

Ref: LCO/ARM/SaleNotice/Onkareshwar/1447/2024

Date: 07.11.2024

To,

1. M/s Onkareshwar Colonisers Private Limited (Borrower & Mortgagor)
Through its Director
Plot No 13 , Adarsh Nagar Colony,
Mehmoorganj, Varanasi 22010
2. Mr. Satish kumar Singh S/o Late Bhairav Nath Singh (Director & Guarantor)
R/o Plot No 13 , Adarsh Nagar Colony,
Mehmoorganj, Varanasi 22010
3. Mr. Sanjeev Agrawal S/o Late Kailash Nath Agrawal (Director & Guarantor)
R/o D-60/37 , Choti Gaibi , Sagra Varanasi 221001
4. Shri Pawan Kumar Singh S/o Sh. Satish Kumar Singh (Guarantor)
R/o Plot No 13 , Adarsh Nagar Colony,
Mehmoorganj, Varanasi 22010

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

As you are aware that the assets described in Schedule of Sale Notice annexed hereto have been taken under possession in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our 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 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,

AUTHORISED OFFICER,
CANARA BANK

ENCLOSURE – 1.SALE NOTICE
2.DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Asset Recovery Management Branch, Circle Office Building, Vipin Khand, Gomtinagar, Lucknow-226010
आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com



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) & 9(1) 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 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 " without recourse basis"** on **17.12.2024** for recovery of **Rs.4,86,51,888.00/- (31.03.2024) plus Int. (w.e.f. 01.04.2024)** plus other expenses as per demand notice minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

- | | |
|---|------------------------|
| 1. M/s Onkareshwar Colonisers Private Limited | (Borrower & Mortgagor) |
| 2. Mr. Satish kumar Singh S/o Late Bhairav Nath Singh | (Director & Guarantor) |
| 3. Mr. Sanjeev Agrawal S/o Late Kailash Nath Agrawal | (Director & Guarantor) |
| 4. Shri Pawan Kumar Singh S/o Sh. Satish Kumar Singh | (Guarantor) |

Reserve Price and Earnest Money Deposit:

S.N o	Property Address	Reserve Price (Rs)	EMD(Rs.)
1.	Parishar No B38/67-1 on Arazi No 136 area 4319 Sq. Feet at Mauza /Mohalla – Tulsipur, Pargana – Dehat Amanant , Ward – Bhelupur , Tehsil & District-Varanasi As per Sale deed Documents No 4576, dated 28.08.2006		
2.	Parishar No 38/68 P-R , Arazi No 136/1 area 0.421 Hectare & Arazi 137 , Two Gatas area 29.92 Biswa i.e 40692 Sq. feet at Mohalla /Village Tulsipur , Pargana Dehat Amanat , Ward Bhelupr, Tehsil and District Varanasi , Area and Boundary of property narrated as per fact , figure & Map & Compromised Decree Dated 20.11.2011	Rs.26,48,21,000/-	Rs.2,64,82,100/-

The Earnest Money Deposit shall be deposited on or before **16.12.2024 up to 5:00 PM.**

Details of Properties:

Sn	Property Address	Boundaries (Arazi 136)	
1.	Parishar No B38/67-1 on Arazi No 136 area 4319 Sq. Feet at Mauza /Mohalla – Tulsipur, Pargana – Dehat Amanant , Ward – Bhelupur , Tehsil & District-Varanasi As per Sale deed Documents No 4576, dated 28.08.2006	1. East	House of Purusottam & Nanaka alias Nanhaka
		West	House No B38/67 of Meharotra ji
		North	Govt. Road
		South	land of Onkareshwar Colonisers Pvt Ltd.

Asset Recovery Management Branch, Circle Office Building, Vipin Khand, Gomtinagar, Lucknow-226010
 आस्ति वसुली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
 Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com



2.	Parishar No 38/68 P-R , Arazi No 136/1 area 0.421 Hectare & Arazi 137 , Two Gatas area 29.92 Biswa i.e 40692 Sq. feet at Mohalla /Village Tulsipur , Pargana Dehat Amanat , Ward Bhelupr, Tehsil and District Varanasi , Area and Boundary of property narrated as per fact , figure & Map & Compromised Decree Dated 20.11.2011	Boundaries (Arazi 136/1 & 137)	
		2. East	Land of Nakka Kanhaiya
		West	Remaining part of Land being area 56997 Sq.feet of Pawan Kumar Mishra and Snehlata Mishra
		North	Land of Meghdoot Furniture of Madan Lal & Land of Satish Kumar Singh & Land
		South	Land of Railway

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 Chief Manager, ARM Branch Canara Bank, (Ph. No 0522-2307898/8173007833/7905869981/9451914461/6387225284,7972690456,9634016436) during office hours on any working day

Place: Lucknow
Date: 07.11.2024

AUTHORISED OFFICER
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.11.2024

1. **Name and Address of Secured Creditor :** Canara Bank,
Asset Recovery Management Branch,
Circle Office Building, Vipin Khand,
Gomti Nagar, Lucknow-226010
2. **Name and Address of the Borrower & Guarantors :**
 1. M/s Onkareshwar Colonisers Private Limited (Borrower & Mortgagor)
Through its Director
Plot No 13 , Adarsh Nagar Colony,
Mehmoorganj, Varanasi 22010
 2. Mr. Satish kumar Singh S/o Late Bhairav Nath Singh (Director & Guarantor)
R/o Plot No 13 , Adarsh Nagar Colony,
Mehmoorganj, Varanasi 22010
 3. Mr. Sanjeev Agrawal S/o Late Kailash Nath Agrawal (Director & Guarantor)
R/o D-60/37 , Choti Gaibi , Sigra Varanasi 221001
 4. Shri Pawan Kumar Singh S/o Sh. Satish Kumar Singh (Guarantor)
R/o Plot No 13 , Adarsh Nagar Colony,
Mehmoorganj, Varanasi 22010
3. **Total Liabilities :** Rs.4,86,51,888.00/-(31.03.2024) plus Int. (w.e.f. 01.04.2024) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any
4. **Mode of auction :** E-Auction

Details of Auction service provider	M/s PSB Alliance (Ebkray) Contact no. 8291220220 Email id: support.ebkray@psballiance.com
Date & Time of Auction	17.12.2024 between 10:00 AM to 2:00 PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	https://ebkray.in/

5. Reserve Price:

S.N	Property Address	Reserve Price (in lakhs)	EMD (in lakhs)
1.	Parishar No B38/67-1 on Arazi No 136 area 4319 Sq. Feet at Mauza /Mohalla – Tulsipur, Pargana – Dehat Amanant , Ward – Bhelupur , Tehsil & District-Varanasi As per Sale deed Documents No 4576, dated 28.08.2006	Rs.26,48,21,000/-	Rs.2,64,82,100/-
2.	Parishar No 38/68 P-R , Arazi No 136/1 area 0.421		

Asset Recovery Management Branch, Circle Office Building, Vipin Khand, Gomtinagar, Lucknow-226010
अस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन , विपिन खण्ड , गोमती नगर लखनऊ-226010
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Hectare & Arazi 137 , Two Gatas area 29.92 Biswa i.e 40692 Sq. feet at Mohalla /Village Tulsipur , Pargana Dehat Amanat , Ward Bhelupr, Tehsil and District Varanasi , Area and Boundary of property narrated as per fact , figure & Map & Compromised Decree Dated 20.11.2011		
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6. 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 proceeding.
- b. The property can be inspected, with Prior Appointment with Authorised Officer, ARM Branch on any working day during office hours.
- 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 in E-Wallet of M/s PSB Alliance Private Limited (E-Bkray) portal directly or by generating the challan therein to deposit the EMD through RTGS/NEFT in the account details mentioned in the said challan on or before **16.12.2024 upto 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)** Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email ID: support.ebkray@psballiance.com/support.ebkray@procure247.com
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **16.12.2024 upto 5:00 PM**, to Canara Bank ARM Branch Lucknow, by hand or by email (cb5248@canarabank.com).
 - i. 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.
 - ii. Bidders Name, 2 Contact Nos, Address, E- Mail Id.
 - iii. Bidder's A/c details along with cancelled cheque for online refund of EMD.
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- 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.

- i. 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.
- j. For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS @ 1% or applicable as on date on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. GST if applicable should be paid as per GST Act.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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 ARM branch who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Canara Bank, ARM Branch (Ph. No 0522-2307898/8173007833/7905869981/9451914461/6387225284,7972690456,9634016436) e-mail id cb5248@canarabank.com. OR the service provider **M/s PSB Alliance (Ebkray)** Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email ID: support.ebkray@psballiance.com/support.ebkray@procure247.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: Lucknow
Date: 07.11.2024

AUTHORISED OFFICER
CANARA BANK



Asset Recovery Management Branch, Circle Office Building, Vipin Khand, Gomtinagar, Lucknow-226010

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