

REF:- CB/17415/ARMB/PAT/817/2022-23

DATE: 24.01.2024

TO,
M/S Pawansut Agrotech Rice Mill Pvt.
Ltd.(Borrower)
Industrial Plot No. C-1,2,3&4
Mauza- Hasauli, Near FCI,
Aurangabad, Bihar - 824102

TO,
Sri Sanjeev Ranjan Kumar Singh (Director &
Guarantor)
S/O Sri Rajendra Prasad Singh,
At Satyendra Nagar, Aurangabad
Bihar - 824101

TO,
Smt. Usha Singh (Director & Guarantor)
W/O Sri Sanjeev Ranjan Kumar Singh
At Satyendra Nagar, Aurangabad
Bihar - 824101

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, **ARM BRANCH, PATNA** 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 **ARM BRANCH, PATNA** of 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 there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/

Yours faithfully,

कृत केनरा बैंक
FOR CANARA BANK

Mani Shankar Narayan

AUTHORISED OFFICER
CANARA BANK

आसि वसुली प्रबंधन शाखा

ARM B, PATNA
ENCLOSURE - SALE NOTICE dated 24.01.2024

(30 days E-Auction Sale Notice for Sale of Immovable Properties)

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 physical possession of which has been taken by the Authorized Officer of Patna ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **06.03.2024** for recovery of **Rs.26,33,38,655.65 (Rupees Twenty Six Crore Thirty Three Lakh Thirty Eight Thousand Six Hundred Fifty Five & Sixty Five Paise only)** as on 31.12.2023 Together with future interest and charges from **01.01.2024** till clearance of entire liability of Patna ARM Branch of Canara Bank from **M/S Pawansut Agrotech Rice Mill Pvt. Ltd (Borrower), Industrial Plot No. C-1, 2, 3 & 4, Mauza-Hasauli, Near FCI, Aurangabad, Bihar - 824102, Sri Sanjeev Ranjan Kumar Singh (Director & Guarantor) S/o Sri Rajendra Prasad Singh & Smt. Usha Singh (Director & Guarantor) W/o Sri Sanjeev Ranjan Kumar Singh both residing at Satyendra Nagar, Aurangabad, Bihar - 824101.**

Details and full description of the immovable property (Lease hold property allotted by BIADA for 90 years, lease registered on 18/07/2012) with known encumbrances, if any:

1. All that part and parcel of the leasehold Property standing in the name of M/S Pawansut Agrotech Rice Mill Pvt. Ltd. Consisting of Plot No.C-1,2,3,&4 in Survey No.96(P), 97(P), 17(P), 19(P) with in registration Sub-District Aurangabad and District Aurangabad.
Extent - 39,000 Sq.Ft., Mauza - Hasauli, Ajrakbe, Industrial Area, Thana - Aurangabad.
Property bounded as: North -Industrial Road 50", South - Industrial Boundary Line, East - Industrial plot No.M-2, West - Industrial plot No. C- 5.

The **reserve price** for the property will be **Rs1, 64, 70,000/- (Rupees One Crore Sixty Four lakh Seventy Thousand Only)** and the **earnest money deposit** will be **Rs. 16, 47,000/- (Rupees Sixteen Lakh Forty Seven Thousand Only)**. The earnest money deposit shall be deposited on or before 04.03.2024 by 4.00PM.

There are following encumbrances to the knowledge of the bank.

Dues of Rs.9,00,585/- pertaining to BIADA, HO- 1st floor, Udyog Bhawan, East Gandhi Maidan, Patna-04.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/S Canbank Computer Service Ltd (CCSL), No. 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore - 560003. Website - www.ccsl.co.in and <https://indianbanksauction.com>. Contact person Mr. Sathianathan K M / Mr. Ramesh T H - 09480691777, 8880531165 , 080-23469661/62/64/65. E - mail id : ccsleauction@gmail.com or eauction@ccsl.co.in or Canara Bank's website (www.canarabank.com) or may contact Branch Manager, Canara Bank, ARM Branch , Mobile No. 8102916048 During office hours on any working day.

Date: 24.01.2024

Place: Patna

कृते केनरा बैंक
FOR CANARA BANK
Manishankar Narayan
Authorised Officer
केनरा बैंक / AUTHORISED OFFICER
आस्त वसुली प्रबंधन शाखा
A.R.M.B., PATNA

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.01.2024

1. **Name and Address of the Secured Creditor:** Canara Bank, ARM Branch Patna
2. **Name and Address of the Borrower(s)/Guarantor(s):** (1) M/S Pawansut Agrotech Rice Mill Pvt. Ltd (Borrower), Industrial Plot No. C-1, 2, 3 & 4, Mauza- Hasauli, Near FCI, Aurangabad, Bihar – 824102, (2) Sri Sanjeev Ranjan Kumar Singh (Director & Guarantor) S/O Sri Rajendra Prasad Singh & (3) Smt. Usha Singh (Director & Guarantor) W/o Sri Sanjeev Ranjan Kumar Singh both residing at Satyendra Nagar, Aurangabad, Bihar – 824101.
3. **Total liabilities as on:** 31.12.2023, **Rs.26,33,38,655.65** + future interest & costs, expenses etc. wef 01.01.2024.

- a. **Mode of Auction** : Online E-Auction
- b. **Details of Auction service provider** : M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Pin 560003, Contact person Mr. Pakhare D D Mr. Ramesh T H, Mobile No 09480691777, 08553643144. E-mail Id: eauction@ccsl.co.in
- c. **Date & Time of Auction:** **06.03.2024** Time: 12.30 am to 1.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale).
- d. **Place of Auction** : <https://indianbankseaction.com>

4. **Reserve Price & EMD AMT :** **For Property as under:-**
Rs1,64,70,000/- (Rupees One Crore Sixty Four lakh Seventy Thousand Only) and the earnest money deposit will be Rs. 16,47,000/- (Rupees Sixteen Lakh Forty Seven Thousand Only).

- (b) **EMD Date & Time:** : **04.03.2024 & 10.30AM TO 4.00PM (Canara Bank, Patna ARM Branch)**

Other terms and conditions:

1. Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://indianbankseaction.com>. (Mention the website). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
2. The property can be inspected, with Prior Appointment with Authorised Officer, Patna ARM Branch between **11 AM TO 1.00 PM on 01.03.2024**
3. 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.



4. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Patna ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank **Patna ARM Branch, A/c No 209272434, IFSC Code: CNRB0017415 on or before 04.03.2024 by 4.00 pm.**
5. 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 COMPUTER SERVICE LTD, No. 218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Pin 560003 Contact person Mr. Pakhare D D , Mr. Ramesh T H, Mobile No 09480691777, 08553643144
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **04.03.2024 by 4.00 PM**, to Canara Bank, Patna, ARM Branch by hand or by email: cb17415@canarabank.com:
 - a) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b) 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.
 - c) Bidders Name. Contact No. Address, E Mail Id.
 - d) Bidder's A/c details for online refund of EMD.
7. The intending bidders should register their names at portal: <https://indianbankseuction.com>(mention the website address of service provider)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 1stFloor, Sampige Road Malleswaram Bangalore Pin 560003 Contact person Mr. Pakhare D D , Mr. Ramesh T H, Mobile No 09480691777, 08553643144.
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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. 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.
10. 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.

11. 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.
12. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
13. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
14. 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 Patna ARM Branch that, as a facilitating center, shall make necessary arrangements.
15. For further details contact Branch Manager Canara Bank, ARM Branch, Mobile no. 8102916048 E-Mail Id: cb17415@canarabank.com OR npacopat@canarabank.com the service provider M/S Canbank Computer Service Ltd (CCSL) , No. 218, J P Royale , 1st Floor, Sampige Road , Malleswaram, Bangalore - 560003. Contact person Mr. Sathianathan K M/ Mr Ramesh T H- 09480691777, 8880531165, 080-23469661/62/64/65. E -mail id : eauction@ccsl.co.in

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: Patna
Date: 24.01.2024

कृते केनरा बैंक
MEOR CANARA BANK
Anushankar Narayan
Authorised Officer
Canara Bank
अस्ति वसूली प्रबंधन शाखा
A.R.M.B., PATNA