



(A GOVERNMENT OF INDIA UNDERTAKING)
BAGHPAT BRANCH, DISTT - BAGHPAT - 250609

PH-7728980098

Email:cb18560@canarabank.com

Ref: ROBPT/SARFAESI-SALE/AARIF/MAY/2024-25

Date:02-05-2024

To

1. Mr. AARIF S/O SAMSUDIN (BORROWER)
OLD KASBA, BAGHPAT
DIST BAGHPAT, UTTAR PRADESH -250609

- B) Mr. AARIF S/O SAMSUDIN (BORROWER)
KHASRA NO 782/1,
BAGHPAT BANGAR,
PANDAV ROAD
BAGHPAT, UTTAR PRADESH - 250609
(NEAR KASBA POLICE CHOWKI)

2. Mr. MANGTA S/O SAMASUDEEN (GUARANTOR)
MOHALLA KETIPURA
OLD TOWN - BAGHPAT-250609

Dear Sir/Madam's,

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, the Authorised Officer of Canara Bank has 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 them and 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) for 15 days 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

Internal



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SALE NOTICE
(Auction Sale Notice for Sale of Immovable Properties)

E-Auction Sale Notice for Sale of Immovable Assets 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 or Charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **BAGHPAT BRANCH** of the Canara Bank, will be sold on “As is where is”, “As is what is” and “Whatever there is” on **30-05-2024** for recovery of **Rs.8,18,462.86 (Rupees Eight Lacs Eighteen Thousand Four Hundred Sixty Two and paise eighty six only)** due as on 01-05-2024 with further interest and cost thereon from 02-05-2024 to the **BAGHPAT BRANCH** of Canara Bank from Mr. AARIF S/O SAMSUDIN (BORROWER), Mr. MANGTA S/O SAMASUDEEN (Guarantor).

Details and full description of the property:

S . No	Details of Properties	BOUNDARIES (AS PER LATEST VALUATION)	Reserve Price	EMD	Encumbrance	Outstanding Dues of Local Self Government
1	RESIDENTIAL BUILDING SITUATED AT PART OF KHASRA NO 782/1 Mi, BAGHPAT BANGAR, PANDAV ROAD, BAGHPAT (NEAR KASBA POLICE CHOWKI) Measuring 51.84 SQ MTR & 62.00 SQ YDS	EAST- PROPERTY OF IMRAN WEST- PROPERTY OF SAJID NORTH- RASTA SOUTH- OTHERS PROPERTY	Rs.8.28 Lacs	Rs.0.83 Lacs	Not known to the Bank	Nil as per Bank's Record

The Earnest Money Deposit shall be deposited on or before **27-05-2024** till 4.00 pm

The property will not be sold below Reserve Price.

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 Mr. RAJESH KUMAR , Mobile No. **7728980098** ,SR MANAGER, **BAGHPAT BRANCH**, DISTT-BAGHPAT, during office hours on any working day.

Date: 02-05-2024
Place: Baghpat

AUTHORISED OFFICER
CANARA BANK

Internal

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02-05-2024

1	Name and Address of the Secured Creditor	Canara Bank, <u>BAGHPAT BRANCH</u> , Baghpat
2	Name and Address of the Borrower	<p>1. Mr. AARIF S/O SAMSUDIN (BORROWER) OLD KASBA, BAGHPAT DIST BAGHPAT, UTTAR PRADESH -250609</p> <p>B) Mr. AARIF S/O SAMSUDIN (BORROWER) KHASRA NO 782/1, BAGHPAT BANGAR, PANDAV ROAD BAGHPAT, UTTAR PRADESH - 250609 (NEAR KASBA POLICE CHOWKI)</p> <p>2. Mr. MANGTA S/O SAMASUDEEN (GUARANTOR) MOHALLA KETIPURA OLD TOWN - BAGHPAT-250609</p>
3	Total liabilities as on 01/05/2024	Rs.8,18,462.86 (Rupees Eight Lacs Eighteen Thousand Four Hundred Sixty Two and paise eighty six only) as on 01/05/2024 with further interest from 02/05/2024 + expenses
4 a)	Mode of Auction:	E- Auction
b)	Details of Auction service provider:	Mr. Praveen kumar thevar Mobile : 09722778828 Email : Praveen.thevar@auctiontiger.net
c)	Date & Time of Auction:	Date: 30-05-2024 Time between 12.00 pm - 1.00 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	https://canarabank.auctiontiger.net
5	Details and Description of the Property:	<p>All the part and parcel of the property- RESIDENTIAL BUILDING SITUATED AT PART OF KHASRA NO 782/1 Mi, BAGHPAT BANGAR, PANDAV ROAD, BAGHPAT (NEAR KASBA POLICE CHOWKI) Measuring 51.84 SQ MTR & 62.00 SQ YDS</p> <p><u>Boundaries of the Property:</u></p> <p>EAST- PROPERTY OF IMRAN</p> <p>WEST- PROPERTY OF SAJID</p> <p>NORTH- RASTA</p> <p>SOUTH- OTHERS PROPERTY</p>

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i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.5,000/- . 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) 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)	In case, if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not held responsible for such dues.
n)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	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 or BAGHPAT BRANCH, Baghpat who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Mr. RAJESH KUMAR, SENIOR MANAGER, BAGHPAT BRANCH, Baghpat , Mobile No. 7728980098 , Email: cb18560@canarabank.com , the service provider M/s E -Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828 Email : praveen.thevar@auctiontiger.net

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: Baghpat
Date: 02-05-2024

**AUTHORISED OFFICER
CANARA BANK**