



(A GOVERNMENT OF INDIA UNDERTAKING)

J V COLLEGE - BARAUT BRANCH, DISTT - BAGHPAT - 250611

PH-8958489731

Email:cb18625@canarabank.com

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

Date:02-05-2024

To

1. MR. MOHD ZABER HUSAIN S/O MEHARDIN (BORROWER)
R/O H. NO. 10/585, KIDVAI NAGAR,
BARAUT, DIST -BAGHPAT, UTTAR PRADESH -250611
- (b) MR. MOHD ZABER HUSAIN S/O MEHARDIN
MPL NO. 10/1204, QUSBA BARAUT
MOHALLA CHHAPROLI CHUNGI NORTH
BEFORE GANDE NALE NORANI MASZID
BARAUT, DIST -BAGHPAT, UTTAR PRADESH -250611
2. SHAHIDA W/O JABIR (BORROWER)
R/O PHOOL WALA TALAB, KIDVAI NAGAR
BARAUT, DISTT - BAGHPAT-250611
3. AARIF S/O MOHD HUSSAIN (GUARANTOR)
R/O H. NO. 16/535, BADI MASJID
PATHANKOT, BARAUT, BAGHPAT, UTTAR PRADESH -250611
4. KALLU S/O NASIBUDDIN (GUARANTOR)
R/O 554 FULVALA TALAB,
BARAUT, DIST -BAGHPAT, UTTAR PRADESH -250611

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



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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 **J V COLLEGE - BARAUT 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.24,50,328.08** (Rupees Twenty Four Lacs Fifty Thousand Three Hundred Twenty Eight and paise eight only) due as on 01-05-2024 with further interest and cost thereon from 02-05-2024 to the **J V COLLEGE - BARAUT BRANCH** of Canara Bank from **MR. MOHD ZABER HUSAIN S/O MEHARDIN (BORROWER), SHAHIDA W/O JABIR (BORROWER), AARIF S/O MOHD HUSSAIN (GUARANTOR), KALLU S/O NASIBUDDIN (GUARANTOR).**

Details and full description of the property:

S No	Details of Properties	BOUNDARIES (AS PER LATEST VALUATION)	Reserve Price	EMD (Actual)	Encumbrance	Outstanding Dues of Local Self Government
1	Residential Building situated at MPL No. 10/1204, Qusba Baraut, Mohalla Chhaproli Chungi North, Before Gande Nale, Norani Maszid Under Limit Nagar Palika Parishad, Baraut, Distt. Baghpat measuring 161.11 sq yds/ 134.71 sq mtrs.	NORTH- House of Mehardeen And Liyakat SOUTH- House of Iqram Formain And Hanif EAST- Gali WEST- Other's Property	Rs.25.30 Lacs	Rs. 2.53 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. SHUBHAM GUPTA, Mobile No. **8958489731**, SENIOR MANAGER, **J V COLLEGE - BARAUT**, DISTT-BAGHPAT, during office hours on any working day.

Date: 02-05-2024

Place: Baghpat

AUTHORISED OFFICER
CANARA BANK

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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>J V COLLEGE - BARAUT BRANCH</u> , Baghpat
2	Name and Address of the Borrower	<p>1. MR. MOHD ZABER HUSAIN S/O MEHARDIN (BORROWER) R/O H. NO. 10/585, KIDVAI NAGAR, BARAUT, DIST -BAGHPAT, UTTAR PRADESH -250611</p> <p>(b) MR. MOHD ZABER HUSAIN S/O MEHARDIN MPL NO. 10/1204, QUSBA BARAUT MOHALLA CHHAPROLI CHUNGI NORTH BEFORE GANDE NALE NORANI MASZID BARAUT, DIST -BAGHPAT, UTTAR PRADESH -250611</p> <p>2. SHAHIDA W/O JABIR (BORROWER) R/O PHOOL WALA TALAB, KIDVAI NAGAR BARAUT, DISTT - BAGHPAT-250611</p> <p>3. AARIF S/O MOHD HUSSAIN (GUARANTOR) R/O H. NO. 16/535, BADI MASJID PATHANKOT, BARAUT, BAGHPAT, UTTAR PRADESH -250611</p> <p>4. KALLU S/O NASIBUDDIN (GUARANTOR) R/O 554 FULVALA TALAB, BARAUT, DIST -BAGHPAT, UTTAR PRADESH -250611</p>
3	Total liabilities as on 01/05/2024	Rs.24,50,328.08 (Rupees Twenty Four Lacs Fifty Thousand Three Hundred Twenty Eight and paise eight 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:	All the part and parcel of the property- Residential Building situated at MPL No. 10/1204, Qusba Baraut, Mohalla Chhaproli Chungi North, Before Gande Nale, Norani Maszid Under Limit Nagar Palika Parishad, Baraut, Distt. Baghpat measuring 161.11 sq yds/ 134.71 sq mtrs.

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		<p><u>Boundaries of the Property:</u></p> <p>NORTH- House of Mehardeen And Liyakat SOUTH- House of Iqram Formain And Hanif EAST- Gali WEST- Other's Property</p>
6a)	Reserve Price	Rs.25.30 Lakhs (Rupees Twenty Five Lakh Thirty Thousand Only).
b)	EMD & last date of deposit of EMD :	<p>Rs.2.53 Lacs (Rupees Two Lakh Fifty Three Thousand Only).</p> <p>The Earnest Money Deposit shall be deposited on or before 27-05-2024 till 4.00 pm</p>
7.	Other terms and conditions :	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website www.canarabank.auctiontiger.net . 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 of Branch / Authorised Officer. The property will be sold on "As is where is", "As is what is" and "Whatever there is".	
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 Canara Bank, J V COLLEGE - BARAUT BRANCH, Baghpat OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, J V COLLEGE - BARAUT BRANCH, Baghpat A/c No: 209272434 IFSC Code: CNRB0018625 on or before 27-05-2024 till 4.00 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 M/s E - Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, Email :praveen.thevar@auctiontiger.net	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27-05-2024 till 4.00PM, to Canara Bank, J V COLLEGE - BARAUT BRANCH, Baghpat by hand or by email. <ul style="list-style-type: none"> 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)	<p>M/s e-Procurement Technologies Limited -Auction Tiger</p> <p>Address B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India)</p>	

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	<p>HO Conduct Person Mr. Praveenkumar Thevar M:9722778828 D:079-68136891</p> <p>Support Conduct Person M:-9265562818/9265562821 D:079-68136842/6837/6875</p> <p>Email address:-Praveen.thevar@auctiontiger.net & Support@auctiontiger.net Website Address https://canarabank.auctiontiger.net</p>
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 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 J V COLLEGE - BARAUT BRANCH, Baghpat who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Mr. SHUBHAM GUPTA, SENIOR MANAGER, J V COLLEGE - BARAUT BRANCH , Baghpat , Mobile No. 8958489731 , Email: cb18625@canarabank.com , the service provider M/s E - Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828 Email : praveen.thevar@auctiontiger.net
<p>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</p>	

Place: Baghpat
Date: 02-05-2024

**AUTHORISED OFFICER
CANARA BANK**