

CANARA BANK, C-2, MAHALUXMI MALL RAJNAGAR, DISTRICT:-GHAZIABAD
 PH-0120-2828365, Mail-id - cb18780@canarabank.com

Ref: 18780/REC/SN/RKFM/7/2022-23 Date: 22.02.2024

Mr. Rizwan Ali S/o Shri Rafique Ahmed Munimji Walli Gali, Nai Abadi Dadri- 203207	Mr. Rafique Ahmed S/o Mr. Babu Khan Sufi Chairman Walli Gali, Nai Abadi, Dadri - 203207	Mr. Sultan Ahmed S/o Mr. Rafique Ahmed Sufi Chairman Walli Gali, Nai Abadi, Dadri - 203207
Mr. Rizwan Ali S/o Shri Rafique Ahmed Munimji Walli Gali, Nai Abadi Dadri- 203207	Mr. Rafique Ahmed S/o Mr. Babu Khan Sufi Chairman Walli Gali, Nai Abadi, Dadri - 203207	Mr. Sultan Ahmed S/o Mr. Rafique Ahmed Sufi Chairman Walli Gali, Nai Abadi, Dadri - 203207

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, the Authorised Officer of Canara Bank Rajnagar II, Ghaziabad 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 Rajnagar II, Ghaziabad Branch of Canara Bank. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

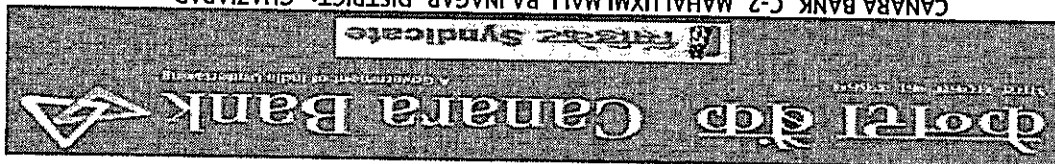
Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e auction notice) containing terms and conditions of the sale.

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

कनारा बँक / For Canara Bank
 पूर्णतः सन्तुष्ट,
 प्रमुख अधिकारी/Chief Manager
 कनारा बँक ब्रांच-II, गहाज़ाबाद-201002
 AUTHORIZED OFFICER
 CANARA BANK

ENCLOSURES

1. Sale Notice (Annexure 13)
2. Detailed Terms and Conditions of Sale Notice



CANARA BANK, C-2, MAHALUXMI MALL RAJNAGAR, DISTRICT: -GHAZIABAD,
 PH-0120-2828365, Mail-id - cb18780@canarabank.com

**Annexure 13
 SALE NOTICE**

E-Auction sale notice for sale of immovable property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision 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 creditors, the Symbolic possession of which has been taken by the Authorised Officer of RO GHAZIABAD of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.03.2024 from 12.30 p.m. to 1.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale for recovery of Rs.5,53,31,716.63 (Rupees Five Crore Fifty Three Lakh Thirty One Thousand Seven Hundred Sixteen and Paise Sixty Three Only) which includes interest up to 31.01.2024 plus further interest at applicable rate from 01.02.2024 along with expenses, other charges, etc. due to our Rajnagar II, Ghaziabad Branch of Canara Bank from M/s R K FRUITS MERCHANT through its Proprietor Mr. Rizwan Ali S/o Mr. Rafiq Ahmed and Guarantors.

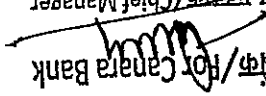
Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Sr No.	Details of Properties	Reserve Price	EMD	Bid amount (in multiple of Rs as mentioned below)	Encumbrance(s)	Outstanding Dues of Local Self Government as on 31.01.2024
1.	All the part and parcel of Land & building of residential house bearing Municipal No.243 (New 263) at Ward no.25 Dadri, Gautam budh Nagar in the name of Mr Rafiq Ahmed (who is father of Mr Rizwan Ali) S/o Babu Khan. Area-128 Sq Yards Bounded as under: North - Property of Salim South - Property of Kallu East - Property of Mohd Diccan West - Aam Rasta (This property is in Symbolic possession of the Bank)	Rs.35.82 lakhs	Rs.358200/-	Rs.20,000/-	Not known to the Bank	Nil as per Bank's Record
2.	All the part and parcel of Land & building of residential house at Ward no.- 25 Dadri, Gautam Budh nagar in the name of Mr Rizwan Ahmed & Mr Sultan Ahmed both son of Mr Rafiq Ahmed Area-85.333 Sq Yards Bounded as under: North - Prop of Nunnar Tell South - Plot of Washir Tell East - Property of Saddiq Seft West - Rasta 14 Feet Wide (This property is in Symbolic possession of the Bank)	Rs.32.00 lakhs	Rs.320000/-	Rs.20,000/-	Not known to the Bank	Nil as per Bank's Record
3.	All the part and parcel of Residential House No. 51, Mohalla Nai Abadi, Dadri, Gautam Budh Nagar 203207 (Owner Iqbal S/o Mohd Habib) Area- 71 Sq Yards Bounded as under: North - Property of Jaipal & Others South - Rasta East - Property of Kirpal West - Property of Mohd Islam (This property is in Symbolic possession of the Bank)	Rs.16.00 lakhs	Rs.160000/-	Rs.10,000/-	Not known to the Bank	Nil as per Bank's Record

4.	All the part and parcel of Factory Land and Building at Plot No. 42 in Khasra No. 422 K at Ramgopal Enclave, Opp Mohalla Kidbati Nagar, Dadri District Gautam Budh Nagar (Owner Mr. Rizwan Ali) Area: 510.19 Sq Yards or 426.58 Sq Meters Bounded as under: North West - 22 feet wide road South West - Property of Shri Triveni Prasad North East - Plot of Shri Ramjani South East - R. G. Garden (This property is in Symbolic possession of the Bank)	Rs.129.18 lakhs	Rs.1291800/-	Rs.50,000/-	Not known to the Bank	Nil as per Bank's Record
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The EMD should be deposited on or before 27.03.2024 up to 5.00 pm.
 The property will not be sold below Reserve Price.

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 Sh. Pushendra Chaudhary, Mob. No.7982744754, Authorised Officer, GHAZIABAD RAJNAGAR II BRANCH, Canara Bank during office hours on any working day.

ಭಾರತಿ ಬ್ಯಾಂಕ್ / For Canara Bank

 AUTHORIZED OFFICER / Chief Manager
 Canara Bank II, Ghaziabad-201002
 Ghaziabad Rajnagar Branch II, Ghaziabad-201002

Date: 22.02.2024
 Place: GHAZIABAD

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.02.2024

1. Name and address of the secured creditor : Canara Bank Rajnagar Ghazlabad Branch
 2. Name and address of the Borrower(s)/Guarantor(s): Details as under:-

Mr. Rizwan Ali S/o Shri Rafique Ahmed	Plot No. 42, Ramgopal Enclave Opp Mohalla Kadbat Nagar, Near M.B. Inter College/Near R.G. Garden, G.T. Road, Dadri, UP-203207
Also at:	
Mr. Rafique Ahmed S/o Babu Khan	Munimji Wali Gali, Nai Abadi Dadri, UP - 203207
Mr. Iqbal Qureshi S/o Haji Habib Qureshi	Badshah Nagar, Gali No. 2, Nai Abadi, Dadri, G.B. Nagar, UP - 203207
Mr. Sultan Qureshi S/o Rafique Ahmed	Sufi Chairman Wali Gali, Nai Abadi, Dadri, UP - 203207

3. Total liabilities : Rs.5,53,31,716.63 (Rupees Five Crore Fifty Three Lakh Thirty One Thousand Seven Hundred Sixteen and Paise Sixty Three Only) which includes interest up to 31.01.2024 plus further interest at applicable rate from 01.02.2024 along with expenses, other charges, etc.

4. (a) Mode of Auction	: Online E-Auction
(b) Details of Auction service provider	: M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9911293517/ 8898418010/080- 23469665/ cslleauction@gmail.com, 9480691777 email: cslleauction@gmail.com.

5. Reserve Price : as mentioned against the respective Properties.
 6. Other terms and conditions:

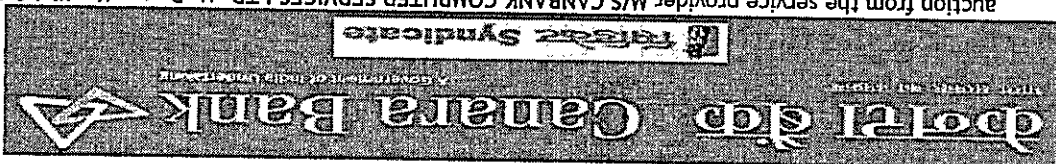
- Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer on 26.03.2024 between 10.00 A.M to 5.00 P.M.
- The property will not be sold below 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, C 2 Mahalaxmi Mall Branch, Rajnagar, Ghazlabad, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Rajnagar, Ghazlabad, Collection A/c No 209222434, Account Name 'SL OTS RTGS NEFT PMT -CANARA BANK' IFSC Code: CNRB0018780 on or before 27.03.2024 up to 05.00 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 CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: cslleauction@gmail.com. Website address: www.indianbankseaauction.com immediately on the same date of payment of the EMD amount 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 27.03.2024 up to 5:00 PM, to Canara Bank RAJNAGAR II Branch, by hand or by email.

- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, 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.
- Bidders A/c details for online refund of EMD.

g. The intending bidders should register their names at portal www.indianbankseaauction.com 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 SERVICES LTD. Mr Pratap Kanjilal & D Pakhare, MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: ccslleauction@gmail.com.

h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.

i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples bid amount as mentioned in this notice. The bidder who submits the highest bid (not below 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 within the period stated above, 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. 50.00 Lakhs (Rupees fifty lakhs) and above, the successful bidder will have to deduct TDS at a 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 Canara Bank Regional Office Ghazabad who as a facilitating centre shall make necessary arrangements.

o. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

p. For further details contact SMT. ABHA SHARMA, Mobile No - 9811020265/land Line No. 0120-2828365, Authorised Officer, GHAZIABAD RAJNAGAR II BRANCH, Canara Bank e-mail roghazabad@canarabank.com or cb18780@canarabank.com or the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: ccslleauction@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.

भारतीय बँक / Fdr Canara Bank
 AUTHORIZED OFFICER
 CANARA BANK 2, Ghazabad-201002
 Ghazabad Rajnagar Branch-II, Ghazabad-201002

Place: Ghazabad
 Date: 22.02.2024