

ANNEXURE – 13

(Auction Sale Notice for Immovable properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

Name and Address of the Secured Creditor	Canara Bank, KHANDOLI RAMNAGAR BRANCH Agra
Name and Address of the Borrower (Partners)	M/s. Shivam Ice and Cold Storage Sh. Sanjeev Kumar Jurel S/o Sh. Prem Prakash, Sh. Ravindra Singh S/o Sh. Atar Singh, Sh. Ramesh Chand S/o Sh. Shyam Singh, Sh. Prem Prakash S/o Sh. Ram Gopal, Sh. Om Prakash S/o Sh. Ram Gopal, Sh. Nebar Singh S/o Sh. Atar Singh, Sh. Mukesh Kumar S/o Sh. Om Prakash, Smt. Mithlesh W/o Sh. Ramesh Chand, Sh. Laxman Singh S/o Sh. Prem Prakash, Sh. Kartar Singh S/o Sh. Atar Singh, Sh. Harpal Singh S/o Sh. Om Prakash, Sh. Hari Om Jurel S/o Sh. Om Prakash, Sh. Atar Singh S/o Sh. Shyam Singh, Sh. Ajay Singh S/o Sh. Ramesh Chand
Name and Address of the Guarantor	Sh. Sanjeev Kumar Jurel S/o Sh. Prem Prakash, Sh. Ravindra Singh S/o Sh. Atar Singh, Sh. Ramesh Chand S/o Sh. Shyam Singh, Sh. Prem Prakash S/o Sh. Ram Gopal, Sh. Om Prakash S/o Sh. Ram Gopal, Sh. Nebar Singh S/o Sh. Atar Singh, Sh. Mukesh Kumar S/o Sh. Om Prakash, Smt. Mithlesh W/o Sh. Ramesh Chand, Sh. Laxman Singh S/o Sh. Prem Prakash, Sh. Kartar Singh S/o Sh. Atar Singh, Sh. Harpal Singh S/o Sh. Om Prakash, Sh. Hari Om Jurel S/o Sh. Om Prakash, Sh. Atar Singh S/o Sh. Shyam Singh, Sh. Ajay Singh S/o Sh. Ramesh Chand
Total liabilities as on 20.12.2023	Rs.4,32,51,811.32 Plus interest and other Charges thereon
(a) Mode of Auction	E-auction
(b) Details of Auction service provider	M/S CCSL Contact No. 080-23469661/23469664, 9480691777
(c) Date & Time of Auction	29/01/2024 & 12:30 PM to 01:30PM
(d) Place of Auction	www.ccs1.co.in and www.canarabank.com



Details of Property/ies	Property-1	<p><u>Existing EMT of cold storage land and building at Khasra No. 1432, 1433M, & 1845 situated at Mauza Poiya, Tehsil Etmadpur, Distt. Agra measuring an area of 8870 Sq. Mtrs, In The Name of 1. Sh. Atar Singh S/o Sh. Shyam Singh 2. Sh. Om Prakash S/o Sh. Ram Gopal 3. Sh. Prem Prakash S/o Sh. Ram Gopal 4. Sh. Ramesh Chand S/o Sh. Shyam Singh</u></p> <p><u>bounded as per Latest Valuation :</u></p> <p><u>East – Property of Dharmendra Chauhan</u></p> <p><u>West – Land of Awadhesh Chauhan</u></p> <p><u>North – Road</u></p> <p><u>South – Land of Vinod Agarwal</u></p> <p><u>Special Note:</u></p> <p><u>The aforementioned property is comprised of three sale deed as follows:</u></p> <p><u>(A)-Sale deed No. 1292 dated 15.04.1997 for Khasra No. 1432, 1433M, situated at Mauza Poiya, Tehsil Etmadpur, Distt. Agra measuring an area 2/3rd of 5300 Sq Mtrs.</u></p> <p><u>(B)- Sale deed No.2226 dated 28.05.1999 for</u></p> <p><u>Khasra No. 1432, 1433M, situated at Mauza Poiya, Tehsil Etmadpur, Distt. Agra measuring an area 1/3rd of 5300 Sq Mtrs.</u></p> <p><u>(C)-Sale deed No. 1293 dated 15.04.1997 for Khasra No. 1845, situated at Mauza Poiya, Tehsil Etmadpur, Distt. Agra measuring an area 3570 Sq Mtrs.</u></p> <p><u>Total Area= (A)+(B)+(C)=8870 Sq. Mtrs.</u></p>
Reserve Price : Property	Rs.7,12,43,000.00	(Rupees Seven Crore Twelve Lakhs Forty Three Thousands Only)

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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **working days in office hours between 19/01/2024 and 24/01/2024.**
- d. The intending bidders shall deposit Earnest Money Deposit (EMD) of being **10%** of the Reserve Price, by way of DD/RTGS/NEFT favouring, **Authorised Officer, Canara Bank, Khandoli Ramnagar Branch on or before 24/01/2024 before 04:00 PM.**
- e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within **15** days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs.50,00,000.00 (Rupees Fifty lakhs Only), TDS shall be payable at the rate of 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. **For further details Contact authorised officer Canara Bank Khandoli Ramnagar Branch (Ph. No. Authorised officer - 9982821110) may be contacted during office hours on any working day..**

Place: AGRA

Date : 21/12/2023

Authorised Officer
Canara Bank

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: SARFAESI/SHIVAMICE/0369/Sale/12/2023

Date: 21/12/2023

**To
M/s. Shivam Ice and Cold Storage
POIYA AGRA
AGRA 282006**

**To
Sh Sanjeev Kumar Jurel S/o Sh Prem Prakash
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN**

**To
Sh Ravindra Singh S/o Sh Atar Singh
NAGLA HAVELI
DAYALBAGH AGRA
AGRA-282005
UTTAR PRADESH-IN**

**To
Sh Ramesh Chand S/o Sh Shyam Singh
NAGLA HAVELI
DAYALBAGH AGRA
AGRA-282005
UTTAR PRADESH-IN**

**To
Sh Prem Prakash S/o Sh Ram Gopal
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN**

**To
Sh Om Prakash S/o Sh Ram Gopal
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN**

**To
Sh Nebar Singh S/o Sh Atar Singh
NAGLA HAVELI
DAYALBAGH AGRA
AGRA-282005
UTTAR PRADESH-IN**

To
Sh Mukesh Kumar S/o Sh Om Prakash
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN

To,
Smt Mithlesh W/o SH Ramesh Chand
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN

To,
Sh Laxman Singh S/o Sh Prem Prakash
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN

To,
Sh Kartar Singh S/o Sh Atar Singh
NAGLA HAVELI
DAYALBAGH AGRA
AGRA-282005
UTTAR PRADESH-IN

To,
Sh Harpal Singh S/o Sh Om Prakash
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN

To,
Sh Hari Om Jurel S/o Sh Om Prakash
Vill-PO- Paithkhhera
Dist-Agra, Pin-283126
UTTAR PRADESH-IN

To,
Sh Atar Singh S/o Sh Shyam Singh
NAGLA HAVELI
DAYALBAGH AGRA
AGRA-282005
UTTAR PRADESH-IN

TO
AJAY SINGH S/O SHRI RAMESH CHAND
NAGLA HAVELI
DAYALBAGH AGRA
AGRA-282005
UTTAR PRADESH-IN

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, 2002¹.

As you are aware, I on behalf of **Canara Bank, Khandoli Ramnagar Branch _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 **Khandoli Ramnagar Branch Branch** 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 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 – SALE NOTICE