

ANNEXURE - 14
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: E-AUCT/ARM/RT/01/24-25

Date: 08.04.2024

To:

M/S Roopam Textiles Trading Pvt Ltd
Director Sri Arun Kumar Agarwal and Smt Sarita Agarwal,
At- One, Janapath Kharvela Nagar,
Bhubaneswar, Dist-Khurda, Odisha, Pin-751001

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(6) of the Security Interest (Enforcement) Rules, 2002¹.

As you are aware, I on behalf of Canara Bank, ARM branch, Cuttack 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, Cuttack of Canara Bank.

The undersigned proposes to sell the assets 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 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.

Authorised Officer


Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

COPY TO:

1. M/S Roopam Textiles Trading Pvt Ltd
Director Sri Arun Kumar Agarwal and
Smt Sarita Agarwal, At: Manamandir Showroom,
Metro Plaza, tinkonia Bagicha, Dist-Cuttack, Pin-753001
2. Sri Arun Kumar Agarwal,
S/O Balkishan Agarwal, At:- Rev Plot No. 1127/2517,
Mouza:- Bhubaneswar Town, Unit No. 32,
Govindprasad, Jaydurga Nagar, Bomikhal,
Bhubaneswar, Dist-Khurda, Pin-751006
3. Smt Sarita Agarwal
W/O Sri Arun Kumar Agarwal, At:- Rev Plot No. 1127/2517,
Mouza:- Bhubaneswar Town, Unit No. 32, Govindprasad,
Jaydurga Nagar, Bomikhal, Bhubaneswar, Dist-Khurda, Pin-751006

ANNEXURE - 13 (Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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) 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/physical possession of which has been taken by the Authorised Officer of Specialized ARM Branch, Cuttack of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.02.2024, for recovery of Rs 3,20,40,297.52 (Rupees Three Crore Twenty Lakh Forty Thousand Two Hundred Ninety Seven and Paise Fifty Two Only) due to the Specialized ARM Branch, Cuttack of Canara Bank from M/S Roopam Textiles Trading Pvt Ltd.

The reserve price will be Rs 16,30,000.00 (Rupees Sixteen Lakh Thirty Thousand Only) and the earnest money deposit will be Rs 1,63,000.00 (Rupees One lakh Sixty Three Thousand Only). The Earnest Money Deposit shall be deposited on or before 14.05.2024 at 5 pm.

Details and full description of immovable property with known encumbrances, if any

1) EMT OF COMMERCIAL SHOP AT GROUND FLOOR , SHOP NO. EX-4A OF METRO PLAZA PHASE-II HAVING SUPER BUILT UP AREA OF 314 SQFT OUT OF PROPORTIONATE UNDIVIDED SHARE OF LAND OF A0.005.3 DEC (i.e 232 SQFT) FROM TOTAL AREA OF A 0.378 DEC BEARING KHATA NO. 161 PLOT NO. 1280/1462, AREA A0.040DEC AND PLOT NO. 1278/1463 AREA A0.158 DEC AND KHATA NO. 168 PLOT NO. 1280/1464 AEA A0.036DEC AND PLOT NO 1278/1465 AREA A0.144DEC AT/MOUZA: CUTTACK TOWN, UNIT NO. 11, ODIYA BAZAR, PO/TAHASIL/DSRO: CUTTACK, PS- CANTONMENT, PS NO. 04, DIST: CUTTACK OF, KISAM: GHARABARI IN THE NAME OF SARITA AGRAWAL.

BOUNDARY:-

NORTH- JOINT PASSAGE, SOUTH- CORRIDOR, EAST- SHOP NO. 3, WEST- SHOP NO. 5

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 Sri Rajiv Kumar, Canara Bank, ARM Branch (Ph.No 7077720530) during office hours on any working day.

Date: 08.04.2024

Place: Cuttack

Authorised Officer
Authorised Officer
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.04.2024

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Cuttack
2. Name and Address of the Borrower(s)/ Guarantor(s) :
 - (I) M/S Roopam Textiles Trading Pvt Ltd
Director Sri Arun Kumar Agarwal and Smt Sarita Agarwal,
At- One, Janapath Kharvela Nagar,
Bhubaneswar, Dist-Khurda, Odisha, Pin-751001
 - (II) M/S Roopam Textiles Trading Pvt Ltd, Director Sri Arun Kumar Agarwal and
Smt Sarita Agarwal, At: Manamandir Showroom, Metro Plaza, tinkonia Bagicha,
Dist-Cuttack, Pin-753001.
 - (III) Sri Arun Kumar Agarwal, S/O Balkishan Agarwal, At:- Rev Plot No. 1127/2517,
Mouza:- Bhubaneswar Town, Unit No. 32, Govindprasad, Jaydurga Nagar, Bomikhal,
Bhubaneswar, Dist-Khurda, Pin-751006
 - (IV) Smt Sarita Agarwal, W/O Sri Arun Kumar Agarwal, At:- Rev Plot No. 1127/2517,
Mouza - Bhubaneswar Town, Unit No. 32, Govindprasad, Jaydurga Nagar,
Bomikhal, Bhubaneswar, Dist-Khurda, Pin-751006
3. Total liabilities as on 07.04.2024 : Rs. **3,20,40,297.52**
4. (a) Mode of Auction : E Auction
(b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, email id - eauction@ccsl.co.in, Contact Person - Mr. Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8880531165 / 080-23469661 / 62/ 64/ 65
(c) Date & Time of Auction : 16.05.2024, 10:30 AM to 11:30 AM
(d) Place of Auction : Bangalore
5. Reserve Price : Rs 16,30,000.00
6. Other terms and conditions:
 - a) Auction/bidding shall be only through "Online Electronic Bidding" through the Website www.indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
 - b) The property can be inspected, with Prior Appointment with Authorized Officer, on or before 14.05.2024 between 11:00 to 16:00 HRS.
 - 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, ARM Branch, Cuttack OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, A/c No 2080101008907 IFSC Code: CNRB0002080 on or before 14.05.2024, 5 pm.
 - e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For

CANBANK COMPUTER SERVICES LTD, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, email id - eauction@ccsl.co.in, Contact Person - Mr. Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8880531165 / 080-23469661 / 62/ 64/ 65

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 14.05.2024, 5 PM, to Canara Bank, ARM Branch, Cuttack by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

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.

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, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, email id - eauction@ccsl.co.in, Contact Person - Mr. Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8880531165 / 080-23469661 / 62/ 64/ 65

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 10000/- (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.

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 30 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 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.

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





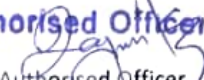
n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Sri Rajiv Kumar, Canara Bank, ARM Branch (Ph. No 7077720530) e-mail id cb6817@canarabank.com OR the service provider M/S CANBANK COMPUTER SERVICES LTD, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, email id - eauction@ccsl.co.in, Contact Person - Mr. Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8880531165 / 080-23469661 / 62/ 64/ 65

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: Cuttack
Date: 08.04.2024

Authorised Officer

Authorised Officer
Canara Bank