

**ASSET RECOVERY MANAGEMENT BRANCH (D.P.- 17415)  
GROUND FLOOR, LUV KUSH TOWER, EXHIBITION ROAD, PATNA-800001**

REF: - CB/17415/ARMB/PAT/357/2025-26

DATE: 20.05.2025

<p>M/s Kudra Construction Private Limited <u>Regd Address:</u> Chakiya Kudra P.O.P.S.Kudra Dist- Kaimur, Bhabhua Bihar - 821108 <u>Corporate Address:</u> Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Near Ambedkar Dental College, Patna- 801503</p>	<p>Sri Om Prakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Ram Jaipal Nagar, Near Ambedkar Dental College, Danapur, Patna- 801503 9955114447</p>
<p>Sri Sriprakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101 9431680661</p>	<p>Sri Ramakant Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101 9470056100</p>
<p>Sri Rama Nand Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- 821101 9431680661</p>	<p>All other Legal Heirs of Late Kalawati Kunwar W/o Late Ram Dular Choubey, At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101 Kaimur (Bhabhua), 8544007171</p>

Dear Sir/Madam,

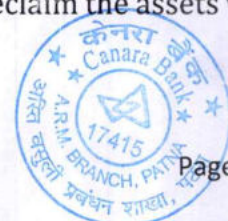
**Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002**

As you are aware, Authorized 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 our **Patna Patliputra Colony Branch now transferred to ARM Branch, Patna** of Canara Bank.

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

Restricted



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 or any other law in force.

कृते केनरा बैंक/ For CANARA BANK  
Yours faithfully,

*Sanjeev Ranjan*

प्राधिकृत अधिकारी / Authorised Officer

**AUTHORISED OFFICER**

**ENCLOSURE – SALE NOTICE dated 20.05.2025**



**PATNA ARM BRANCH (17415)**

**(30 days E-Auction Sale Notice for Sale of Immovable Properties)**  
**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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)/Director(s)/Guarantor (s) /Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/Physical possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.06.2025** for recovery of **Rs.1,43,30,968.34 (One Crore Forty Three Lakh Thirty Thousand Nine Hundred Sixty Eight and Thirty Four paise)** is due as on 31.01.2025 along with interest and cost from 01.02.2025 till clearance of entire liability of **Patna Patliputra Colony Branch now transferred to Patna ARM Branch of Canara Bank** from **M/s Kudra Construction Pvt. Ltd.** represented by its Directors, **1) Sri Sriprakash Choubey S/o Dharam Deo Choubey, 2) Sri Om Prakash Choubey S/o Dharam Deo Choubey, 3) Sri Ramakant Choubey S/o Late Ram Dular Choubey, 4) Sri Rama Nand Choubey S/o Late Ram Dular Choubey**, also all are Guarantors & Legal Heirs of Mortgagor **Late Kalawati Kunwar W/o Late Ram Dular Choubey** and other legal heirs of **Late Kalawati Kunwar W/o Late Ram Dular Choubey**.

**Details and full description of the immovable property with known encumbrances, if any:**

Immovable Property	Title holder															
<p>All that Part &amp; Parcel of Land &amp; Building (G+3 RCC Residential Building) situated at Mauza - Jalalpur (Dental College), Pargana -Phulwari, , Road No -03, Ram Jaipal Nagar, Pargana - Phulwari, P.S. - Danapur, Khesra No - 177 &amp; 172 (Part), Tauzi No - 5170, Khata No- 04, Thana No- 22, Jamabandi No- 2295, Sub Registry - Danapur, Sadar Registry - Patna District</p> <p><u>Area of Land:</u> 1 Katha 14 dhur</p> <p><u>Plot Dimensions:</u> North Side - East west - 55 Feet 09 Inch Approx South Side - East West - 55 Feet 09 Inch Approx East Side - North South - 43 Feet 00 inch Approx West Side - North South - 40 Feet 00 Inch Approx</p> <p>As per Regd Sale Deed No - 8597 dated - 23.12.2009</p> <p>Bounded by:-</p> <table><tr><td></td><td>As per sale deed</td><td>As per actual</td></tr><tr><td>North</td><td>16 Feet Wide Road</td><td>16 Feet Wide PCC Road</td></tr><tr><td>South</td><td>Part Plot no 177 &amp; 172- Hal Kharidar</td><td>12 Feet Wide PCC Road</td></tr><tr><td>East</td><td>Part Plot no 177 &amp; 172- Hal Kharidar Raju Singh</td><td>House of Raju Singh</td></tr><tr><td>West</td><td>Part Plot no 177 &amp; 172</td><td>14 feet Wide PCC Road</td></tr></table> <p>Cersai ID of property-400000162816</p>		As per sale deed	As per actual	North	16 Feet Wide Road	16 Feet Wide PCC Road	South	Part Plot no 177 & 172- Hal Kharidar	12 Feet Wide PCC Road	East	Part Plot no 177 & 172- Hal Kharidar Raju Singh	House of Raju Singh	West	Part Plot no 177 & 172	14 feet Wide PCC Road	<p>Smt. Kalawati Kunwar W/o Late Ram Dular Choubey</p>
	As per sale deed	As per actual														
North	16 Feet Wide Road	16 Feet Wide PCC Road														
South	Part Plot no 177 & 172- Hal Kharidar	12 Feet Wide PCC Road														
East	Part Plot no 177 & 172- Hal Kharidar Raju Singh	House of Raju Singh														
West	Part Plot no 177 & 172	14 feet Wide PCC Road														

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The reserve price for the property will be **Rs. 1,63,00,000/- (Rupees One Crore Sixty Three Lakh Only)** and the earnest money deposit will be **Rs. 16,30,000/- (Rupees Sixteen Lakh Thirty Thousand Only)**. The earnest money deposit shall be deposited on 27.06.2025 by 5.00 PM.

**There are no known encumbrances on the above property as per the knowledge of the bank.**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com) or Canara Bank's website [www.canarabank.com](http://www.canarabank.com) or may contact Branch Manager through of ARM Branch Patna, Mob No.- +91-8102916048 During office hours on any working day.

**Date: 20.05.2025**

**Place: Patna**

कृत केनरा बैंक/ For CANARABANK  
*Kanjiv Ranyain*  
Authorised Officer  
प्राधिकृत अधिकारी / Authorised Officer  
Canara Bank



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.05.2025**

1. **Name and Address of the Secured Credit:** Canara Bank, ARM Branch Patna
2. **Name and Address of the Borrower(s)/Guarantor(s):**
  - a) M/s Kudra Construction Private Limited having Regd Address: Chakiya Kudra P.O.P.S.Kudra, Dist- Kaimur, Bhabhua Bihar – 821108, Corporate Address at Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Near Ambedkar Dental College, Patna- 801503
  - b) Sri Om Prakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Ram Jaipal Nagar, Near Ambedkar Dental College, Danapur, Patna- 801503
  - c) Sri Sriprakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101
  - d) Sri Ramakant Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps-Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101
  - e) Sri Rama Nand Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- 821101
  - f) All other Legal Heirs of Late Kalawati Kunwar W/o Late Ram Dular Choubey, At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101 Kaimur (Bhabhua)
3. **Total liabilities as on:** 31.01.2025, **Rs.1,43,30,968.34** plus future interest & costs, expenses etc.

**Mode of Auction** : Online E-Auction

- a. **Details of Auction service provider:** M/s PSB Alliance(Baanknet), website – <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345,email:[support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)

a. **Date & Time of Auction** : **30.06.2025 Time: 11.00 am to 1.00 pm** with unlimited extension of 5 minutes duration each till the conclusion of the sale.

b. **Place of Auction** : <https://baanknet.com>

4. **Reserve Price & EMD AMT** : **Rs. 1,63,00,000/- (Rupees One Crore Sixty Three Lakh Only)** and the earnest money deposit will be **Rs. 16,30,000/- (Rupees Sixteen Lakh Thirty Thousand Only)**

5. **EMD Date & Time** : **27.06.2025, 10.00 AM TO 5.00 PM (Canara Bank, Patna ARM Branch)**

**Other terms and conditions:**

Restricted





1. Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
2. The property can be inspected, with Prior Appointment with Authorised Officer, Patna ARM Branch between **11 AM TO 1.00 PM on 26.06.2025**.
3. 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.
4. EMD amount of 10% of the Reserve Price is to be deposited by way of UPI/Credit Card/Debit Card/Internet Banking/ RTGS/NEFT/Fund Transfer to credit of E-Wallet on <https://baanknet.com> **between 10:00 am till 5:00 pm on 27.06.2025**.
5. Intending bidders shall register themselves on <https://baanknet.com> and complete there KYC and hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 27.06.2025 by 5.00 PM**, to Canara Bank, Patna, ARM Branch by hand or by email: [cb17415@canarabank.com](mailto:cb17415@canarabank.com):
  - a) Payment receipt towards EMD amount.
  - b) 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.
  - c) Bidders Name. Contact No. Address, E Mail Id.
  - d) Bidder's A/c details for online refund of EMD.
7. The intending bidders shall register themselves on <https://baanknet.com> and complete there KYC and hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00 (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).

10. 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.
11. 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.
12. **For sale proceeds of Rs. 50 (Rupees Fifty) Lakh 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.**
13. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
14. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
15. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Patna ARM Branch that, as a facilitating center, shall make necessary arrangements.
16. For further details contact Branch manager, **ARM BRANCH, PATNA, Canara Bank** (Mobile. No +91-8102916048 & e-mail id [cb17415@canarabank.com](mailto:cb17415@canarabank.com)) OR [npacopat@canarabank.com](mailto:npacopat@canarabank.com) the service provider M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345, email:- [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)

**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: Patna

Date: 20.05.2025

कृते केनरा बैंक/ For CANARABANK  
*Sanjay Rayan*  
Authorised Officer  
Canara Bank  
प्राधिकृत अधिकारी / Authorised Officer

कृपया कर्मचारी को CANARABAZA

आधिकारित अधिकारी (Authorized Officer)



भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856825IN  
To: SRIPRAKASH CHOUDHARY,  
BHABUA(821101)  
From: CANARA BANK A R M BR. PATNA  
Wt: 45 grams  
Amt: Rs 41.00

भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856834IN  
To: RAMAKANT,  
BHABUA(821101)  
From: CANARA BANK A R M BR. PATNA  
Wt: 45 grams  
Amt: Rs 41.00

भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856848IN  
To: RAMA NAND CHOUDHARY,  
BHABUA(821101)  
From: CANARA BANK A R M BR. PATNA  
Wt: 45 grams  
Amt: Rs 41.00

भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856851IN  
To: ALL OTHER LEGAL HEIRS OF  
BHABUA(821101)  
From: CANARA BANK A R M BR. PATNA  
Wt: 45 grams  
Amt: Rs 41.00

भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856794IN  
To: KUDRA CO P LTD,  
BHABUA(821101)  
From: CANARA BANK A R M BR. PATNA  
Wt: 25 grams  
Amt: Rs 41.00

भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856803IN  
To: KUDRA CO P LTD,  
Danapur Cantt S.O(801503)  
From: CANARA BANK A R M BR. PATNA  
Wt: 25 grams  
Amt: Rs 18.00

भारतीय डाक

BPC Patna R.S  
<Collection Agent Code: spa02patna> 23/05/2021  
SP No: EF691856817IN  
To: OM PRAKASH CHOUDHARY,  
Danapur Cantt S.O(801503)  
From: CANARA BANK A R M BR. PATNA  
Wt: 25 grams  
Amt: Rs 18.00

भारतीय डाक

