

(A GOVERNMENT OF INDIA UNDERTAKING)
Rajeev Nagar, Patna Branch(3052)

REC/RO/PAT: SARFAESI-MDS::339/2023-24/01

DATE:22.11.2023

M/S MDS Infra Nirman Pvt Ltd South New Patliputra Colony Road No. 1 Mahesh Nagar Post – Keshri Nagar Patna, (Bihar)- 800024	Sri Dev Braham Sah S/O late Dr. Krishna Chandra Sah, Guarantor / legal heir of Smt Sandhya Sah 1st Floor, Mandir Wala Makan, Road No. 1, Mahesh Nagar, Near Rajdhani Appartment, Patna(Bihar)- 800024
Sri Bishnu Dev S/O Late Dr. Krishna Chandra Sah, Legal Heir of Smt Sandya Sah South New Patliputra Colony, Road No. 1, Mahesh Nagar, Near Rajdhani Appartment, Patna(Bihar)- 800024	Sri Mahesh Dev S/O late Dr. Krishna Chandra Sah Guarantor / legal heir of Smt Sandhya Sah, 1st Floor, Mandir Wala Makan, Road No. 1, Mahesh Nagar, Near Rajdhani Appartment, Patna(Bihar)- 800024

Dear Sir/Madam,

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 RAJEEV NAGAR** 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 RAJEEV NAGAR** 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

Canara Bank
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE



Internal

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(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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of **Rajeev Nagar, Patna (3052)** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 26.12.2023, for recovery of **Rs. 39,52,008.36 (Rupees Thirty Nine Lakhs Fifty Two Thousand Eight and paise Thirty Six only)** as on 31.10.2023 together with further interest and incidental expenses and costs till realisation due to **Rajeev Nagar, Patna (3052)** Branch from M/S MDS Infra Nirman Pvt Ltd, South New Patliputra Colony, Road No. 1 Mahesh Nagar, Post – Keshri Nagar, Patna, (Bihar)- 800024.

The **Reserve price** will be **Rs. 66,38,000/-** (Rupees Sixty Six Lakhs Thirty Eight Thousand Only) and the **Earnest Money Deposit** will be **Rs.6,64,000/-** (Rupees Six Lakhs Sixty Four Thousand Only). The Earnest Money Deposit shall be deposited on or before 22.12.2023 at 4.00pm.

Details and full description of the immovable property:-

All part and parcel of Flat No. 202, 2nd Floor, Parijat Business Centre in the name of Smt Sandhya Sah W/o Late Dr. Krishna Chandra Sah Situated bearing Cadastral survey plot no. 93/97, under ward no. 02(old) and 18(new) Circle No. 06, Holding No. 508/337A(old) 509/337(New) Thana Code-267, Zone-5 Situated at Mohalla Frazer road, P.S- Kotwali, sub and sadar Registry Office and Distt- Patna Which is within the Jurisdiction of dissolved Patna regional development authority, Patna now Patna nagar Nigam having super built up area 1204 Sqft

Bounded by :

North- Side setback of the building and there after Grand Apartment, South – Side setback of the building and there after Dhanraj tower, East- Flat no. 204, West- Staircase and Flat No. 201.

Boundary of Apartment:

North- Side setback of the building and there after Grand Apartment, South- Side setback of the building and there after Dhanraj tower, East- Stair and Lobby, West- Front Setback of the Building and there after Branch road

M/s Canbank Computer Services Ltd., J P Royale, 1st Floor 218, 2nd Main, Sampige Road, (Near 14th Cross) Malleswaram, Bangalore-560003 -website- www.ccsl.co.in and <https://indianbankseaction.com> contact person Mr Pratap Kanjilal/ Mr. Ramesh, Mobile No 09480691777,8270935357, 08553643144 Land line 080-23469665 email: ccsleauction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com) or may contact Branch-In-Charge Rajeev Nagar Branch, Mobile no 8210998443 . During office hours on any working day.

Date: 22.11.2023

Place: Patna



Authorized Officer


Authorized Officer

CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.11.2023

1. Name and Address of the Secured Creditor : **Rajeev Nagar, Patna Branch**
2. Name and Address of the Borrower(s)/Guarantor(s) : **1) M/S MDS Infra Nirman Pvt Ltd, South New Patliputra Colony, Road No. 1 Mahesh Nagar, Post – Keshri Nagar, Patna, (Bihar)- 800024, 2) Sri Dev Braham Sah S/O late Dr. Krishna Chandra Sah, Guarantor / legal heir of smt Sandhya Sah 1st Floor, Mandir Wala Makan, Road No. 1, Mahesh Nagar, Near Rajdhani Appartment, Patna(Bihar)- 800024, 3) Sri Bishnu Dev S/O Late Dr. Krishna Chandra Sah, Legar Heir of Smt Sandhya Sah, South New Patliputra Colony, Road No. 1, Mahesh Nagar, Near Rajdhani Appartment, Patna(Bihar)- 800024, 4) Sri Mahesh Dev S/O late Dr. Krishna Chandra Sah, Guarantor / legal heir of smt Sandhya Sah, 1st Floor, Mandir Wala Makan, Road No. 1, Mahesh Nagar, Near Rajdhani Appartment, Patna(Bihar)- 800024**

3. **Total liabilities as on 31.10.2023** : **39,52,008.36 (Rupees Thirty Nine Lakhs Fifty Two Thousand Eight and paise Thirty Six only) + interest and other cost thereon**

4. **(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, Bangalore-560003 - webiste- www.ccsl.co.in and <https://indianbankseaction.com> contact person Mr Pratap Kanjilal/ Mr. Ramesh, Mobile No 09480691777,8270935357, 08553643144 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 : 26.12.2023, From 12.30 PM TO 1.30PM

(d) Place of Auction : <https://indianbankseaction.com>

1. **(a) Reserve Price & EMD AMT** : **Rs. 66,38,000/-** (Rupees Sixty Six Lakhs Thirty Eight Thousand Only) and the **Earnest Money Deposit** will be **Rs.6,64,000/-** (Rupees Six Lakhs Sixty Four Thousand Only).

2. **(b) EMD DATE AND TIME** : On or before 22.12.2023 by 4.00PM

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://indianbankseaction.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, **Rajeev Nagar, Patna Branch** between **11 AM TO 1.00PM on 16.12.2023**



Internal

- 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 , **Rajeev Nagar, Patna Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of name – CANARA BANK, **Rajeev Nagar, Patna Branch**, A/C- 209272434, IFSC Code- CNRB0003052 on or before 22.12.2023 by 4 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 Mr Pratap Kanjilal/ Mr. Ramesh, Mobile No 09480691777,8270935357, 08553643144 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 22.12.2023 by 4.00 PM, to CANARA BANK **Rajeev Nagar, Patna Branch** by hand or by email- cb3052@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://indianbankseauction.com>. Or www.ccsl.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 Bangalore Pin 560003 Contact Pratap Kanjilal/ Mr. Ramesh, Mobile No 09480691777,8270935357, 08553643144
- 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 Regional office Patna or CANARA BANK RAJEEV NAGAR PATNA that, as a facilitating centre, shall make necessary arrangements.

For further details contact Branch manager RAJEEV NAGAR, PATNA (Mobile. No 8210998443) & e-mail id cb3052@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.

Authorized Officer

Canara Bank

Authorized Officer

CANARA BANK



Place: PATNA

Date: 22.11.2023