

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

REF :- CB/17415/ARMB/PAT/39/2024-25

DATE : 29.04.2024

1) M/s Jai Maa Bhawani Construction Pvt. Ltd (Borrower), Registered Office at Village-Deodha, P.O Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101.	2) Lalit Kumar Singh (Director/Guarantor) S/o Sri Bhism Narayan Singh Residing at Village-Deodha, P.O-Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101.
3) Smt. Indu Devi (Director/Guarantor) W/o Lalit Kumar Singh Residing at Village- Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.	4) Sri Shambhu Sharan Singh (Guarantor) S/o Sri Bhism Narayan Singh Residing at Village- Deodha, P.O-Mahanandpur P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.
5) Sri. Awadh Kishore Singh (Guarantor) S/o Sri Bhism Narayan Singh Residing at Village- Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near Pawapuri station, Bihar-803101.	6) Smt. Manju Devi (Guarantor) W/o Late Parshuram Singh Residing at Village- Deodha, P.O-Mahanandpur P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.

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, Authorised officer on behalf of Canara Bank 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 or any other law in force.

Yours faithfully,

कृते केनरा बैंक  
FOR CANARA BANK  
Manishankar Narayan  
AUTHORISED OFFICER  
ENCLOSURE - SALE NOTICE dated 29.04.2024  
A.R.M.B., PATNA



**PATNA ARM BRANCH (17415)**  
**(15 days 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 properties mortgaged/charged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Patna South Gandhi Maidan Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.05.2024** for recovery of **Rs. 4,29,37,878.58 (Rupees Four Crore Twenty Nine Lakh Thirty Seven Thousand Eight Hundred Seventy Eight & Fifty Eight Paise Only)** together with future interest and charges from 01.11.2023 till clearance of entire liability of Patna ARM Branch of Canara Bank from **1)M/s Jai Maa Bhawani Construction Pvt. Ltd. (Borrower), Address- Registered Office at Village-Deodha, P.O-Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101, 2) Lalit Kumar Singh (Director/ Guarantor) S/o Sri Bhism Narayan Singh residing at Address - Village-Deodha, P.O- Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101, 3)Smt. Indu Devi (Director/ Guarantor) W/o Lalit Kumar Singh, 4) Sri Shambhu Sharan Singh (Guarantor) S/o Sri Bhism Narayan Singh, 5)Sri. Awadh Kishore Singh (Guarantor) S/o Sri Bhism Narayan Singh, 6) Smt. Manju Devi (Guarantor) W/o Late Parshuram Singh all four (i.e .sl.no.3, 4, 5, 6) residing at Village- Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.**

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

**Property no.1):-**

EMT of three Properties (a),(b)&(c) are jointly in the name of as follows:-

A) Sri. Shambhu Sharan Singh

B) Sri. Prashuram Singh

C) Sri. Awadh Kishore Singh

(All name mentioned A,B,C are sons of Late Bhishm Narayan Singh)

D) Smt. Indu Devi W/o Sri. Lalit Kumar Singh

(a)

All that part and parcel of land situated at Mauza- Kamarpur Paharpur, Thana Dipnagar, Thana No.-97 Tauzi No. 17507, 11091 and 11013 Khata No 548,522,510. Khesra (Plot) No-2365, 2366, 2367. Total area Of Land 34 and 3/4 decimal as per deed no.7580 dated 07.07.2000 and **Bounded by:-**

North	Rajendra Yadav and Ram Pravesh Yadav
South	Alang and Nathun Sao
East	Gita Devi
West	Dayamanti Devi (Vendor no.2)

(b)

All that part and parcel of land situated at Mauza- Kamarpur Paharpur, Thana Dipnagar, Thana No.-97 Tauzi No. 17507, 11091 and 11013 Khata No 548,522,510. Khesra (Plot) No-2365, 2366, 2367. Total area Of Land 34 and 3/4 decimal as per deed no.7580 dated 07.07.2000 and **Bounded by:-**

North	Nawal Yadav
South	Alang and Nathun Sao
East	Awadesh Prasad Verma(Vendor no.1)
West	Shakuntla Devi (Vendor no.3)





(c)

All that part and parcel of land situated at Mauza- Kamarpur Paharpur, Thana Dipnagar, Thana No.-97 Tauzi No. 17507, 11091 and 11013 Khata No 548,522,510. Khesra (Plot) No-2365, 2366, 2367. Total area Of Land 33 and 3/4 decimal as per deed no.7580 dated 07.07.2000 and **Bounded by:-**

North	Nawal Yadav
South	Alang and Nathun Sao
East	Dayamanti Devi (Vendor no.2)
West	Demarcation Line (Siman) of village Dewdha

Thus total area of land is 103.25 Decimal as per deed no.7580 dated 07.07.2000 (Actual Area as per site-102.32 decimal is only on sale)

**Property no.2):-**

All that part and parcel of the Land situated at Mauza- Manaurpur Devdha, Thana Dipnagar, Tauzi No-11703, Thana No- 318, Khata No.- 390 Khesra No.- 520, Area of land 11 decimal (5 1/2+ 5 1/2) decimal as per deed no.6973 and 6974 both dated 01.07.1992, District & Sub- Registry-Nalanda, (Biharsharif) owned by Lalit Kumar Singh S/o Sri Bhism Narayan Singh.

**Bounded by:- North- Railway Quarter, South- Kailash Singh, East- Plot No 520, Pratap Narayan Singh, West - Railway Hunder.**

**Property no.3):-**

All that part and parcel of land situated at Mauza- Kamarpur Paharpur Thana- Dipnagar Thana No.-97, Tauzi No-17507, Khata No. 581 and 574, Khesra No.- 2379,2380, Total area of land is 14 1/2 decimal (2 3/4+ 2+ 2 3/4+ 4+3) as per deed no.13925,13926,13927,13928,13929 all dated 03.08.1987 (Actual Area as per site-10.50 Decimal is only on sale) Distt and Sub Registry office, Nalanda (Biharsharif) Owned by Lalit Kumar Singh S/o Sri Bhism Narayan Singh.

**Bounded by :- North-Paen, South-Mangaru Yadav, East-Ranchi Road NH 31, West- Plot no.2379**

The **reserve price** will be as below.

1. For Property No 1. a), b) & c) Reserve price will be Rs.3,22,30,000/- (Rupees Three Crore Twenty Two Lakh Thirty Thousand Only) and the **earnest money** deposit will be Rs.32,23,000/- (Rupees Thirty Two Lakh Twenty Three Thousand Only).
2. For Property No.2 Reserve price will be Rs. 19,80,000/- (Rupees Nineteen Lakh Eighty Thousand Only) and the **earnest money** deposit will be Rs.1,98,000/- (Rupees One Lakh Ninety Eight Thousand only).
3. For Property No.3 Reserve Price will be Rs.37,80,000 (Rupees Thirty Seven Lakh Eighty Thousand only) and the **earnest money** deposit will be Rs.3,78,000/- (Rupees Three Lakh Seventy Eight Thousand only).

Note- All three properties will be sold separately for **Reserve Price** mentioned above and **Earnest Money Deposit** will be **deposited** separately. The **Earnest Money Deposit** shall be deposited on or before 27.05.2024 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 Canbank Computer Service Ltd (CCSL), No. 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, Bangalore - 560003. Website - [www.ccsl.co.in](http://www.ccsl.co.in) and <https://indianbankseuction.com>. Contact person Mr. Sathianathan KM / Mr. Ramesh T H - 09480691777, 8880531165 , 080-23469661/62/64/65. E - mail id : [ccsleauktion@gmail.com](mailto:ccsleauktion@gmail.com) or [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) or Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Branch Manager, Canara Bank, ARM Branch , Mobile No. 8102916048 During office hours on any working day.

Date: 29.04.2024

Place: Patna

कृते केनरा बैंक  
FOR CANARA BANK  
Mavishankar Narayan  
Authorised Officer  
प्राधिकृत अधिकारी/AUTHORISED OFFICER  
अस्ति वसुली प्रबंधन शाखा  
A.R.M.B., PATNA

Public

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29.04.2024**

1. **Name and Address of the Secured Credit:** Canara Bank, ARM Branch Patna
2. **Name and Address of the Borrower(s)/Director(s)/Guarantor(s):**
  - a.) M/s Jai Maa Bhawani Construction Pvt. Ltd. (Borrower),  
Address :-Registered Office at Village-Deodha, P.O-Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101.
  - b.) Lalit Kumar Singh (Director/Guarantor) S/o Sri Bhism Narayan Singh residing at  
Address :-Village-Deodha, P.O-Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101.
  - c.) Smt. Indu Devi (Director/Guarantor) W/o Lalit Kumar Singh residing at Village-Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.
  - d.) Sri Shambhu Sharan Singh (Guarantor) S/o Sri Bhism Narayan Singh residing at Village-Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.
  - e.) Sri. Awadh Kishore Singh (Guarantor) S/o Sri Bhism Narayan Singh residing at Village-Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.
  - f.) Smt. Manju Devi (Guarantor) W/o Late Parshuram Singh residing at Village-Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.
3. **Total liabilities as on:** 31.10.2023, Rs. 4,29,37,878.58 plus future interest & costs, expenses etc.
  - a. **Mode of Auction** : Online E-Auction
  - b. **Details of Auction service provider** : M/s CANBANK COMPUTER SERVICE LTD,  
No .- 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road,  
Malleswaram, Bangalore, Pin- 560003, Contact  
person Mr. Pakhare D D / Mr. Ramesh T H,  
Mobile No.- 09480691777, 08553643144.  
E-mail Id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
  - c. **Date & Time of Auction** : 29.05.2024 Time: 11.30 am to 1.30 pm with  
unlimited extension of 5 minutes duration each till  
the conclusion of the sale.
  - d. **Place of Auction** : <https://indianbankseauction.com>
4. **Reserve Price & EMD AMT** :
  - (a) For Properties separately as under:-
    - a) For Property No 1. a), b) & c) will be  
Rs.3,22,30,000/- (Rupees Three Crore Twenty Two Lakh Thirty Thousand Only) and the earnest money deposit is Rs.32,23,000/- (Rupees Thirty Two Lakh Twenty Three Thousand Only).



- b) For Property No.2 Reserve price will be Rs. 19,80,000/- (Rupees Nineteen Lakh Eighty Thousand Only) and the earnest money deposit will be Rs.1,98,000/- (Rupees One Lakh Ninety Eight Thousand only).
- c) For Property No.3 Reserve Price will be Rs.37,80,000 (Rupees Thirty Seven Lakh Eighty Thousand only) and the earnest money deposit will be Rs.3,78,000/- (Rupees Three Lakh Seventy Eight Thousand only).

(b) EMD Date & Time : 27.05.2024, 10.30 AM TO 4.00 PM (Canara Bank, Patna ARM Branch)

**Other terms and conditions:**

1. Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://indianbankseauction.com> (Mention the website). 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 24.05.2024**
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 Authorised 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 27.05.2024 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 CANBANK COMPUTER SERVICE LTD**, No .218, J P Royale 1<sup>st</sup> Floor, Sampige Road Malleswaram, Bangalore Pin 560003 Contact person Mr. Pakhare D D / Mr. Ramesh T H, Mobile No. 09480691777, 08553643144
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 27.05.2024 by 4.00 PM**, to Canara Bank, Patna, ARM Branch by hand or by email: [cb17415@canarabank.com](mailto: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.
7. The intending bidders should register their names at portal: <https://indianbankseauction.com> (mention the website address of service provider) 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 SERVICE LTD**, No. 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, Bangalore, Pin - 560003, Contact person Mr. Pakhare D D / Mr. Ramesh T H, Mobile No. 09480691777, 08553643144.
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. 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/- 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.
10. 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.
11. For sale proceeds of Rs. 50,00,000 (Rupees Fifty Lakh ) 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.
12. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
13. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
14. 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.



15. For further details contact Branch Manager Canara Bank, ARM Branch, Mobile no. 8102916048, E-Mail Id: [cb17415@canarabank.com](mailto:cb17415@canarabank.com) OR [npacopat@canarabank.com](mailto:npacopat@canarabank.com) the service provider M/S Canbank Computer Service Ltd (CCSL) , No. 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, Bangalore - 560003. Contact person Mr. Sathianathan K M/ Mr Ramesh T H - 09480691777, 8880531165, 080-23469661/62/64/65. E-mail id : [eauction@ccsl.co.in](mailto: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: Patna

Date: 29.04.2024

कृते केनरा बैंक  
FOR CANARA BANK  
Authorised Officer  
प्रधिकृत अधिकारी/AUTHORISED OFFICER  
Canara Bank  
अस्ति प्रमुख शाखा  
A.R.M.B., PATNA

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