

ASSET RECOVERY MANAGEMENT BRANCH (D.P.- 17415)
LUV KUSH TOWER, GROUND FLOOR, EXHIBITION ROAD, PATNA- 800001

REF: - CB/17415/ARMB/PAT/177/2024-25

DATE: 25.07.2024

TO, M/S Hari Om Construction (Borrower) Behind Mahesh Academy, New Area, By Pass Chowk, Aurangabad, Bihar - 824101	TO, Sri Praveen Kumar Singh S/O - Sri Bijay Kumar Singh Resident at - Mahalla Chittor Nagar, Aurangabad, Bihar - 824101
TO, Sri Bijay Kumar Singh S/O Late Sri Jageshwar Singh Resident at - Mahalla Chittor Nagar, Aurangabad, Bihar - 824101	TO, Sri Rajesh Kumar S/O - Sri Satya Narayan Singh Residing at - Behind Mahesh Academy, New Area, By Pass Chowk, Aurangabad, Bihar - 824101
TO, Sri Pankaj Kumar Singh S/O - Sri Bijay Kumar Singh Resident at - Mahalla Chittor Nagar, Aurangabad, Bihar - 824101	TO, Smt Kumari Priyanka Singh W/O - Sri Pankaj Kumar Singh Residing at - Behind Mahesh Academy, New Area, By Pass Chowk, Aurangabad, Bihar - 824101

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

As you are aware, I on behalf of Canara Bank, **ARM BRANCH, PATNA** 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 **ARM BRANCH, PATNA** 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/

Yours faithfully,

केनरा बैंक
FOR CANARA BANK

AUTHORISED OFFICER
अस्ति वेसुली प्रबन्धन शाखा

A.R.M.B. PATNA

ENCLOSURE - SALE NOTICE dated 25.07.2024

PATNA ARM BRANCH (17415)
(15-day E-Auction Sale Notice for Sale of Immovable Properties)
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 possession of which has been taken by the Authorized Officer of Patna ARM Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.08.2024** for recovery of **Rs. 14,93,03,000 (Rupees Fourteen Crore Ninety Three Lakh Three Thousand Only)** together with future interest and charges from Demand Notice Dated **16.04.2019** to till clearance of entire liability of Patna ARM Branch of Canara Bank from **M/S Hari Om Construction & its Partner, Behind Mahesh Academy, New Area, By Pass Chowk, Aurangabad, Bihar - 824101.**

1. Details and full description of the immovable property with known encumbrances, if any:

Sl. No.	Property Details	Owner Name
1.	Sale Deed No.- 15597 dated 22/11/2013. Plot No.- 41, Khata No.-12, P.S- 112, Navi Nagar, Village Basan Bigha, Aurangabad. Area - 50 dec. Boundary:- North- Arun Kumar Garg & Others Part Of Plot No- 41, South - Satyendra Singh, East - Road, West - Radheshyam Garg, Plot No. - 39,40.	Sri Pankaj Kumar Singh S/o Sri Bijay Kumar Singh

Total area is 50.00 Decimal.

The **reserve price** for the properties will be **Rs. 89,10,000/- (Rupees Eighty Nine Lakh Ten Thousand Only)** and the **earnest money deposit** will be **Rs. 8,91,000/- (Rupees Eight Lakh Ninety One Thousand Only)**. The earnest money deposit shall be deposited on or before 09.08.2024 at 4.00PM.

2. All that part and parcel of the Property standing in the name of mentioned below;

Sl. No.	Property Details	Owner Name
1.	Sale Deed No.- 7169 dated 04/06/2012 . Plot No- 451/456, Khata No.- 73/63, Tauzi No.- 7017, P.S- 129, Thana Barun, Village Tengra, Aurangabad. Area- 9.66 dec. Boundary:- N- Purchaser, S- Dharamdeo Singh & Others, E- Abhay Kumar Singh, W- Purchaser	Sri Bijay Kumar Singh S/o Late Jageshwar singh
2.	Sale Deed No.- 8209 dated 07/07/2011. Plot No- 451/456, Khata No.- 73/63, Tauzi No.- 7017, P.S- 129, Thana Barun, Village Tengra, Aurangabad. Area- 107 dec. Boundary:- N- GT Road, S- Haramdeo Singh & Basudeo Singh, E- Saryu Prasad & Yamuna Prasad, W- Naurangi Sao & Ram Dayal Singh	Sri Bijay Kumar Singh S/o Late Jageshwar singh
3.	Sale Deed No.- 9814 dated 18/08/2011. Plot No- 451/456, Khata No.- 73/63, Tauzi No.- 7017, PS- 129, Thana Barun, Village Tengra, Aurangabad. Area- 58.33 dec. Boundary:- N- Bindeshwar Yadav & Awadh Singh, S- Saryu Prasad & Yamuna Prasad and Abhay Kumar Singh, E- Saryu Prasad & Others, W- Purchaser.	Sri Bijay Kumar Singh S/o Late jageshwar singh



4.	Sale Deed No.- 1598 dated 12/02/2014 . Plot No- 456, Khata No.-63, PS- 129, Thana Barun, Village Tengra, Aurangabad. Area - 7.812 dec. Boundary:- N- Road , S-Surya Prasad , E-Bindeshwar Singh, W- Saryu Prasad.	Sri Bijay Kumar Singh S/o Late Jageshwar singh
5.	Sale Deed No.- 11460 dated 17/10/2011. Plot No- 488/455, Khata No.- 4/63, Anchal -Barun, P.S- 129, Thana Barun, Village Tengara, Aurangabad. Area- 04.00 dec. Boundary: - N- Road, S- Purchaser, E-Purchaser, W-Ram Dayal Singh.	Sri Pankaj Kumar Singh S/o Sri Bijay Kumar Singh

Total Area is 186.80 Decimal.

The **reserve price** for all the properties will be **Rs. 1,66,43,000/- (Rupees One Crore Sixty Six Lakh Forty Three Thousand Only)** and the **earnest money deposit** will be **Rs. 16,64,300/- (Rupees Sixteen Lakh Sixty Four Thousand Three Hundred Only)**. The earnest money deposit shall be deposited on or before 09.08.2024 by 4.00PM.

3. All that part and parcel of the Property standing in the name of mentioned below;

Sl. No.	Property Details	Owner Name
1.	Sale Deed No.- 1803 dated 12/02/2013. Plot No.-234, Khata No.-35, VILL- New Area Aurangabad, PS-560, Ward No- 5 Aurangabad. Area - 4.00 dec. Boundary: - N- Rasta, S- Plot No.- 232 Rituraj , E- Gaya Singh , W- Silpi Kumari.	Sri Bijay Kumar Singh S/o Late jageshwar singh
2.	Deed No.- 3443 dated 24/02/2016. Plot No.- 17, 18, Khata No.- 228, PS- 566, Ward No- 12, Anchal Aurangabad, Village Sahpur, Aurangabad. Area- 6.25 dec. Boundary:- N- Sadak , S-Bijay Kumar Singh , E-Nawal Singh & other , W- 8 ft Road.	Sri Pankaj Kumar Singh & Pravin Kumar Singh S/o Bijay Kumar Singh
3.	Deed No.- 2539, 7819, 8028 dated 24/02/2016 . Plot No- 17, 18, Khata No.-228, P.S - 566, Ward No- 12, Anchal Aurangabad, Village Sahpur, Aurangabad. Area- 5.69 dec. Boundary:- N- 2 Katha Land Of Mokir & Road , S-Mokir , E- Nawal Singh & Other , W- 8 Feet Rasta.	Sri Bijay Kumar Singh S/o Late jageshwar singh

Total Area is 15.94 Decimal.


The **reserve price** for all the properties will be **Rs. 1,55,25,000/- (Rupees One Crore Fifty Five Lakh Twenty Five Thousand Only)** and the **earnest money deposit** will be **Rs. 15,52,500/- (Rupees Fifteen Lakh Fifty Two Thousand Five Hundred Only)**. The earnest money deposit shall be deposited on or before 09.08.2024 by 4.00PM.

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s PSB Alliance (Ebkray), website – <https://ebkray.in> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.ebkray@psballiance.com or Canara Bank's website www.canarabank.com or may contact Br. Manager through of **ARM Branch Patna**, Mob No.- +91-8102916048 During office hours on any working day.

Date: 25.07.2024

Place: Patna

कृते केनरा बैंक
FOR CANARA BANK

Authorised Officer
प्रधिकृत अधिकारी
अस्ति वसुली प्रबंधन शाखा
A.R.M.B., PATNA

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.07.2024

1. **Name and Address of the Secured Credit:** Canara Bank, ARM Branch Patna
2. **Name and Address of the Borrower(s)/Guarantor(s) :** M/S Hari Om Construction & its Partner, Behind Mahesh Academy, New Area, By Pass Chowk, Aurangabad, Bihar – 824101
3. **Total liabilities as on :** 16.04.2019, Rs.14,93,03,000/- + future interest & costs, expenses etc
- a. **Mode of Auction:** Online E-Auction
- b. **Details of Auction service provider:** M/s PSB Alliance(Ebkray), website – <https://ebkray.in>
Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: - support.ebkray@psballiance.com
- c. **Date & Time of Auction:** 12.08.2024 Time: 12.30 am to 1.30 pm
- d. **Place of Auction** : <https://ebkray.in>
4. **Reserve Price & EMD AMT** : **For Three Properties separately as under**
 1. **Rs. 89,10,000/- (Rupees Eighty Nine Lakh Ten Thousand Only)** and the earnest money deposit will be **Rs. 8,91,000/- (Rupees Eight Lakh Ninety One Thousand Only)**.
 2. **Rs. 1,66,43,000/- (Rupees One Crore Sixty Six Lakh Forty Three Thousand Only)** and the earnest money deposit will be **Rs. 16,64,300/- (Rupees Sixteen Lakh Sixty Four Thousand Three Hundred Only)**.
 3. **Rs. 1,55,25,000/- (Rupees One Crore Fifty Five Lakh Twenty Five Thousand Only)** and the earnest money deposit will be **Rs. 15,52,500/- (Rupees Fifteen Lakh Fifty Two Thousand Five Hundred Only)**.
5. **EMD Date & Time** : **09.08.2024 & 10.30AM TO 4.00PM (Canara Bank, Patna ARM Branch)**

Other terms and conditions:

1. 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 proceedings.
2. The property can be inspected, with Prior Appointment with Authorised Officer, Patna ARM Branch between 11 AM TO 1.00 PM on 08.08.2024
3. 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.
4. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Patna ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank **Patna ARM Branch, A/c No. 209272434, IFSC Code: CNRB0017415 on or before 09.08.2024 by 4.00 pm.**



5. 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), website – <https://ebkgray.in> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.ebkgray@psballiance.com
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.08.2024 by 4.00 PM, to Canara Bank, Patna, ARM Branch by hand or by email: cb17415@canarabank.com:
 - a) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b) 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.
 - c) Bidders Name. Contact No. Address, E Mail Id.
 - d) Bidder's A/c details for online refund of EMD.
 - e) The intending bidders should register their names at portal: <https://ebkgray.in> 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(Ebkgray), website – <https://ebkgray.in> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.ebkgray@psballiance.com .
7. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
8. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10,000.00 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10,000.00 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.
9. 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.
10. **For sale proceeds of Rs. 50.00 (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.**
11. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
12. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
13. 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 Patna ARM Branch that, as a facilitating center, shall make necessary arrangements.



14. For further details contact Branch manager, **ARM BRANCH , PATNA, Canara Bank** (Mobile. No +91-8102916048 & e-mail id cb17415@canarabank.com) OR npacopat@canarabank.com the service provider M/s PSB Alliance(Ebkray), website – <https://ebkray.in> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.ebkray@psballiance.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: Patna

Date: 25.07.2024

Restricted

कृते केनरा बैंक
FOR CANARA BANK
Authorised Officer
आधिकृत अधिकारी / AUTHORISED OFFICER
केनरा बैंक
A.R.M.B., PATNA

Restricted