

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

To,

Mr. NIRMAL JAIN 450 KALANI NAGAR BEHIND SHWETAMBAR JAIN MANDIR INDORE MADHYA PRADESH 452002	Mrs. SAPNA NIRMAL JAIN 450 KALANI NAGAR BEHIND SHWETAMBAR JAIN MANDIR INDORE MADHYA PRADESH 452002
---	--

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, I on behalf of Canara Bank, SPLSD ARM Bhopal Branch have taken possession of the asset(s) 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 SPLSD ARM Bhopal 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 & Rules made thereunder, I am herewith sending the Sale Notice containing terms & conditions of the sale.

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

Yours Faithfully

Authorized Officer  
Canara Bank  
Enclosure- Sale Notice

**CANARA BANK**  
**(A GOVERNMENT OF INDIA UNDERTAKING)**  
**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable and 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.**

Mr. NIRMAL JAIN 450 KALANI NAGAR BEHIND SHWETAMBAR JAIN MANDIR INDORE MADHYA PRADESH 452002	Mrs. SAPNA NIRMAL JAIN 450 KALANI NAGAR BEHIND SHWETAMBAR JAIN MANDIR INDORE MADHYA PRADESH 452002
---	--

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 **symbolic possession** of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17/08/2024**, for recovery of Rs. 22,65,323.73/- ( Rupees Twenty Two Lakh Sixty Five Thousand Three Hundred Twenty Three And Seventy Three Paise Only) as on 25/07/2024 + further interest + other expenses (if any) due to the SPLSD ARM Branch Bhopal of Canara Bank from above mentioned Borrower (s) and Guarantor(s).

The reserve price will be as under:

<b>Details of security</b>	<b>Reserve Price</b>	<b>EMD amount</b>
House situated on Plot No. 450 (Northern Part), Kalani Nagar, Ward No. 3, Town and Dist- Indore In the name of Mr. Nirmal Jain and Mrs. Sapna Jain Admeasuring 1000 Sq. Ft. Bounded by (as per deed): East : Road West : Back Lane North : Plot No. 449 South : Southern Part Of House On Plot No. 450	41.00 Lakh	4.10 Lakh

The Earnest Money Deposit shall be deposited on or before **16/08/2024** by 5.00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) or may contact Mr. Ranjan Kumar Pani, Chief Manager ,SPLSD ARM Bhopal, Canara Bank , Contact no. **8989014648** during office hours on any working day.

Date: 25/07/2024  
Place: Bhopal

Authorised Officer  
Canara Bank

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25/07/2024**

1. Name and Address of the Secured Creditor: Canara Bank, SPLSD ARM Branch Bhopal  
 2. Name and Address of the Borrower(s)/ Guarantor(s):

Mr. NIRMAL JAIN 450 KALANI NAGAR BEHIND SHWETAMBAR JAIN MANDIR INDORE MADHYA PRADESH 452002	Mrs. SAPNA NIRMAL JAIN 450 KALANI NAGAR BEHIND SHWETAMBAR JAIN MANDIR INDORE MADHYA PRADESH 452002
---	--

3. Total liabilities : Rs. 22,65,332.73/- as on 25/07/2024 + Interest+ Others Expenses.

4.

- (a) Mode of Auction : **E-Auction**  
 (b) Details of Auction service provider : **M/s PSB Alliance (Ebkray)**  
 (c) Date & Time of Auction : **17/08/2024 (12:00 PM to 2:00 PM)**  
 (d) Place of Auction : **Online Auction**

5. Reserve Price and EMD amount

<b>Details of security</b>	<b>Reserve Price</b>	<b>EMD amount</b>
House situated on Plot No. 450 (Northern Part), Kalani Nagar, Ward No. 3, Town and Dist- Indore In the name of Mr. Nirmal Jain and Mrs. Sapna Jain Admeasuring 1000 Sq. Ft. Bounded by (as per deed): East : Road West : Back Lane North : Plot No. 449 South : Southern Part Of House On Plot No. 450	41.00 Lakh	4.10 Lakh

6. Last date of submission of EMD: **16/08/2024** (latest by 5:00 PM)

**7. Other terms and conditions:**

a) Auction/bidding shall be only through “**Online Electronic Bidding**” through the website <https://ebkray.in/> 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 with Authorised Officer, on any working day

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 Authorized Officer, Canara Bank, SPLSD ARM Branch (6816) OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Specialised ARM Branch, A/c No 209272434, IFSC Code: CNRB0006816 on or before **16/08/2024** by 5:00 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 PSB Alliance (Ebkray)**, Mr. Dharmesh Asher, contact no. 9892219848, E-mail: [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) and [avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com) through the website <http://ebkray.in/>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **16/08/2024** by 5:00 PM, to Canara Bank, Specialised ARM Branch, Plot no. 4, PSP Area, Near AIIMS, Saket Nagar Bhopal 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.

g) The intending bidders should register their names at portal <http://ebkray.in/> 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 PSB Alliance (Ebkray)**, Mr. Dharmesh Asher, contact no. 9892219848, E-mail: [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) and [avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com) through the website <http://ebkray.in/>

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 multiples of **Rs. 25,000**. 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 Lac (Rupees Fifty Lac) 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 and any taxes, revenue/dues to any local authority etc 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 Specialised ARM branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, Specialised ARM Branch (Ph. No **8989014648**) e-mail id [armcobpl@canarabank.com](mailto:armcobpl@canarabank.com) OR the service provider, M/s PSB Alliance (Ebkray), Mr. Dharmesh Asher, contact no. 9892219848, E-mail: [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) and [avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@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.

Date: 25/07/2024

Place: Bhopal

Authorised Officer

Canara Bank