



DEFENCE COLONY MEERUT (18573)

COVERING LETTER TO SALE NOTICE

REF: CB/18573/RAJ TELECOM/SALENOTICE

30.05.2024

To,

1. **M/S RAJ TELECOM (BORROWER)
THROUGH ITS PROP RAJEEV KUMAR SHARMA
BS 07 DELHI ROAD
METRO PLAZA, MEERUT,
UTTAR PRADESH-250002
(M)- 9837030061**
2. **RAJEEV KUMAR SHARMA (BORROWER)
S/O SO FATHEH CHAND SHARMA
622 MARWARI MOHALLA
BAGHPAT GATE MEERUT
UTTAR PRADESH-250002
(M)- 9837030061**

Dear Sir/Madam,

Sub: Notice issued in terms of Sec. 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 Meerut Defence Colony branch 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 to our Meerut Defence Colony branch of Canara Bank.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale 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 15 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 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,

**AUTHORISED OFFICER
CANARA BANK**

Encl : 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



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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 Meerut Defence Colony Branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.11.2024 for recovery of Rs. 6454980.97/- plus interests and other charges due to Meerut Defence Colony Branch of Canara Bank (E-Syndicate) from Borrowers, **M/S RAJ TELECOM**

Description of property 2

A SHOP IN BASEMENT, bearing No. B.S.-07, Constructed on Municipal No. 24, 26, 26/1, 27, 28, 29, 30, 31, 32, 33 New Municipal No. 14, 16, 17, 20, 21, 22, 23, 24, 25, 26, & Pertaining to Khasra No. 1257, 1268 Min. & Others measuring 9.10 Sq. Metres, Situated at, Purwa Jugal Kishor, Delhi Baghpat Road, Kasba Meerut, Known as 'METRO PLAZA' Meerut, the boundaries of which are according to Valuation Report dated 28-09-2017 mentioned hereunder:-

EAST	:	13'-0" Adjoining Shop No. BS-08.
WEST	:	13'-0" Adjoining Corridor.
NORTH	:	7'-6.5" Adjoining Corridor.
SOUTH	:	7'-6.5" Adjoining Stairs.

The reserve price will be Rs. 5,61,000/- and the earnest money deposit will be Rs. 56,100/-
The Earnest Money Deposit shall be deposited on or before **20.06.2024** at 5 pm.

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 Branch Manager, Meerut Defence Colony Branch Canara Bank, Ph. No. **7895991611** during office hours on any working day.

Date: 30.05.2024
Place: Meerut

Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE



DEFENCE COLONY MEERUT (18573)

Name and Address of the Secured Creditor:	Meerut Defence Colony, Canara Bank(E-Syndicate)
Name and Address of the Borrower & Guarantor:	Borrower/s: 1. M/S RAJ TELECOM (BORROWER) THROUGH ITS PROP RAJEEV KUMAR SHARMA BS 07 DELHI ROAD METRO PLAZA, MEERUT, UTTAR PRADESH-250002 (M)- 9837030061 2. RAJEEV KUMAR SHARMA (BORROWER) S/O SO FATHEH CHAND SHARMA 622 MARWARI MOHALLA BAGHPAT GATE MEERUT UTTAR PRADESH-250002 (M)- 9837030061 3. SMT. RAJRANI SHARMA, (GUARANTOR) 622 MARWARI MOHALLA BAGHPAT GATE MEERUT UTTAR PRADESH-250002 (M)- 9837030061
Total liabilities as on date	Rs. 6454980.97/- plus interests and other charges
Mode of Auction	ONLINE
Details of Auction service provider	M/s Antares Systems Limited
Date & Time of Auction	21.06.2024 12.30 pm- 1.30 pm
Place of Auction	www.bankeauctionwizard.com
Reserve Price of Property no. 1	Rs. 5,61,600

Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.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 any working day, between 2.00 p.m. to 4.00 p.m.
- The property is sold in "AS IS WHERE IS, WHAT IS THERE IS AND WITHOUT ANY RECOURSE BASIS" in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the properties, of any authority, besides the bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid
- No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the bid/confirmation of sale.
- The Authorized Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues, etc., or any other dues to the Government, local authority or anybody, in respect of the property under sale."
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Meerut Defence Colony Branch on or before 20.06.2024**
- 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 Antares Systems Ltd. 7503347659, Help line Nos 0334604611/9073677150/151/152** Email: kushal.b@antaressystems.com, pushpraj@antaressystems.com Website: www.bankeauctionwizard.com
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.06.2024, 5pm**, to Canara Bank Defence Colony Meerut, Branch, by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.



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- 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.
- j) The intending bidders should register their names at portal www.bankeauctionwizard.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 Antares Systems Limited..** The EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 10,000/-**. 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.
- l) 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.
- m) **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.**
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Branch that, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Branch Manager, Canara Bank MEERUT DEFENCE COLONY Branch, Meerut or Meerut Regional Office, Canara Bank at (M)- 7895991611**

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: Meerut
Date: 30.05.2024

AUTHORISED OFFICER
Canara Bank