

**COVERING LETTER TO SALE NOTICE**

Ref: ARM AGRA /SALENOTICE/KBG/24042024

Date: 24.04.2024

To,

1. KBG SHEETGREH LIMITED LIABILITY PARTNERS,  
Etah Road, Shikohabad, Firozabad-205135.

**Through its borrowers and guarantors:**

2. Sh. Pradeep Sharma S/O R.C Sharma  
Flat No. 58, Seemant Vihar, Sector 14, Kaushabi,  
Ghaziabad (U.P)-201010

3. Smt. Pallavi Upadhyay W/O Sh Gaurv Kumar  
126, Agra Gate Gopal Kunj, Shikohabad, Firozabad-205135

4. Abhay Krishna  
126, Agra Gate Gopal Kunj, Shikohabad, Firozabad-205135

5. Manoj Sharma S/O Ramesh Chandra,  
House No. 290, Nakata Kaun, Shikohabad-283135

6. Chandra Kant W/O Ramesh Chandra,  
House No. 118, Nakata Kaun, Shikohabad-283135

Dear Sir/Madam,

Sub: Notice issued in terms of Sec. 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.

As you are aware, I on behalf of Canara Bank **ARM BRANCH ,AGRA** have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of **Section 13(4) of the subject Act** in connection with outstanding dues payable by you to our **ARM BRANCH ,AGRA** 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 of 15 days 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,  
केनरा बैंक  
For CANARA BANK

AUTHORISED OFFICER  
CANARA BANK

ENCLOSURE- 1) SALE NOTICE  
2) DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE







### 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 provision 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 symbolic possession of which has been taken by the Authorised Officer of ARM BRANCH ,AGRA of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" without recourse basis on **24.05.2024**, for recovery of Rs.3,21,21,263.06 (Three Crore Twenty One Lakhs Twenty One Thousand Two Hundred Sixty Three Rupees And Six Paise Only) as per demand notice dated-05.03.2022 + interest + other charges less recovery, if any, due to the ARM BRANCH ,AGRA of Canara Bank from :

**KBG SHEETGREH LIMITED LIABILITY PARTNERS,**  
Etah Road, Shikohabad, Firozabad-205135.

**Through its borrowers and guarantors:**

1. Sh. Pradeep Sharma S/O R.C Sharma  
Flat No. 58, Seemant Vihar, Sector 14, Kaushabi,  
Ghaziabad (U.P)-201010
2. Smt. Pallavi Upadhyay W/O Sh Gaurv Kumar  
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3. Abhay Krishna  
126, Agra Gate Gopal Kunj, Shikohabad, Firozabad-205135
4. Manoj Sharma S/O Ramesh Chandra,  
House No. 290, Nakata Kaun, Shikohabad-283135
5. Chandra Kant W/O Ramesh Chandra,  
House No. 118, Nakata Kaun, Shikohabad-283135

**Reserve Price and Earnest Money Deposit:**

The Earnest Money Deposit shall be deposited on or before **22.05.2024** up to **5:00 PM**.

**Details of Properties:**

S.no	Property	Boundaries		RESERVE PRICE(Rs.)	EMD(Rs.)
1.	EMT of Non- Agricultural land situated in vill Dinauli Gorba, Pargana Mustafabad, Tehsil- Shikohabad, Dist- Firozabad in the name of M/S KBG Sheetgreh LLP at Khata No. 44 measuring area 3520 sqm.  The land has been converted to commercial U/S 143.	EAST-	Mustafabad Road	270.90 Lakhs	27.10 Lakhs
	WEST-	Property of Abhay Krishna			
	NORTH-	Agri Land of Sher Singh			
	SOUTH-	Private Rasta 12' Wide			
2.	EMT of Land Property (Land & Building) situated at Gata No. 45 at Vill Dinoli Gorba, Pargana	EAST-	Road	59.30 Lakhs	5.94 Lakhs
	WEST-	Agri Land of Dular Singh			
	NORTH-	Agri Land OFSuresh Chanra			





	Mustafabad, The- Shikohabad, Dist. Firozabad area 4580.00 sqmt in the name of M/S KBG Sheetgreh LLP.	SOUTH-	Agri Land Of Bhoop Singh		
3.	EMT of house property situated at Municipal No. 118A, Mohalla Gali Rahat, Shikohabad, Firozabad in the name of Smt Chandra Kant Devi.  Area-196.00 sqm	EAST-	House of Sri Subedar Aheer & Kalaram	43.48 Lakhs	4.35 Lakhs
WEST-		Rata then House of Bhagwan Devi W/O Sh Gardutt Garg			
NORTH-		House of Daudayal & others property			
SOUTH-		House of Smt Chandra Kant			
4.	EMT of open plot property situated at Municipal No. 118A, Mohalla Gali Rahat, Shikohabad, Firozabad in the name of Smt Chandra Kant Devi.  Area-170.56 sqm	EAST-	Property of Kalicharan	22.79 Lakhs	2.28 Lakhs
WEST-		House of Sohan Lal & Gali Nagar			
NORTH-		Others Property			
SOUTH-		House of Sadar Singh			
5.	EMT of Non- Agricultural land at Gata No. 45 situated in vill Dinauli Gorba, Pargana Mustafabad, Tehsil- Shikohabad, Dist- Firozabad in the name of Shri Abhay Krishna.  Area 1620 sqmt	EAST-	Private Rasta	36.98 Lakhs	3.70 Lakhs
WEST-		Agriculture Land of Dular Singh			
NORTH-		Land of Bhoop Singh			
SOUTH-		Land of Suresh Chandra			
6.	EMT of Land Property (Land & Building) situated at Gata No. 45 at Vill Dinoli Gorba, Pargana Mustafabad, Teh- Shikohabad, Dist. Firozabad in the name of Smt Pallavi Upadhayay .  Area 1620 sqmt	EAST-	Private Rasta	67.21 Lakhs	6.73 Lakhs
WEST-		Agriculture Land of Dular Singh			
NORTH-		Land of Abhay Krishna			
SOUTH-		Land of Suresh Chandra			

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 Manager, ARM BRANCH ,AGRA ,Canara Bank, Ph. No. 9084688622 during office hours on any working day.

कृते केनरा बैंक  
For CANARA BANK

Date: 24.04.2024

प्राधिकृत अधिकारी / Authorised Officer







**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED-24.04.2024**

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

**KBG SHEETGREH LIMITED LIABILITY PARTNERS,  
Etah Road, Shikohabad, Firozabad-205135.**

**Through its borrowers and guarantors:**

1. Sh. Pradeep Sharma S/O R.C Sharma  
Flat No. 58, Seemant Vihar, Sector 14, Kaushabi,  
Ghaziabad (U.P)-201010

2. Smt. Pallavi Upadhyay W/O Sh Gaurv Kumar  
126, Agra Gate Gopal Kunj, Shikohabad, Firozabad-205135

3. Abhay Krishna  
126, Agra Gate Gopal Kunj, Shikohabad, Firozabad-205135

4. Manoj Sharma S/O Ramesh Chandra,  
House No. 290, Nakata Kaun, Shikohabad-283135

5. Chandra Kant W/O Ramesh Chandra,  
House No. 118, Nakata Kaun, Shikohabad-283135

3. Total Liabilities : Rs.3,21,21,263.06 (Three Crore Twenty One Lakhs Twenty One Thousand Two Hundred Sixty Three Rupees And Six Paise Only) as per demand notice dated-05.03.2022 + interest + other charges less recovery, if any.

4. a) Mode of Auction : E-auction  
b) Details of Auction service provider : M/S Canbank computer Services Ltd  
218,JP Royale, Sampige Road  
Malleshwaram, Bangalore -3  
Email: [eauction@csl.co.in](mailto:eauction@csl.co.in)  
c) Date & Time of Auction : 24.05.2024 between 11:30AM to 12:30PM  
d) Place of Auction : [www.indianbankseaauction.com](http://www.indianbankseaauction.com)

**5. Reserve Price:**

The Earnest Money Deposit shall be deposited on or before 22.05.2024 up to 5:00 PM.

**Details of Properties:**

S.no	Property	Boundaries		RESERVE PRICE(Rs.)	EMD(Rs.)
1.	EMT of Non- Agricultural land situated in vill Dinauli Gorba, Pargana Mustafabad, Tehsil-	EAST-	Mustafabad Road	270.90 Lakhs	27.10 Lakhs
		WEST-	Property of Abhay Krishna		
		NORTH-	Agri Land of Sher Singh		





	Shikohabad, Dist- Firozabad in the name of M/S KBG Sheetgreh LLP at Khata No. 44 measuring area 3520 sqm.  The land has been converted to commercial U/S 143.	<b>SOUTH-</b>	Private Rasta 12' Wide		
2.	EMT of Land Property (Land & Building) situated at Gata No. 45 at Vill Dinoli Gorba, Pargana Mustafabad, The- Shikohabad, Dist. Firozabad area 4580.00 sqmt in the name of M/S KBG Sheetgreh LLP.	<b>EAST-</b> <b>WEST-</b> <b>NORTH-</b> <b>SOUTH-</b>	Road Agri Land of Dular Singh Agri Land OFSuresh Chanra Agri Land Of Bhoop Singh	<b>59.30</b> <b>Lakhs</b>	<b>5.94</b> <b>Lakhs</b>
3.	EMT of house property situated at Municipal No. 118A, Mohalla Gali Rahat, Shikohabad, Firozabad in the name of Smt Chandra Kant Devi.  Area-196.00 sqm	<b>EAST-</b> <b>WEST-</b> <b>NORTH-</b> <b>SOUTH-</b>	House of Sri Subedar Aheer & Kalaram Rata then House of Bhagwan Devi W/O Sh Gardutt Garg House of Daudayal & others property House of Smt Chandra Kant	<b>43.48</b> <b>Lakhs</b>	<b>4.35</b> <b>Lakhs</b>
4.	EMT of open plot property situated at Municipal No. 118A, Mohalla Gali Rahat, Shikohabad, Firozabad in the name of Smt Chandra Kant Devi.  Area-170.56 sqm	<b>EAST-</b> <b>WEST-</b> <b>NORTH-</b> <b>SOUTH-</b>	Property of Kalicharan House of Sohan Lal & Gali Nagar Others Property House of Sadar Singh	<b>22.79</b> <b>Lakhs</b>	<b>2.28</b> <b>Lakhs</b>
5.	EMT of Non- Agricultural land at Gata No. 45 situated in vill Dinauli Gorba, Pargana Mustafabad, Tehsil- Shikohabad, Dist- Firozabad in the name of Shri Abhay Krishna.  Area 1620 sqmt	<b>EAST-</b> <b>WEST-</b> <b>NORTH-</b> <b>SOUTH-</b>	Private Rasta Agriculture Land of Dular Singh Land of Bhoop Singh Land of Suresh Chandra	<b>36.98</b> <b>Lakhs</b>	<b>3.70</b> <b>Lakhs</b>
6.	EMT of Land Property (Land & Building) situated at Gata No. 45 at Vill Dinoli Gorba, Pargana Mustafabad, Teh- Shikohabad, Dist. Firozabad in the name of Smt Pallavi Upadhayay .  Area 1620 sqmt	<b>EAST-</b> <b>WEST-</b> <b>NORTH-</b> <b>SOUTH-</b>	Private Rasta Agriculture Land of Dular Singh Land of Abhay Krishna Land of Suresh Chandra	<b>67.21</b> <b>Lakhs</b>	<b>6.73</b> <b>Lakhs</b>







6. **Other terms and Conditions:**

- a) The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" without recourse basis, 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 Authorised Officer, ARM BRANCH ,AGRA from 20.05.2024 to 22.05.2024 during office hours.
- 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, ARM BRANCH ,AGRA OR shall be deposited through RTGS/NEFT to A/c No 209272434 IFSC Code: CNRB0007315 on or before 22.05.2024 up to 05:00 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 218,JP,Royale,Sampige,Road,Malleshwaram,Bangalore-3, Contact no. 1) PRATAP KANTILAL(09822952602), 2)D D PAKHARE (9480691777),Email: [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 22.05.2024 up to 05:00 PM to Canara Bank, ARM BRANCH ,AGRA, 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 218 JP Royale Sampige Road Malleshwaram Bangalore-3, Contact no. 1) PRATAP KANTILAL(09822952602), 2)D D PAKHARE (9480691777),Email: [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.10000.00. 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- l) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% or as applicable 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., as applicable shall be borne by the successful bidder only.





n) Authorised 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 ARM Branch who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Senior Manager, Canara Bank, ARM Branch (Ph. No.) 9084688622 e-mail id cb7315@canarabank.com OR the service provider M/S Canbank computer Services Ltd, 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -3, Contact no. 1) PRATAP KANTILAL(09822952602), 2) D D PAKHARE (9480691777); Email 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.

कृते केनरा बैंक  
For CANARA BANK

  
Authorised Officer  
Canara Bank

Place: AGRA  
Date: 24.04.2024

