

COVERING LETTER TO SALE NOTICE

Ref: E-auction/6980/REC/2024-25/77

Date: 31-05-2024

To,

1.) M/S Ashi building Metrial
Prop: RaghvendraYadav
Singhpur Tibipur Patti
Pratapgarh

(Borrower)

2) Mr, RaghvendraYadav
S/o Shri Ran Yadav
Vill- Sighpur
Post – Dhaurahara Patti
Pratpgrah

(Borrower & Proprietor)

3) Mr. Sri Ram Yadav
S/o Ram BaranYadav
Vill- Sighpur
Post – Dhauraharapatti
Pratpgrah

(Guarantor & Mortgager)

Dear Sir,

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, I on behalf of **Canara Bank, Redigarapur 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 **Redigarapur Branch** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

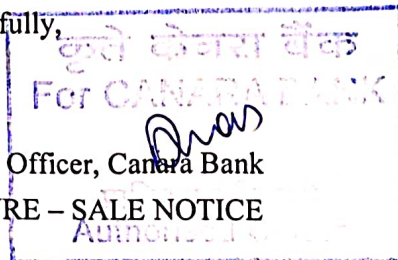
Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorized Officer, Canara Bank

ENCLOSURE – SALE NOTICE





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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of CANARA BANK, Redigarapur (Name of the Branch) of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 21-06-2024(mention date of the sale), for recovery of Rs.27,28,082.71 (Rs. Twenty Seven Lacs Twenty Eight Thousand Eighty Tow & Ps. Seventy One only) + interest effected thereon + Other Charges due to the CANARA BANK, Redigarapur (Name of the Branch) of Canara Bank from Raghvendra Yadav S/O Sri Ram Yadav and Mr. Sri Ram Yadav S/o Ram Baran Yadav {mention name of borrower & mortgagor} & Mr. Sri Ram Yadav {mention name of the Guarantor(s)}.

Reserve Price and Earnest Money Deposit:

| S.No | Property Address | Reserve Price (Rs.) | EMD (Rs.) |
|------|--|---------------------|---------------|
| 1 | Land and building Arazi No 90 MI Area 5460 Sqft. situated at Mauza- Singhpur Tehsil-Patti Dist.- Pratapgarh (UP) | Rs.7868000.00 | RS.7868000.00 |

The Earnest Money Deposit shall be deposited on or before 20-06-2024- up to 05:00 PM.

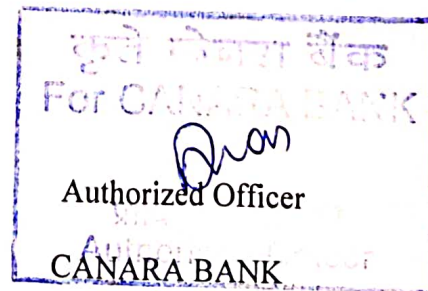
Details of Properties:

| S.no | Property | Boundaries | |
|------|---|------------|-----------------------------------|
| 1 | Land and building Arazi No 90 MI Area 5460 Sqft. situated at Mauza- Singhpur Tehsil- Patti Dist. - Pratapgarh (UP). | East | H/o Guru Prasad Tiwari |
| | | West | H/o Ram Nayan |
| | | North | Land of Gram Sabha |
| | | South | Road from Patti to Ashpur Devsara |

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 Manager, Redigarapur (Branch name) Canara Bank, Ph. No. 9696803434/9026740167 during office hours on any working day.

Date:31-05-2024

Place: Prayagraj



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20-05-2024

1. Name and Address of Secured Creditor: Canara Bank Redigarapur Branch

2. Name and Address of the Borrower:

1.) M/S Ashi building Metrial (Borrower)
Prop: RaghvendraYadav
SinghpurTibipur Patti
Pratapgarh

2) Mr. RaghvendraYadav (Borrower & Proprietor)
S/O Shri Ran Yadav
Vill- Sighpur
Post – Dhauraharapatti
Pratpgrah

3) Mr. Sri Ram Yadav (Guarantor & Mortgagor)
S/O Ram BaranYadav
Vill- Sighpur
Post – Dhauraharapatti
Pratpgrah

1.) Total Liabilities as on 31-05-2024 -Rs. 27,28,082.71 (Rs. Twenty Seven Lacs Twenty Eight Thousand Eighty Tow & Ps. Seventy One only) + interest effected thereon + Other Charges.

2.) a) Mode of Auction : E-auction
b) Details of Auction service provider: M/s e-Procurement Technologies Limited - Auction Tiger

Mr. Praveen Kumar Thevar : M:9722778828 D:079-68136891

Email- id:Praveen.thevar@auctiontiger.net Support@auctiontiger.net

c) Date & Time of Auction: 21-06-2024 between 11:30AM to 12:30PM

d) Place of Auction: E-auction

5.)Reserve Price:

| Sl.No | Property Address | Reserve Price (Rs) | EMD (Rs) |
|-------|---|--------------------|---------------|
| 1 | Land and building Arazi No 90 MI Area 5460 Sqft. situated at Mauza- Singhpur Tehsil- Patti Dist. - Pratapgarh (UP). | Rs7868000.00 | RS.7868000.00 |

6.) 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.



- b) Auction/bidding shall be only through "online Electronic Bidding" through the website www.bankeauctions.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- c) The property can be inspected, with Prior Appointment with Authorized Officer **Redigarapur Branch** from 20.05.2024 to 20.06.2024.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, **Redigarapur Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Redigarapur Branch**, A/c No 209272434 IFSC Code: CNRB0018719 on or before 20-06-2024 (Date mention here) 05:00 pm.
- f.) 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 Limited -Auction Tiger**
Mr. Praveen Kumar Thevar : M:9722778828 D:079-68136891
Email- id: Praveen.thevar@auctiontiger.net Support@auctiontiger.net
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 20-06-2024 (date) 05:00 PM, to Canara Bank, **Redigarapur Branch** by hand or by email:
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal www.bankeauctions.com and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the service provider: **M/s e-Procurement Technologies Limited -Auction Tiger**
Mr. Praveen Kumar Thevar : M:9722778828 D:079-68136891
Email- id: Praveen.thevar@auctiontiger.net Support@auctiontiger.net
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs.10000.00 as incremental value). 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.
- k) 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 03 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

l) For sale proceeds of Rs. 50 Lakhs (Rupees Fifty lakhs) 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.

m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

n) Authorized 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 Circle office or Redigarapur branch who, as a facilitating Centre, shall make necessary arrangements.

p) For further details contact Manager, Canara Bank, Redigarapur Branch (PhNo 9696803434) e-mail id: cb18719@canarabank.com OR the service provider:

M/s e-Procurement Technologies Limited -Auction Tiger

Mr. Praveen Kumar Thevar : M:9722778828

D:079-68136891

Email- id:Praveen.thevar@auctiontiger.net Support@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: Prayagraj

Date: 31-05-2024

