

केनरा बैंक  Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK (e Syndicate) AhmedNagar,
Hyderabad-II Ph: 040- 23436933
10/5/29, Ground Floor, Ahmednagar, -500028
EMAIL :cb1622@canarabank.com

Ref: REF: RO HYD II/REC/JB/1622/SN/3/2023-24

Date: 25/05/2023

TO

1. Mrs. Lalitha Upadhyay
W/o Jitender Lal Upadhyay
H.No. 4-5-200/1/A, Lala Temple , Pan Bazar, Secunderabad-500 003. (BORROWER)

2. Kunal Dholakia
S/o Atul Dholakia
Flat No. 301, Sunaina Towers, Bapuji Nagar, Bowenpally, Hyderabad-
500011. (GUARANTOR)

Dear Sir/Madam,

Sub: Notice under Section 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 AHMED NAGAR Branch, Hyderabad 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 AHMED NAGAR Branch, Hyderabad, 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.

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/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER


प्राधिकृत अधिकारी Authorized Officer

CANARA BANK

ENCLOSURE - SALE NOTICE
(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK (e Syndicate) AhmedNagar, Hyderabad-II Ph: 040- 23436933
10/5/29, Ground Floor, Ahmednagar, -500028
EMAIL :cb1622@canarabank.com

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 Authorised Officer of AHMEDNAGAR Branch, Hyderabad of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **30.06.2023** for recovery of **Rs. 29,82,886.48/- (Rupees Twenty nine lakh eighty two thousand eight hundred eighty six and paise forty eight)** plus unapplied interest from **25.05.2023** and bank charges there on, due to the AHMEDNAGAR Branch, Hyderabad of Canara Bank from Mrs. Lalitha Upadhyay, W/o Jitender Lal Upadhyay, H.No. 4-5-200/1/A, Lala Temple, Pan Bazar, Secunderabad-500 003.

[A] The Reserve Price for Property will be **Rs.36,00,000 /-** (Rupees Thirty Six lakhs only) and the earnest money deposit will be **Rs. 3,60,000/-** (Rupees Three Lakhs Sixty Thousand only). The Earnest Money Deposit shall be deposited on or before **27.06.2023** at **5.00 p.m.**

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

All that the Immovable residential building, bearing Flat No.2, Ground Floor, GIRIDHAR HOMES, Assessment No22453 Door No.5-21-68/A & B, Old ward No.2, Block No.7, Brodipet2/12 lane, Guntur City, Andhra Pradesh.

Property BOUNDED BY :

NORTH : Property of D.Vasudeva Ratnam (64.03 ft)
SOUTH : Property of Apartment Compound (90 ft)
EAST : Property of K Krishnaveni (122ft)
WEST : BRODIPET 12th cross road (50ft)
AGAIN NORTH : BRODIPET 2ND LANE (39.06 ft)
AGAIN WEST : Property of D Vasudeva Ratnam (63 ft)

Boundaries of Flat:

EAST : OPEN TO SKY
SOUTH : OPEN TO SKY
WEST : OPEN TO SKY
NORTH: CORRIDOR

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Manager, Mr. I G MAHESHWAR REDDY, AHMEDNAGAR, Hyderabad Branch, Canara Bank, Ph. No. 040-23436933 Mobile : 7382932143** during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

Date: 25.05.2023
Place: Hyderabad.


प्राधिकृत अधिकारी Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.05.2023:

1. Name and Address of the Secured Creditor: CANARA BANK (e Syndicate) AhmedNagar, Hyderabad-II ,10/5/29, Ground Floor, Ahmednagar, -500028, Ph: 040-23436933
2. Name and Address of the Borrower (s)/ Guarantors (s):
 - a) Mrs. Lalitha Upadhyay, W/o Jitender Lal Upadhyay, H.No. 4-5-200/1/A, Lala Temple , Pan Bazar, Secunderabad-500 003. (BORROWER)
 - b) Kunal Dholakia, S/o Atul Dholakia, Flat No. 301, Sunaina Towers, Babuji Nagar, Bowenpally, Hyderabad-500011. (GUARANTOR)
3. Total liabilities as on 25/05/2023: Rs. 29,82,886.48/- (Rupees Twenty nine lakh eighty two thousand eight hundred eighty six and paise forty eight) plus unapplied interest from 25.05.2023 and bank charges there on.
4. (a) Mode of Auction : Online Electronic Bidding.
(b) Details of Auction service provider: M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka - 560003; E-mail: eauction@ccsl.co.in
Contact No +91 080 2346 9661, Mobile: 9444805621, 8553643144
(c) Date & Time of Auction : 30.06.2023 & 11.30 a.m. to 12:30 p.m.
(d) Place of Auction : Online.
5. Reserve Price : 36,00,000/-

[A] The Reserve Price for Property will be Rs.36,00,000 /- (Rupees Thirty Six lakhs only) and the earnest money deposit will be Rs. 3,60,000/- (Rupees Three Lakhs Six thousand only). The Earnest Money Deposit shall be deposited on or before 27.06.2023 at 5.00 p.m.

6. Other terms and conditions:

- (a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.com>. 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 Authorized Officer, on 26.06.2023 between 11.00AM and 4.00PM.
- (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, Canara Bank, AHMEDNAGAR ,Hyderabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SOMAJIGUDA,Hyderabad Branch A/c No 209272434 IFSC Code CNRB0001622 on or before 27.06.2023, 5.00 PM.
- (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 M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email:eauction@ccsl.co.in Contact No +91 08023469661 , Mobile:9444805621 8553643144.
- (f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.06.2023, 5.00 PM to Canara Bank, Somajiguda, Hyderabad Branch 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.
- (g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

- (h) The intending bidders should register their names at portal <https://indianbankseaction.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, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email:eauction@ccsl.co.in Contact No +91 08023469661 , Mobile:9444805621 8553643144
- (i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-. 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) lac and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- (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 or Ameerpet II Hyderabad branch who, as a facilitating centre, shall make necessary arrangements.

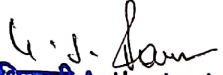
(o) For further details contact Manager, Mr. I G MAHESHWAR REDDY
, AHMEDNAGAR, Hyderabad Branch, Canara Bank, Ph. No. 040-23436933 Mobile :
7382932143 E-mail Id cb1622@canarabank.com OR the service provider M/s
CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale , 1st Floor, Sampige Road, 2nd
Main, Near Market, Malleswaram, Bengaluru, Karnataka - 560003 ; E-mail:
eauction@ccsl.co.in ContactNo:+91-08023469661, Mobile:9444805621,
8553643144.

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

Place: Hyderabad
Date: 25.05.2023


प्राधिकृत अधिकारी Authorized Officer
AUTHORISED OFFICER
CANARA BANK