

PATNA EXHIBITION ROAD

(Auction Sale Notice for Sale of Immovable Properties)

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 (Strikewhichever is not applicable) possession of which has been taken by the Authorised Officer of Patna PATNA EXHIBITION ROAD of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 11.12.2023, for recovery of **Rs. 88,77,151.55 (Rupees Eighty Eight Lakhs Seventy Seven Thousand One Hundred Fifty One and paise Fifty Five only)** as on 31.10.2023 together with further interest and incidental expenses and costs till realization due to EXHIBITION ROAD Branch from 1) Mrs. Naureen Razi D/o Mr. Sayed Md. Raziuddin, 303, Hussain Apartment, Kabari Gali, Exhibition Road, Patna – 800001, 2) M/s Haji Bhai Stores Pvt. Ltd., 303, Hussain Apartment, Kabari Gali, Exhibition Road, Patna – 800001 represented by its Directors – Md. Rameez Razi and Mrs. Fanoos Jabeen

The Reserve price will be as follows:

Item-1:

Rs.43,25,000/- (Rupees Forty Three Lakhs Twenty Five Thousand only) and the **Earnest Money Deposit** will be **Rs.4,33,000/-** (Rupees Four lakhs Thirty Three Thousand only).

Item-2:

Rs.42,63,000/- (Rupees Forty Two Lakhs Sixty Three Thousand only) and the **Earnest Money Deposit** will be **Rs.4,27,000/-** (Rupees Four lakhs Twenty Seven Thousand only).

The Earnest Money Deposit shall be deposited on or before 08.12.2023 by 4.00pm.

Details and full description of the immovable property:-

Item 1:

All that part and parcel of Residential Flat property in the name of Mrs. Naureen Razi situated in "ROYAL REGENCY APARTMENT" Flat No- 402 (4th floor), Super Built up Area: 985 Sqft situated at, Maa Mansa Puram Devi Sai Mandir, Mauza- Salempura Dumra Mohalla- Samanpura, Plot No- 395, Khata No: 134, Tauzi No. 15194 PS: Shastri Nagar, Patna 800014

Boundaries of Flat No-402:

East by – Lift / Common Passage thereafter Flat No 401 & 403

West by – Setback of Building

South by – Flat no 404

North by – Open space of Building

Item 2:

All that part and parcel of Residential Flat property in the name of Mrs.NaureenRazi situated in "ROYAL REGENCY APARTMENT" Flat No- 404 (4th floor), Super Built up Area: 970 Sqft situated at, Maa Mansa Puram Devi Sai Mandir, Mauza- SalempuraDumraMohalla- Samanpura, Plot No- 395, Khata No: 134, Tauzi No. 15194 PS: Shastri Nagar, Patna 800014

Boundaries of Flat No-404:

East by – Lift / Common Passage thereafter Flat No 401 & 403
West by– Setback of Building
South by – Setback of Building
North by-- Flat no 402

Date: 08.11.2023
Place: Patna

Authorized Officer

Authorized Officer Bank
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.11.2023

1. Name and Address of the Secured Creditor: **Patna Exhibition Road Branch**
2. **Name and Address of the Borrower(s)/Guarantor(s) :** (1) Mrs. NAUREEN RAZI, (Borrower / Mortgagor/ Guarantor), D/o Mr. Sayed Md. Raziuddin, 303, Hussain Apartment, KabariGali, Exhibition Road, Patna – 800001, (2) M/s Haji Bhai Stores Pvt. Ltd., (Borrower), 303, Hussain Apartment, KabariGali, Exhibition Road, Patna – 800001 represented by its Directors & Guarantors – (3) Md. RameezRazi, 303, Hussain Apartment, KabariGali, Exhibition Road, Patna – 800001 and (4) Mrs. FanoosJabeen, 303, Hussain Apartment, KabariGali, Exhibition Road, Patna – 800001
3. **Total liabilities as on 31.10.2023: Rs. 88,77,151.55+interest and other cost thereon**
4. (a) **Mode of Auction:** Online E-Auction
(b) **Details of Auction service provider::** M/s Canbank Computer Services Ltd., J P Royale, 1st Floor 218, 2nd Main, Sampige Road, (Near 14th Cross) Malleswaram, Bengaluru-560003 -website- www.ccsl.co.in and <https://indianbankseaction.com> Mr. Pratap Kanjilal/ Mr. Ramesh T H – MOB: 9480691777/8270935357/8553643144 Land line 080-23469665 email: ccsleaction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com
(c) **Date & Time of Auction** : 11.12.2023, From 12.30 PM TO 1.30 PM
(d) **Place of Auction** : <https://indianbankseaction.com>
3. (a) **Reserve Price & EMD AMT** :
Item-1:
Rs. 43,25,000/- (Rupees Forty Three Lakhs Twenty Five Thousand only) and the **Earnest Money Deposit** will be Rs. 4,33,000/- (Rupees Four lakhs Thirty Three Thousand only).
Item-2:
Rs. 42,63,000/- (Rupees Forty Two Lakhs Sixty Three Thousand only) and the **Earnest Money Deposit** will be Rs. 4,27,000/- (Rupees Four lakhs Twenty Seven Thousand only).
(b) **EMD DATE AND TIME:** On or before 08.12.2023 by 4 PM

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://indianbankseaction.com>. Or www.ccsl.co.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, **Patna Exhibition Road** between **11 AM TO 1.00 PM** on **02.12.2023**.
- 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, Payable at **Exhibition Road Branch Patna** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of name –CANARA BANK EXHIBITION ROAD, A/C- 209272434, IFSC Code- CNRB0002004 on or before 08.12.2023 by 4 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 **Mr. Pratap Kanjilal/ Mr. Ramesh T H – MOB:9480691777/8270935357/8553643144 Land line 080-23469665; email: ccsleauction@gmail.com or ccsl@ccsl.co.in**. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 08.12.2023 by 4.00 PM, to **Exhibition Road Branch Patna** by hand or by email: cb2004@canarabank.com
- 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.
- g) The intending bidders should register their names at portal: <https://indianbankseaction.com>. Or www.ccsl.co.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 CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram Bengaluru Pin 560003 Contact person Mr. Pratap Kanjilal/ Mr. Ramesh T H – MOB:9480691777/8270935357/8553643144
- 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 10,000/- (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). 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) 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 Patna or **EXHIBITION ROAD, PATNA** branch that, as a facilitating centre, shall make necessary arrangements.

For further details contact Branch manager, **Exhibition Road, Patna**(Mobile. No8210998432)&e-mail id cb2004@canarabank.com, OR npacopat@canarabank.com the service provider M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Contact person Mr.Pratap Kanjilal/ Mr.Ramesh, Mobile No 09480691777,8270935357, 08553643144

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.

PATNA
Date: 08.11.2023

Authorized Officer

Authorized Officer
CANARA BANK