

PATNA RAJA BAZAR BRANCH (2519)

REC/RO/PAT: SARFAESI-2519/JK/297/2023-24

DATE: 13.10.2023

To

Mr. Jitendra Kumar,
S/o Late Basant Singh
Ramkrishna Nagar, New Bypass Road,
P.O. – New Jaganpura
Patna - 800027

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 PATNA RAJA BAZAR 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 PATNA RAJA BAZAR BRANCH.

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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act.

Yours faithfully,
Authorized Officer


AUTHORIZED OFFICER
CANARA BANK



ENCLOSURE – SALE NOTICE

(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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 Authorised Officer of **PATNA RAJA BAZAR BRANCH** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.11.2023, for recovery of ₹. **36,87,068.67** (Rupees Thirty Six Lakhs Eighty Seven Thousand Sixty Eight and Paise Sixty Seven Only) as on 30/09/2023 together with further interest and incidental expenses and costs till realization due to the **PATNA RAJA BAZAR BRANCH** from Mr. Jitendra Kumar, S/o Late Basant Singh, Ramkrishna Nagar, New Bypass Road, P.O. – New Jaganpura, Patna – 800027. The **Reserve price** will be **Rs.62,50,000/-** (Rupees Sixty Two Lakhs Fifty Thousand only) and the **Earnest Money Deposit** will be **Rs.6,25,000/-** (Rupees Six Lakhs Twenty Five Thousand Only). The Earnest Money Deposit shall be deposited on or before 14.11.2023 by 4.00 PM.

Details and full description of the immovable property:-

All that piece and parcel of residential flat in the name of Mr. Jitendra Kumar S/o Late Basant Singh situated at Flat No. 202 on the Second Floor of the Building known as "Anand Villa" measuring total super built up area of 1195 sq ft with one car parking space No. 202 on the Ground Floor, together with undivided proportionate share in the land and common assets and common area including all amenities, fitting and fixture situated at Mohalla –Priyadarshi Nagar, Mauza – Jalalpur, Thana – Danapur, PS – Rupaspur, Sub Registry Office – Danapur, Sadar Registration Office and Patna district, within the jurisdiction of Danapur Nizamat Nagar Parishad and under Thana No. 22, Thana Code no. 133 and constructed over the land bearing Tauzi Number 5170, Khata No. 04, Survey Plot No. 137 and bounded as follows:

Boundary of the Flat no. 202 on second Floor:

North: Setback of the Building
South: Setback of the Building
East: Setback of the Building
West: Lobby & Flat No. 201

Boundary of the Building:

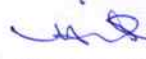
North: Ganpati Apartment
South: Plot No 137
East: Raj Kishore Singh
West: 20 Feet wide Branch Road

Date: 13.10.2023

Place: Patna



Authorized Officer


Canara Bank
Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13/10/2023

1. Name and Address of the Secured Creditor : **PATNA RAJA BAZAR BRANCH (2519)**
2. Name and Address of the Borrower(s)/Guarantor(s) :: (1). Mr. Jitendra Kumar, S/o Late Basant Singh, Ramkrishna Nagar, New Bypass Road, P.O. – New Jaganpura, Patna – 800027
3. **Total liabilities as on 30.09.2023** : **₹. 36,87,068.67** + interest and other cost thereon

- (a) **Mode of Auction** : Online E-Auction
- (b) **Details of Auction service provider** :: M/s Canbank Computer Services Ltd., J P Royale, 1st Floor 218, 2nd Main, Sampige Road, (Near 14th Cross) Malleswaram, Bengaluru-560003 - website- www.ccsl.co.in and <https://indianbankseuction.com> Mr. Pratap Kanjilal/ Mr. Ramesh T H –MOB:9480691777/8270935357/8553643144 Land line 080-23469665 email: ccsleauction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com
- (c) **Date & Time of Auction** : 17.11.2023, From 12.30PM TO 1.30PM
- (d) **Place of Auction** : <https://indianbankseuction.com>
- (e) **Reserve Price & EMD AMT** : **Rs. 62,50,000/-** (Rupees Sixty Two Lakhs Fifty Thousand only) and **Rs.6,25,000/-** (Rupees Six Lakhs Twenty Five Thousand Only).
- (f) **EMD DATE AND TIME** : On or before 14.11.2023 by 4 PM

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://indianbankseuction.com> OR www.ccsl.co.in Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, **PATNA RAJA BAZAR BRANCH** between **11 AM TO 1.00 PM on 07.11.2023**.
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of **Authorized Officer, PATNA RAJA BAZAR BRANCH** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of name –**CANARA BANK RAJA BAZAR BRANCH, A/C- 209272434, IFSC Code- CNRB0002519** on or before **14.11.2023 by 4:00PM**
- e) 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 Mr. Pratap Kanjilal/ Mr. Ramesh T H –MOB:9480691777/8270935357/8553643144 Land line 080-23469665; email: ccsleauction@gmail.com or ccsl@ccsl.co.in. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).



- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **14.11.2023 by 4.00 PM**, to **PATNA RAJA BAZAR BRANCH** by hand or by email – cb2519@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.
- g) The intending bidders should register their names at portal: <https://indianbankseaction.com> OR www.ccsi.co.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 CANBANK COMPUTER SERVICE LTD, No.218, J P Royale 1st Floor, Sampige Road Malleswaram Bengaluru Pin 560003 Contact person Mr. Pratap Kanjilal/ Mr. Ramesh T H –MOB:9480691777/8270935357/8553643144
- 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 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 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50 (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 Circle office Patna or **PATNA RAJA BAZAR BRANCH** that, as a facilitating centre, shall make necessary arrangements.



- o) For further details contact Branch manager, **PATNA RAJA BAZAR BRANCH** (Mobile. No 8210998442) & e-mail id cb2519@canarabank.com OR npacopat@canarabank.com & the service provider M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Contact person Mr. Pratap Kanjilal/ Mr. Ramesh, Mobile No 09480691777,8270935357, 08553643144

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: 13.10.2023



Authorized Officer


Canara Bank

Authorised Officer
CANARA BANK

