



(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: GUJRATI/SALENOTICE/2024-25/2808/2024

Date: 06.08.2024

To

1) MR. SANTOSH KUMAR (BORROWER)  
S/O RAM DHANI  
R/O VILL-BHAISAHIJOT KALAN  
PO-LUTAHI, SANT KABIR NAGAR,  
UTTAR PRADESH-272172

2) SMT GUJRATI (CO-BORROWER & MORTGAGOR)  
W/O RAM DHANI  
R/O VILL-BHAISAHIJOT KALAN  
PO-LUTAHI, SANT KABIR NAGAR,  
UTTAR PRADESH-272172

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.

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As you are aware, I on behalf of Canara Bank, **BANKATI 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 **BANKATI 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,

कृपे केनरा बैंक  
For Canara Bank

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 Authorised Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **28.08.2024**, for recovery of **Rs. 16,42,130.56 (Rupees Sixteen lakh forty two thousand one hundred thirty and fifty six Paise Only)** due to the **BANKATI BRANCH** of Canara Bank from:

**1) MR. SANTOSH KUMAR (BORROWER)**  
S/O RAM DHANI  
R/O VILL-BHAISAHIJOT KALAN  
PO-LUTAHI, SANT KABIR NAGAR,  
UTTAR PRADESH-272172

**2) SMT GUJRATI (CO-BORROWER & MORTGAGOR)**  
W/O RAM DHANI  
R/O VILL-BHAISAHIJOT KALAN  
PO-LUTAHI, SANT KABIR NAGAR,  
UTTAR PRADESH-272172

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<p><b>All That Part And Parcel Of The Property Consisting Of Gata No. – 357, Admeasuring 251.10 Sq Mtr., Situated At Village – Pankhobari , Tappa -Mathauli, Pargana- Mahuli West Tehsil &amp; District- Basti</b></p> <p><b>Bounded By-</b> <b>As Per Sale Deed Dated 17.03.2023:-</b> <b>East- CC Road 12 Feet</b> <b>West-Land of Md Arif</b> <b>North- Land of Samsunisha</b> <b>South-Land of Abdullah</b></p>	13,00,000.00	1,30,000.00

The Earnest Money Deposit shall be deposited on or before **28.08.2024 up to 5:00 PM.**

Details of Properties:

S.no	Property	Boundaries	
1	<p><b>All That Part And Parcel Of The Property Consisting Of Gata No. – 357, Admeasuring 251.10 Sq Mtr., Situated At Village – Pankhobari , Tappa -Mathauli, Pargana- Mahuli West Tehsil &amp; District- Basti</b></p>	East	<b>CC Road 12 Feet</b>
West		<b>Land of Md Arif</b>	
North		<b>Land of Samsunisha</b>	
South		<b>Land of Abdullah</b>	





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, BANKATI BRANCH Canara Bank, Ph. No. 8126544136 during office hours on any working day.

कृते केनरा बैंक  
For Canara Bank

प्रमाणित अधिकारी  
Authorized Signatory

Date: 06.08.2024  
Place: BANKATI

Authorised Officer  
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.08.2024

- 1. Name and Address of Secured Creditor: Canara Bank, BANKATI BRANCH
- 2. Name and Address of the Borrower & Guarantors :

1) MR. SANTOSH KUMAR (BORROWER)  
S/O RAM DHANI  
R/O VILL-BHAISAHIJOT KALAN  
PO-LUTAHI, SANT KABIR NAGAR,  
UTTAR PRADESH-272172

2) SMT GUJRATI (CO-BORROWER & MORTGAGOR)  
W/O RAM DHANI  
R/O VILL-BHAISAHIJOT KALAN  
PO-LUTAHI, SANT KABIR NAGAR,  
UTTAR PRADESH-272172

- 3. Total Liabilities as on 06.04.2024: Rs. 16,42,130.56 Plus Interest & other charges there on.
- 4. a) Mode of Auction: E-auction
- b) Details of Auction service provider: M/s PSB Alliance (Ebkray), Helpdesk Number – 8291220220 Email support.ebkray@psballiance.com Website https://ebkray.in/
- c) Date & Time of Auction: 28.08.2024 FROM 10 AM TO 2 PM
- d) Place of Auction: E-auction

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All That Part And Parcel Of The Property Consisting Of Gata No – 357, Admeasuring 251.10 Sq Mtr., Situated At Village – Pankhobari , Tappa -Mathauli, Pargana- Mahuli West Tehsil & District- Basti  Bounded By- As Per Sale Deed:- East- CC Road 12 Feet West-Land of Md Arif North- Land of Samsunisha South-Land of Abdullah	13,00,000.00	1,30,000.00





6. Other terms and Conditions:

- a) 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.
  - b) Auction/bidding shall be only through "online Electronic Bidding" through the website <https://ebkray.in/>. 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, Canara Bank **BANKATI BRANCH from 06-08-2024 TO 27-08-2024.**
  - 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, BANKATI BRANCH OR** shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **REGIONAL OFFICE-AYODHYA A/c No 6975296000001 IFSC Code: CNRB0006975** on or before **27.08.2024** 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 PSB Alliance (Ebkray), Helpdesk Number – 8291220220 Email [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) Website <https://ebkray.in/>**
  - g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.08.2024** (date) 5.00PM to Canara Bank **BANKATI BRANCH** by hand or by email. **Cb19326@canarabank.com**
  - h) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - i) 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](http://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 PSB Alliance (Ebkray), Helpdesk Number – 8291220220 Email [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) Website <https://ebkray.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 multiples 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 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. 50.00 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) Authorised 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 **BANKATI BRANCH** who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, **BANKATI BRANCH** (Ph. No **8126544136**) e-mail id [cb19326@canarabank.com](mailto:cb19326@canarabank.com) OR the service provider **M/s PSB Alliance (Ebkray)**, Helpdesk Number – **8291220220** Email [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) Website <https://ebkray.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: BANKATI  
Date: 06.08.2024

कुले केनरा बैंक  
For Canara Bank

प्राधिकृत अधिकारी  
Authorized Signatory

Authorized Officer  
Canara Bank



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