

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, DAUKI Agra	
Name and Address of the Borrower	<b>M/s Monika Fine Arts</b> <b>Proprietor : Smt. Monika Sharma W/o Shri Ram Murty Sharma</b> <b>Address : B-502 Buland City, Fatehabad Road, Agra – 282001</b>	
Name and Address of the Guarantor	<b>Shri Ram Murty Sharma</b> <b>S/o Shri Ram Bharosey Lal Sharma</b> <b>31/82-A, Jangjeet Nagar, Shamsabad Road Agra</b> <b>Agra - 282001</b>	
Total liabilities as on 30.04.2024	Rs. 50,73,324.42 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	31/05/2024 & 12:30 PM to 01:30PM	
(d) Place of Auction	<a href="http://www.ccs1.co.in">www.ccs1.co.in</a> and <a href="http://www.canarabank.com">www.canarabank.com</a>	
Details of Property/ies	Property-1	<b>One Plot Measuring 424.37 Sq mtrs Bearing No. 49, 50 &amp; 51 Situated at Dauji Residency Agra, Part of Khasra No. 335 of Village Lodhai, Tehsil &amp; Distt. Agra in the name of Smt Monika Sharma W/o Shri Ram Murthy Sharma</b> <b>East - Other's Property</b> <b>West - Rasta wide 20 ft</b> <b>North - Plot No 48</b> <b>South - Plot No 52</b>
Reserve Price : Property-1	Rs.31,82,000.00	(Rupees Thirty One Lakhs Eighty Two Thousand Only)
Details of Property/ies	Property-2	<b>One Store no. ST-18 on basement measuring 23.13 Sq mtrs situated at Parsavanath Panchvati Plaza, Taj Nagri Phase II, Agra in the name of Shri Ram Murthy Sharma S/o Shri Ram Bharosey Lal Sharma</b> <b>East - Store No. ST-19</b> <b>West - Store No. ST-17</b> <b>North - Store No. ST-21</b> <b>South - Common Corridor</b>
Reserve Price Property-2	Rs.13,32,000.00	(Rupees Thirteen Lakhs Thirty Two Thousand Only)

	<b>Property-3</b>	<b>One Plot Measuring 167.22 Sq mtrs Bearing No. 36, &amp; 37 Situated at Dauji Residency Agra, Part of Khasra No. 335 of Village Lodhai, Tehsil &amp; Distt. Agra</b> <b>East - Rasta wide 20 ft</b> <b>West - Plot No. 30 &amp; 31</b> <b>North - Other's Open Plot</b> <b>South - Other's Open Plot</b>
<b>Reserve Price Property-3</b>	<b>Rs.12,54,000.00</b>	<b>(Rupees Twelve Lakhs Fifty Four Thousand Only)</b>

**Other terms and conditions :**

- 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).
- The property/ies will not be sold below the Reserve Price.
- The property can be inspected on **working days in office hours between 24/05/2024 and 29/05/2024.**
- 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, Dauki Branch on or before 29/05/2024 before 04:00 PM.**
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- 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.
- Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- For further details Contact authorised officer Canara Bank Regional Office II Agra and Branch Manager Dauki Branch (Ph. No. Authorised officer - 8103156082 and Branch - 9958838250) may be contacted during office hours on any working day..**

Place: AGRA  
Date : 09/05/2024

Authorised Officer  
Canara Bank

CANARA BANK  
COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/MFA/Dauki/Sale/05/2024

Date: 09/05/2024

To

**M/s Monika Fine Arts  
Proprietor : Smt. Monika Sharma W/o Shri Ram Murty Sharma  
B-502 Buland City,  
Fatehabad Road,  
Agra - 282001**

**Smt. Monika Sharma  
W/o Shri Ram Murty Sharma  
R/o B-502 Buland City,  
Fatehabad Road,  
Agra - 282001**

To

**Shri Ram Murty Sharma  
S/o Shri Ram Bharosey Lal Sharma  
31/82-A Jangjeet Nagar,  
Shamsabad Road Agra  
Agra - 282001**

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<sup>1</sup>.

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As you are aware, I on behalf of **Canara Bank, DAUKI\_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 **DAUKI 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