

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.06.2023

1. Name and Address of Secured Creditor : Canara Bank, Lucknow Indira Nagar Branch
2. Name and Address of the Borrower & Guarantors :

(Borrower)

M/S K N B N Trading Corporation
193-Indrapuri, I I M Road
Near Maharshi Vidyalaya Mandir
Lucknow- 226020

Smt. Mamta Tiwari (Proprietor)
W/o Pawan Kumar Tiwari
193-Indrapuri, I I M Road
Near Maharshi Vidyalaya Mandir
Lucknow- 226020

(Guarantor)

Smt. Sudha Tiwari
W/O late Shri Rudra Nath Tiwari
193-Indrapuri, I I M Road
Near Maharshi Vidyalaya Mandir
Lucknow- 226020

Sri. Pawan Kumar Tiwari
S/o late Shri Rudra Nath Tiwari
193-Indrapuri, I I M Road
Near Maharshi Vidyalaya Mandir
Lucknow- 226020

Total Liabilities as on 14.06.2023 : Rs. 37,41,987.77+ other interest thereon

3.	
a) Mode of Auction	E-auction
b) Details of Auction service provider	M/s CANBANK COMPUTER SERVICES LTD Mr Sathianathan K M/ Mr. Ramesh T H, Contact no. 09480691777/8880531165 /080- 23469661/62/64/65; Email id: eauction@ccsl.co.in
c) Date & Time of Auction	20.07.2023 between 11:30AM to 12:30PM
d) Place of Auction	https://indianbankseaauction.com/
e) Date of Demand Notice	23.06.2017
f) Date of Symbolic Possession	08.08.2018

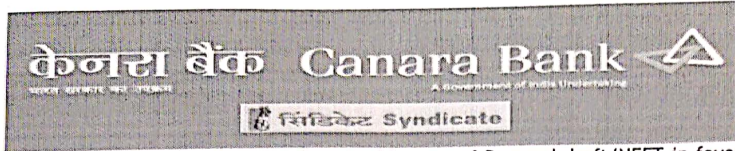
4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	House at Plot No.193 at Khasra No 310 , Semragodi, Ward Faizul Ganj Lucknow, Area- 1750 SQFT	RS 55,40,290 /-	Rs 5,54,029/-

5. Other terms and Conditions:

- a) The property/ies will be sold in "AS IS WHERE 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.indianbankseaauction.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 Lucknow Indira Nagar Branch till 19.07.2023.
- 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/NEFT in favour of Authorized Officer, Canara Bank, Lucknow Indira Nagar Branch on or before 19.07.2023 before 4.00 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., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/ 8880531165/ 080 - 23469661/ 62/ 64/ 65; Email ID: 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 19.07.2023 at 4.00PM to Canara Bank, Lucknow Indira Nagar Branch by hand or by email.
- i) Demand Draft/Pay order/NEFT towards EMD amount.
- 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.indianbankseauction.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., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: eauction@ccsl.co.in
- 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 multiplies 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.
- 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 Lucknow Indira Nagar Branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, Lucknow Indira Nagar Branch (Ph. No 8173007758) e-mail id cb2611@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES Ltd., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; 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: Lucknow
Date: 15.06.2023

Authorised Officer
Canara Bank



