

केनरा बैंक  Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: VRN/SALE NOTICE/SUNDERPUR/NARGEES/2024

Date: 25-04-2024

To

- 1) M/S NEW NARGEES SAREE CENTER (**BORROWER**)
PROP- FIROZ AHAMAD
S/O MD. TAJ
ARAZI NO 88/2, PURANAPUL KOHANA
VARANASI-221007
- 2) Mr. FIROZ AHAMAD (**BORROWER & MORTGAGOR**)
S/O MD. TAJ
22/79 MKH, PURANA PULKOHANA
VARANASI-221007

Dear Sir,

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, I on behalf of Canara Bank, Varanasi Sunderpur 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 Varanasi Sunderpur 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.

कृते केनरा बैंक
For Canara Bank
Yours faithfully,


प्राधिकृत अधिकारी
Authorised officer

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Varanasi Sunderpur Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 29-05-2024, for recovery of **Rs.1055998.31 (Rupees Ten Lacs Fifty Five Thousand Nine Hundred Ninety Eight and Paise Thirty One only) for OCC and Rs.62134.31 (Rupees Sixty Two Thousand One Hundred Thirty Four and Paise Thirty One Only) for GECL** along with further interest & incidental charges and cost due to the Varanasi Sunderpur Branch of Canara Bank from M/S NEW NARGEES SAREE CENTER PROP- FIROZ AHAMAD (**BORROWER**), Mr. FIROZ AHAMAD S/O MD. TAJ (**BORROWER & MORTGAGOR**).

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All that land & Building of property bearing Arazi No.- 88/2 situated at Mauza- Pulkohana, Pargana- Shivpur, Ward - Sarnath, Dist- Varanasi with all authorized construction fitting and Fixtures Extent Area 195 sq. ft.	Rs.1025000/-	Rs.102500/-
2	All that land & Building of property bearing Arazi No.- 88/2 situated at Mauza- Pulkohana, Pargana- Shivpur, Ward - Sarnath, Dist- Varanasi with all authorized construction fitting and Fixtures Extent Area 145 sq. ft.		

The Earnest Money Deposit shall be deposited on or before 28-05-2024 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1	All that land & Building of property bearing Arazi No.- 88/2 situated at Mauza- Pulkohana, Pargana- Shivpur, Ward - Sarnath, Dist- Varanasi with all authorized construction fitting and Fixtures Extent Area 195 sq. ft.	East	Land of Shivdular & Others
		West	Kachha Rasta 4 ft Wide
		North	Rest Land of Seller
		South	House of Yusuf

S.no	Property	Boundaries								
2	All that land & Building of property bearing Arazi No.- 88/2 situated at Mauza- Pulkohana, Pargana- Shivpur, Ward - Sarnath, Dist- Varanasi with all authorized construction fitting and Fixtures Extent Area 145 sq. ft.	<table border="1"><tr><td>East</td><td>Land of Shivdular & Others</td></tr><tr><td>West</td><td>Kachha Rasta 4 ft Wide</td></tr><tr><td>North</td><td>Rest Land of Seller</td></tr><tr><td>South</td><td>Land of Purchaser</td></tr></table>	East	Land of Shivdular & Others	West	Kachha Rasta 4 ft Wide	North	Rest Land of Seller	South	Land of Purchaser
East	Land of Shivdular & Others									
West	Kachha Rasta 4 ft Wide									
North	Rest Land of Seller									
South	Land of Purchaser									

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, Canara Bank, Sunderpur branch Ph. No.8173007398 during office hours on any working day.

Date: 25-04-2024
Place: Varanasi

कृते केनरा बैंक
For Canara Bank


प्राधिकृत अधिकारी
Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-04-2024

1. Name and Address of Secured Creditor: Canara Bank, Varanasi Sunderpur Branch

Name and Address of the Borrower & Guarantors :

1) M/S NEW NARGEES SAREE CENTER (**BORROWER**)
 PROP- FIROZ AHAMAD
 S/O MD. TAJ
 ARAZI NO 88/2, PURANAPUL KOHANA
 VARANASI-221007

2) Mr. FIROZ AHAMAD (**BORROWER & MORTGAGOR**)
 S/O MD. TAJ
 22/79 MKH, PURANA PULKOHANA
 VARANASI-221007

2. Total Liabilities as on 30-06-2023 : Rs.1055998.31 (Rupees Ten Lacs Fifty Five Thousand Nine Hundred Ninety Eight and Paise Thirty One only) for OCC and Rs.62134.31 (Rupees Sixty Two Thousand One Hundred Thirty Four and Paise Thirty One Only) for GECL along with further interest & incidental charges and cost.

3. a) Mode of Auction : E-auction
 b) Details of Auction service provider: **M/s CANBANK COMKPUTER SERVICES LTD**
Mr Pratap Kanjilal/ Mr. D D Pakhare,
Contact no. 9832952602/9911293517/080-23469665
Email-id: eauction@ccsl.co.in/ccsleauction@gmail.com

c) Date & Time of Auction: 29-05-2024 between 10:00AM to 2:00PM

d) Place of Auction: E-auction

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	All that land & Building of property bearing Arazi No.- 88/2 situated at Mauza- Pulkohana, Pargana- Shivpur, Ward - Sarnath, Dist- Varanasi with all authorized construction fitting and Fixtures Extent Area 195 sq. ft.	Rs.1025000/-	Rs.102500/-
2	All that land & Building of property bearing Arazi No.- 88/2 situated at Mauza- Pulkohana, Pargana- Shivpur, Ward - Sarnath, Dist- Varanasi with all authorized construction fitting and Fixtures Extent Area 145 sq. ft.		

5. 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.indianbankseaction.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 Authorised Officer, Canara Bank Varanasi Sunderpur Branch between 20-05-2024 to 22-05-2024 during office hour.
- 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, Sunderpur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account A/c No 209272434 IFSC Code:CNRB0005664 on or before 28-05-2024.(Date mention here) 5.00 pm.
 - i) 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 **CANBANK COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: eauction@ccsl.co.in/ccsleauction@gmail.com.**
 - f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28-05-2024(date) 5.00. PM, to Canara Bank, Varanasi Sunderpur Branch, by hand or by email.
 - 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.
 - h) The intending bidders should register their names at portal www.indianbankseaction.com and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the service M/s **CANBANK COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: eauction@ccsl.co.in/ccsleauction@gmail.com**
 - 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.10000/- (The amount can be decided by the Authorised Officer

depending upon the value of the property with a minimum of Rs.10000 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.

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 Lacs (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) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) 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 VARANASI SUNDERPUR branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Canara Bank, Varanasi Sunderpur Branch (Ph. No 8173007398) e-mail id cb5664@canarabank.com. OR the service provider **M/s CANBANK COMKPUTER SERVICES LTD Mr Pratap Kanjilal/ Mr. D D Pakhare, Contact no. 9832952602/9911293517/080-23469665/; Email-id: eauction@ccsl.co.in/ccsleauction@gmail.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.

कृत केनरा बैंक
For Canara Bank


प्राधिकृत अधिकारी
Authorised Officer
Canara Bank

Place: Varanasi
Date: 25-04-2024