

**COVERING LETTER TO SALE NOTICE**

Ref: – RO/KNPR/SALE/HARSH/LAL BUNGLOW/2024/003

Date: 16/04/2024

To,

<b>HARSH SHARMA S/ O LATE RAMA SHANKAR SHARMA (BORROWER AND MORTAGAGOR)</b> <b>54 LIG BLOCK NO 1 SCHEME CHANDRA NAGRI, SANIGAWAN, KANPUR (UP)</b> <b>PIN: 208021</b>	<b>USHA SHARMA W/O HARSH SHARMA (CO-BORROWER AND MORTAGAGOR)</b> <b>54 LIG BLOCK NO 1 SCHEME CHANDRA NAGRI, SANIGAWAN, KANPUR (UP)</b> <b>PIN:208021</b>
<b>HARSH SHARMA S/ O LATE RAMA SHANKAR SHARMA (BORROWER AND MORTAGAGOR)</b> PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP) 208021	<b>USHA SHARMA W/O HARSH SHARMA (CO-BORROWER AND MORTAGAGOR)</b> PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP) 208021

Dear Sir/Madam,

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.

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As you are aware, I on behalf of Canara Bank, **LAL BUNGLOW BRANCH (CB04965)** 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 **LAL BUNGLOW BRANCH (CB04965)** 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 – 1 Kanpur  
 ENCLOSURE – SALE NOTICE



### SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitizations 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 possession of which has been taken by the Authorized Officer of LAL BUNGLOW BRANCH (CB04965) of the Canara Bank, will be sold on **07/05/2024** "As is where is", "As is what is", and "Whatever there is" for recovery of total outstanding **Rs. 28,28,928/- (Rupees TWENTY EIGHT LAKHS TWENTY EIGHT THOUSAND NINE HUNDRED TWENTY EIGHT ONLY)** (plus interests and other charges MINUS recovery, if any) due to the **LAL BUNGLOW BRANCH (04965)** of Canara Bank from HARSH SHARMA S/ O LATE RAMA SHANKAR SHARMA (BORROWER AND MORTGAGOR AND USHA SHARMA W/O HARSH SHARMA (CO BORROWER AND MORTGAGOR) .

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP)	Rs.22,35,000/-	Rs, 2,24,000/-

The Earnest Money Deposit shall be deposited on or before 06/05/2024 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1.	PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP)  AREA 48 SQ MTRS	<b>East</b>	6.0 MTR ROAD
		<b>West</b>	PLOT NO L-1/124
		<b>North</b>	PLOT NO L-1/56
		<b>South</b>	PLOT NO L-1/54

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Divisional Manager, Regional Office-1, Canara Bank (Ph. No.9711194838/9315199087) during office hours on any working day.

Place: KANPUR  
Date: 16/04/2024

Authorised Officer, Canara Bank  
Regional Office – 1 Kanpur

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16/04/2024**

1. Name and Address of Secured Creditor : **Canara Bank, LAL BUNGLOW BRANCH (CB04965)**
2. Name and Address of the Borrower & Guarantors :

<b>HARSH SHARMA S/ O LATE RAMA SHANKAR SHARMA (BORROWER AND MORTAGAGOR)</b> <b>54 LIG BLOCK NO 1 SCHEME CHANDRA NAGRI, SANIGAWAN, KANPUR (UP)</b> <b>PIN: 208021</b>	<b>USHA SHARMA W/O HARSH SHARMA (CO-BORROWER AND MORTAGAGOR)</b> <b>54 LIG BLOCK NO 1 SCHEME CHANDRA NAGRI, SANIGAWAN, KANPUR (UP)</b> <b>PIN:208021</b>
<b>HARSH SHARMA S/ O LATE RAMA SHANKAR SHARMA (BORROWER AND MORTAGAGOR)</b> PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP) 208021	<b>USHA SHARMA W/O HARSH SHARMA (CO-BORROWER AND MORTAGAGOR)</b> PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP) 208021

3. Total Liabilities as on 05/06/2021 : **Rs. 28,28,928/- (Rupees TWENTY EIGHT LAKHS TWENTY EIGHT THOUSAND NINE HUNDRED TWENTY EIGHT ONLY)** (plus further interest and expenses MINUS recovery, if any)

- a) Mode of Auction : Online
- b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.co.in/
- c) Date & Time of Auction : **07/05/2024** between, 11:00 AM to 2:30 PM
- d) Place of Auction : Online

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	PLOT NO 55 BLOCK LIG BLOCK 1 SANIGAWAN YOJNA CHANDRA NAGARI KANPUR (UP)  AREA 48 SQ MTRS	<b>Rs.22,35,000/-</b>	<b>Rs, 2,24,000/-</b>

5. Other terms and Conditions:

- a) The properties will be sold on **07/05/2024** "As is where is", "As is what is", and "Whatever there 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 [www.indianbankseuction.com](http://www.indianbankseuction.com). 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 Authorized Officer, **LAL BUNGLOW BRANCH (CB04965), BRANCH** from 22/04/2024 TO 06/05/2024.
- 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, **LAL BUNGLOW BRANCH (CB04965)** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Lal Bungalow Branch, G/L No 209272434 IFSC Code: CNRB0004965 on or before 06/05/2024 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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in](mailto: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 06/05/2024 up to 5.00 PM, to Canara Bank, **LAL BUNGLOW BRANCH (CB04965) 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.indianbankseuction.com](http://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 SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: [eauction@ccsl.co.in/](mailto: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 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.

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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

l) For sale proceeds of Rs. 50,00,000/- (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., and other non-encumbrance charges like house tax, water tax, electricity bill etc. as applicable shall be borne by the successful bidder only.

n) Authorized 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 Regional Office who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact, Canara Bank, **LAL BUNGLOW BRANCH (CB04965) BRANCH** (Ph.No.9450214800, 9634115922) e-mail id: CB4965@CANARABANK.COM OR the service provider M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; 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: KANPUR

Date 16/04/2024

Authorised Officer  
Regional Office Kanpur - 1  
Canara Bank