHAS, SANT KABIR NAGAR, UP-272172

3. Total Liabilities as on **21.05.2024** : **Rs. 60,09,792.77** Plus Interest & charges there on

4. a) Mode of Auction: **E-auction**
b) Details of Auction service provider: M/s CANBANK COMPUTER SERVICES LTD
Mr.Sathianathan K M/ Mr. Ramesh T H, Contact no. 09480691777/8880531165 /080-23469661/62/64/65; Email id: eauction@ccsl.co.in

c) Date & Time of Auction: **28.06.2024**

d) Place of Auction: **E-auction**

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<p>ALL THAT PART AND PARCEL OF THE PROPERTY (HOUSE CUM COMMERCIAL SHOP) SITUATED AT SURVEY/PLOT/GATA NO 179MIN, VILLAGE - KHORAKHAR, TAPPA- HAVELI, PARGANA- BASTI EAST, TEHSIL & DIST.- BASTI, ADMEASURING 4140SQFT</p> <p>BOUNDED BY:-AS PER MORTGAGE DEED DTD.23.10.2021: EAST- LAND OF PHOOL CHANDRA WEST- HOUSE OF RAM SHABAD NORTH- LAND OF PRAKASHCHANDRA SOUTH- PANCHPHEDIA ROAD</p>	1,45,12,000.00	14,51,200.00

6. 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 Authorized Officer, Canara Bank BASTI II Branch **from 21.05.2024 TO 27.06.2024**.
- 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 favor of **Authorized Officer, Canara Bank; BASTI II BRANCH OR** shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **REGIONAL OFFICE-AYODHYA** A/c No **697529600001 IFSC Code: CNRB0006975** on or before **27.06.2024** before **5.00 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 Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/ 8880531165/ 080 - 23469661/ 62/ 64/ 65; Email ID: eauction@ccsl.co.in.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.06.2024** 5.00PM to Canara Bank **BASTI II BRANCH** by hand or by email. **cb18637@canarabank.com**
- 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.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. Sathianatan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: eauction@ccsl.co.in
- 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 multiplies of Rs 10,000. 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 favor 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. 50.00 Lacs (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 **BASTI II BRANCH** who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, **BASTI II BRANCH** (Ph. No. **8005488795**) e-mail id cb18637@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES Ltd., Mr.Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; 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: BASTI
Date: 21.05.2024

Authorised Officer
Canara Bank