



o/c

Ref: ARM CR:RAJLAXMI:SALE:FEB/2024

Date: 19.02.2024

To,

Name and Address of the Borrower & Guarantors :

M/s Raj Laxmi Traders (Prop. Mr. Manoj Gupta) Unit: G-47, Ground Floor, Boulevard Road, Bhairon Temple, near Petrol Pump Bhargava, Tis Hazari New Delhi - 110054	Mr. Manoj Gupta (Prop.) J-6A, Gali no. 6, Laxmi Nagar Shakarpur Baramad, Shakarpur, Gandhi Nagar Delhi -110092	Mr. Raj Rani Gupta (Guarantor) L-11, 12 Vijaya Chowk Laxmi Nagar, Shakarpur East Delhi, Delhi - 110092
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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 Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorized Officer of Canara Bank, ARM Branch, Karol Bagh, Delhi has 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 Mayapuri Branch, New Delhi of Canara Bank subsequently the account was transferred to Canara Bank ARM Branch, Karol Bagh, Delhi for further follow up for recovery of the dues.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

In terms of the provisions of the subject Act and Rules made there under, I am herewith sending 30 days 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/ or any other law in force.

Yours faithfully,

For CANARA BANK

Authorized Officer,
AUTHORISED OFFICER,
CANARA BANK

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



SALE NOTICE

E-Auction Sale Notice for Sale of immovable Property/ies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 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 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" basis on 26.03.2024 for recovery of Rs. 1,92,18,305.07 (Rupees One Crore Ninety Two Lakhs Eighteen Thousand Three Hundred Five and Seven Paise Only) which includes interest calculated upto 31.01.2024 in the account of M/s Raj Laxmi Traders plus applicable interest from 01.02.2024 along with expenses, other charges etc. dues to Canara Bank.

The reserve price will be Rs. 74,00,000.00 (Rupees Seventy Four Lakhs only) and the Earnest Money Deposit (EMD) will be Rs. 7,40,000.00 (Rupees Seven lakhs Forty Thousand Only). The Earnest Money Deposit (EMD) shall be deposited on or before 22.03.2024 upto 5 pm at Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi.

Details and full description of the movable property:

S.No	Details of Property	Reserve Price (Rs)	EMD (Rs)
1	Plot No-144-A, known as F-144-A, block-F, (rect No-16, Killa No-25, Village-Khureji Khas), Known as Jagat Puri, Near, Anarkali GFarden and Ambedkar Gate, Illaqa Shahdhara, Delhi-110051. Area is 47.23 sq mtr i.e 56.00 Sq Yds UNDER SYMBOLIC POSSESSION	74,00,000.00	7,40,000.00

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in www.indianbankseuction.com of M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080- 23469665/ 9480691777 email: <mailto:ccsleauktion@gmail.com>. or Canara Bank's website www.canarabank.com or may contact SHRI RAJESH GULATY (CM) - 9653220988, and/or RAJENDRA KUMAR JENA (CM) - 9165277257, and/or SHRI AMIT RATHI (Manager)- 9582159198, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 during office hours on any working day.

Date: 19.02.2024
Place: New Delhi

श्री कनरा बैंक / For CANARA BANK
Asset Recovery Management Branch
Arya Samaj Road, Karol Bagh, New Delhi-110051
AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.02.2024

1. Name and Address of Secured Creditor : Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi-110005

2. Name and Address of the Borrower & Guarantors :

M/s Raj Laxmi Traders (Prop. Mr. Manoj Gupta) Unit: G-47, Ground Floor, Boulevard Road, Bhairon Temple, near Petrol Pump Bhargava, Tis Hazari New Delhi - 110054	Mr. Manoj Gupta (Prop.) J-6A, Gali no. 6, Laxmi Nagar Shakarpur Baramad, Shakarpur, Gandhi Nagar Delhi -110092	Mr. Raj Rani Gupta (Guarantor) L-11, 12 Vijaya Chowk Laxmi Nagar, Shakarpur East Delhi, Delhi - 110092
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3. Total Liability : Rs. 1,92,18,305.07 (Rupees One Crore Ninety Two Lakhs Eighteen Thousand Three Hundred Five and Seven Paise Only) which includes interest calculated upto 31.01.2024 in the account of M/s Raj Laxmi Traders plus applicable interest from 01.02.2024 along with expenses, other charges etc. dues to Canara Bank

4. a) Mode of Auction : E-auction
b) Details of Auction service provider : M/S CANBANK COMPUTERS SERVICES LTD, Mr. Pratap Kanjilal & D.D Pakhare having Mobile no- 9832952602/9911 293517/8898418010 /080-23469655/9480691777, email: eauction@ccsl.co.in , Helpdesk Number for e-auction – 080-23469661/62/64/65
c) Date & Time of Auction : 26.03.2024 between 11:30 AM to 12:30PM (With unlimited extensions of 5 minutes duration each)
d) Place of Auction: E-auction

5. Reserve Price:

S.No	Details of Property	Reserve Price (Rs)	EMD (Rs)
1	Plot No-144-A, known as F-144-A, block-F, (rect No-16, Killa No-25, Village-Khureji Khas), Known as Jagat Puri, Near, Anarkali GFarden and Ambedkar Gate, Illaqa Shahdhara, Delhi-110051. Area is 47.23 sq mtr i.e 56.00 Sq Yds UNDER SYMBOLIC POSSESSION	74,00,000.00	7,40,000.00

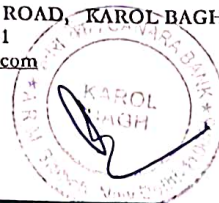
6. Other terms and Conditions:

- A. Auction/bidding shall be only through “online Electronic Bidding” through the website <http://www.indianbankseaction.com>. 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, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi 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 by way of Demand draft in favour of Authorized Officer, Canara Bank, Asset Recovery Management Branch, AryaSamaj Road, Karol Bagh, New Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of SL OL RTGS NEFT PMT ENS ZERO, A/c No 209272434 IFSC Code: CNRB0002365 on or before 22.03.2024 up to 05.00 p.m
- E. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.03.2024 upto 5:00 PM, to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi, by hand or by email (cb2365@canarabank.com).
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.

PH-011-28751723, 28754731

Email : cb2365@canarabank.com



- 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.
- F. 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: <mailto:ccsleauction@gmail.com>. Website address:www.indianbankseaction.com 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).
- G. The intending bidders should register their names at portal www.indianbankseaction.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 D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/08023469665/9480691777, email: <mailto:ccsleauction@gmail.com>.
- 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/- (Rs Ten Thousand only). 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 above Rs. 50.00 Lakh (Rupees Fifty Lakh) , the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- L. All charges for registration 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, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi who, as a facilitating centre, shall make necessary arrangements.
- O. For further details contact SHRI RAJESH GULATY (CM) - 9653220988, and/or RAJENDRA KUMAR JENA (CM) - 9165277257, and/or SHRI Amit Rathi (Manager)- 9582159198, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, OR the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080- 23469665/ 9480691777 email: <mailto:ccsleauction@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.

Place: New Delhi
Date: 19.02.2024

कृत केनरा बैंक / For CANARA BANK

Authorised Officer
ASSET RECOVERY OFFICER
Arya Samaj Rd., Karol Bagh, New Delhi
CANARA BANK



INTER OFFICE MEMORANDUM

From: RECOVERY & LEGAL SECTION CIRCLE OFFICE DELHI	Submitted to: CANARA BANK ARM DELHI
Ref. No.-236533722/DCO/VK/RPCONVEY/RAJ LAXMI TRADERS/2024	DATED- 17.02.2024

Sub: M/S RAJ LAXMI TRADERS-Fixation of Reserve Price – ARM BRANCH

Reference is made to the above

The Competent Authority has permitted the Branch to fix the Reserve price with regard to sale of the followings securities which are charged to our Bank:

Description of Properties	RP Permitted
Free Hold 5 Storey building on Plot No-144-A, known as F-144-A, block-F, (rect No-16, Killa No-25, Village-klurejikhas). Known as jagatpuri, Near, Anarkali Garden and Ambedkar Gate, Ilnqashahdhara, Delhi-110051. Area is 47.23 sqmtr. ie 56.00 sqyds Owned by Raj Rani W/o L.N. Gupta.	Rs. 74.00 Lakhs

- To put the said property on auction on "as is where is basis" and "as is what is basis".
- To publish the sale notice in the newspapers (including vernacular language) as per extant guidelines.
- To put the property on auction under online mode with the assistance of service provider shortlisted by ho for mega e-auction.
- Adequate publicity to be ensured. Vehicle may fetch more value.
- Branch/RO to ensure :
 - ✓ That the possession has been taken under SARFAESI and there is no charge of any other Bank/financial institution.
 - ✓ To expedite the processes of suit filing and expedite taking physical possession
 - ✓ That property being sold is strictly as per title deeds, property has been physically verified and to ensure correctness of actual boundary and property number.
 - ✓ There is no stay granted by any court against sale of property
- Branch/RO to ensure to send soft copy of sale notice in NIC format to DIT Wing, Head Office (ho@itnvc@canarabank.com) for uploading to the website i.e., lbapi.in and our bank website. To put the property on auction under online mode only with the assistance.

//BY ORDERS OF THE DGM CO CAC DATED 16.02.2024//

Further Branch to ensure:

1. Bring the properties for auction/sale on appropriate date by giving 30 days clear notice period and publication of the same in the newspapers.
2. Publication of the sale notice in two daily edition newspapers, out of that one should be in vernacular language and also in Bank's website as well as in tenders.gov.in as per extant guidelines.
3. Branch to give wide publicity for sale notice to attract more bidders.
4. Ensure disposal of properties on "as is where is" and "as is what is" basis, as per SARFAESI Act, in a time bound manner, at the earliest.
5. File court application before appropriate Court to ensure that the party does not obtain stay/staff our recovery measures.
6. The successful bidders shall deposit 25% of the sale price (inclusive of EMD already paid) immediately on the sale being notified in their favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him/her shall be forfeited.



7. All charges for conveyance, stamp duty, registration as well as local body taxes and charges to any local authority, etc., shall be borne by the successful bidder only.
8. As per directions of Ministry of Finance, Govt. of India dated 20.11.2015, in the paper attached herewith for information.
 - a. The address of the property should be complete with PIN code of City or Area.
 - b. A column to be incorporated mentioning the outstanding dues of Local Self Government (Property Tax, Water, Sewerage, Electricity Bills, etc.) on a particular date against each property.
9. Please specify clearly in the advertisement that property is being sold on "as is where is" basis and is what is basis" and put the properties for auction under SARFAESI Act in a "no found" manner.
10. Branch to make efforts for giving wide publicity through leading newspapers as per guidelines including in vernacular language having circulation in Deed/Book or Bank's website and if need be, through private websites by incurring reasonable expenses.
11. The publicity material regarding the auction of the said property may be circulated amongst important clients/depositors and also the NRI customers of the locality/branch. The posters may be sent to the branches in DE/III NCR for display on the notice board and posters should be distributed where the property is situated, property dealers of the area.
12. Branch to ensure that the valuers who have given the valuation are on the SARFAESI panel of our Bank and is registered under Section 34 AB of the Wealth Tax Act.
13. Branch has not informed about the existence of any statutory dues or Local Self Government Dues. As per the Guidelines of DFS, MCF, Govt. of India dated 20.11.2015, the Bank's are required to include the complete address of the property including pin, code of the city or area, and also a column mentioning the outstanding dues of Local Self Government (Property Tax, Water, Sewerage, Electricity bills, etc.) on a particular date against each property should be incorporated the advertisement of auction/sale. Branch to ascertain the details of the dues and disclose the details in the Paper Notice/advertisement for sale as per G.O guidelines.
14. Branch to ensure and confirm that the valuation given by the valuer are reasonable.
15. Branch should endeavor to dispose of the specialties in one lot.
16. Publication of Sale Notice to be effected as per requirement in two daily newspapers and also in Bank's website. The sale notice is to be published in website tenders.gov.in, which is mandatory. Branch to give wide publicity for sale and file caveat application before appropriate court to ensure that the party does not obtain stay/stall our recovery measures. The auction sale is by way of sealed tenders/public auction, if need be proceed with intis bidding, as per the discretion of the authorized officer.
17. To publish the sale notice subject to ensuring that the area in possession of our Bank and being sold is strictly as per title deeds and the property has been physically verified and to ensure correctness of extent boundary and property numbers. It is also to be ensured that there is no stay continuing.
18. To ensure that all guidelines/applicable laws with regard to SARFAESI action have been complied with.
19. Please ensure that there is no stay/bar with regard to the sale of the property and branch to take specific confirmation from the handling Advocate immediately.
20. Report the developments made in sale of the property/recovery made and other development from time to time.
21. Display of the same on our Bank's website by sending the advertisement in word format and photographs in PDF format to our DIT Wing, H.O. Bangalore (Please contact Manager – IT, Canara Bank, Network & Communications Group, DIT Wing, Naveen Complex #14, M G Road, Bangalore – 560 001 Ph: 080 25593548 & 080 25584030 – Ext-286).
22. Please ensure to send a copy of SALE NOTICE PUBLISHED to the borrower/guarantor/mortgagor by REGISTERED POST/UPC/ORDINARY POST.
23. By getting the same published in newspapers (One in vernacular) as per guidelines and send copy to the borrower/mortgagor too. Please ensure that advertisement should be of appropriate size and fitted in such a manner so that there shall not be any blank spaces.
24. Ensure to incorporate a clause stating that bidder have to make due diligence & physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertain by the Bank.
25. PLEASE ENSURE TO SEND THE SOFT COPY OF SALE NOTICE (PDF FORMAT) ALONG WITH THE DULY FILLED NIC FORMAT TO DIT WING, HEAD OFFICE, BANGALORE IN THE E-MAIL ID, hoditnwc@canarabank.com FOR UPLOADING IN THE WEBSITE TENDER.GOVT.IN.
26. Please update the details in SARFAESI (SAS) package and authorize the same.
27. Report the developments made in sale of property/recovery made and other developments
28. Branch to ensure expedite physical possession of property.
29. Branch to ensure file the caveat immediately.
30. Before issuance of sale notice the SARFAESI compliance to be Insured.


 SENIOR MANAGER

