

Ref: LCO/ARM/SaleNotice/Lucknow/1152/2024

Date: 11.09.2024

To

- 1) M/s Lucknow Sabjiwala (Borrower)
C-39, New Fruit Market
Naveen Galla Mandi,
Sitapur Road, Lucknow-226021
- 2) Shri Ajai Nishad (Proprietor & Legal Heir)
S/o Shri Ram Sanehi Nishad
H.no.636/034 (024)
Mohalla Kranti Nagar
Ward Shahid Bhagat Singh, Lucknow-226001
- 3) Shri Sanjay Nishad (Guarantor & Legal Heir)
S/o Shri Ram Sanehi Nishad
H.no.636/034 (024)
Mohalla Kranti Nagar
Ward Shahid Bhagat Singh, Lucknow-226001
- 4) Shri Akshay Nishad (Guarantor & Legal Heir)
S/o Shri Ram Sanehi Nishad
H.no.636/034 (024)
Mohalla Kranti Nagar
Ward Shahid Bhagat Singh, Lucknow-226001
- 5) Smt Sushma Nishad (Guarantor & Legal Heir)
H.no.636/034 (024)
Mohalla Kranti Nagar
Ward Shahid Bhagat Singh, Lucknow-226001
- 6) Smt Ranjana Nishad (Guarantor & Legal Heir)
Village Pukhraya
Kanpur Dehat, Kanpur-209111

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 proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

As you are aware that the assets described in Schedule of Sale Notice annexed hereto have been taken under possession in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,
Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
Phone No/दूरभाष: 0522-2307508, 0522-2307898E-Mail/ई-मेल: cb5248@canarabank.com

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale 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,

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 proviso to Rule 8(6) & 9(1) 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 the Canara Bank., will be sold on **“As is where is”, “As is what is”, and “Whatever there is “ without recourse basis”** on **30.09.2024** for recovery of Rs.62,88,692.55/- plus Int. (w.e.f. 14.06.2022) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

- 1) M/s Lucknow Sabjiwala (Borrower)
- 2) Shri Ajai Nishad (Proprietor & Legal Heir)
- 3) Shri Sanjay Nishad (Guarantor & Legal Heir)
- 4) Shri Akshay Nishad (Guarantor & Legal Heir)
- 5) Smt Sushma Nishad (Guarantor & Legal Heir)
- 6) Smt Ranjana Nishad (Guarantor & Legal Heir)

Reserve Price and Earnest Money Deposit:

Sl	Property Address	Reserve Price	EMD
1.	Residential House at 636/34 Kranti Nagar, Takrohi, Sector-11, Indira Nagar, Lucknow. Area 185.87 Sqmt	Rs.75,02,000/-	Rs.7,50,200/-

The Earnest Money Deposit shall be deposited on or before **27.09.2024 up to 5:00 PM.**

Details of Properties:

S.No	Property Address	Boundaries	
1	Residential House at 636/34 Kranti Nagar, Takrohi, Sector-11, Indira Nagar, Lucknow. Area 185.87 Sqmt	East	Nahar
		West	Plot no.2
		North	20ft wide road
		South	Nala and other Land

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 Chief Manager, ARM Branch Canara Bank, Ph. No. 0522-2307898 during office hours on any working day.

Place: Lucknow
Date: 11.09.2024

AUTHORISED OFFICER
CANARA BANK



Asset Recovery Management Branch, Circle Office Building, Vipinkhand, Gomtinagar, Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.09.2024

1.Name and Address of Secured Creditor : Canara Bank,
Asset Recovery Management Branch,
Circle Office Building, Vipin Khand,
Gomti Nagar, Lucknow-226010

2.Name and Address of the Borrowers:

- 1) M/s Lucknow Sabjiwala (Borrower)
C-39, New Fruit Market
Naveen Galla Mandi,
Sitapur Road, Lucknow-226021
- 2) Shri Ajai Nishad (Proprietor & Legal Heir)
S/o Shri Ram Sanehi Nishad
H.no.636/034 (024)
Mohalla Kranti Nagar
Ward Shahid Bhagat Singh, Lucknow-226001
- 3) Shri Sanjay Nishad (Guarantor & Legal Heir)
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- 6) Smt Ranjana Nishad (Guarantor & Legal Heir)
Village Pukhraya
Kanpur Dehat, Kanpur-209111

3.Total Liabilities : Rs.62,88,692.55/- plus Int. (w.e.f. 14.06.2022) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any

4.Mode of auction : E-Auction

Details of Auction service provider	M/s Antares Systems Ltd Ramu G.K. & Kushal Bose Contact nos. 9945266022 & 9674758719 Email id: ramu.gk@antaressystems.com & kushal.b@antaressystems.com
Date & Time of Auction	30.09.2024 between 10:00 AM to 2:00 PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	www.bankeauctionwizard.com

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gominagar,
Lucknow-226010

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- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.
- i. 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.
- j. For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS @ 1% or applicable as on date on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. GST if applicable should be paid as per GST Act.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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.
- n. For further details contact Canara Bank, ARM Branch (Ph. No 0522-2307898/8173007833/7905869981/9451914461/6387225284) e-mail id cb5248@canarabank.com. OR the service provider M/s Antares Systems Ltd, Ramu G.K. & Kushal Bose, Contact No. 9945266022 & 9674758719, Email IDs: ramu.gk@antaressystems.com & kushal.b@antaressystems.com

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: 11.09.2024



[Handwritten signature]

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar, Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
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