



o/c

(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK, SPL. SME GAJNER ROAD BRANCH TULSI CIRCLE BIKANER- 334001

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions, M/s Canbank computer services limited (CCSL) through the website www.indianbankseauction.com

1. Name and Address of the Secured Creditor:

CANARA BANK, SPL. SME GAJNER ROAD BRANCH,
TULSI CIRCLE BIKANER- 334001

2. Name and Address of the Borrowers/Guarantor:

- I. M/S Ramdeo Construction Company
Address: Near Rastriya Vidyalaya, Sarvodaya Basti, Bikaner, Rajasthan-334001(Borrower)
- II. Mr Gajanand Kaswan S/O Ramdev Kaswan R/O-Near Rastriya Vidyalaya, Sarvodaya Basti, Bikaner, Rajasthan-334001(Proprietor)
- III. Mr Ramdev Kaswan S/O Mukhana Ram Kaswan R/O Near Rastriya Vidyalaya, Sarvodaya Basti, Bikaner, Rajasthan-334001 (Guarantor & Mortgagor)
- IV. Mr Kishore Kumar Kaswan S/O Mukhana Ram Kaswan R/O-Near Rastriya Vidyalaya ,Sarvodaya Basti, Bikaner, Rajasthan-334001 (Guarantor & Mortgagor)
- V. Mr Ganga Devi W/O Murlidhar Kaswan R/O Village- Ramsar, Bikaner, Rajasthan-334001 (Guarantor & Mortgagor)
- VI. Mr Ashok Kaswan S/O Ramdev Kaswan R/O- Near Rastriya Vidyalaya ,Sarvodaya Basti, Bikaner, Rajasthan-334001 (Guarantor)

3. Total liabilities as on 31.12.2023: Rs 1,31,82,468.17 (Rupees One Crore Thirty One Lakhs Eighty Two Thousand Four Hundred Sixty Eight and Paise Seventeen only) + interest @11.45% monthly compounded + Penal Interest 2.00% & other expenses thereon.

4. Last Date & Time for receipt of tender documents: 09.02.2024, 5.00 PM.

5. Address in which the tender documents to be submitted:

CANARA BANK, SPL. SME GAJNER ROAD BRANCH,
TULSI CIRCLE BIKANER- 334001

- 6. (a) Date & Time of e- auction: Date 12.02.2024; Time 2.30 pm-3.30 pm**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(b) Portal of e- auction: www.indianbankseauction.com



7. Details of Property/ies:

Sr. No.	Description of the Property	Extent / Measurement of Property	Name of Owner	Boundaries
i	Residential House property situated at Rastriya Madhaymic Vidyalaya No 1, Sarvodaya Basti, Bikaner	2646 sq. Feet	Mr Ramdev Kaswan S/O Mukna Ram	North: Road South: National School No 1 East: House of Lal Chand West: Other Land
ii	Residential House property situated at Rastriya Madhaymic Vidyalaya No 1, Sarvodaya Basti, Bikaner	2691.75 Sq. Feet	Mr Kishore Kumar Kaswan S/O Mukna Ram	North: Road South: National School No 1 East: Other Land West: Road
iii	Residential House property (Vacant Plot) situated at Plot No B-9, Bombay Colony-II, Sridungargarh Bikaner - (Patta No 1185)	3250.00 Sq. Feet	Smt Ganga Devi W/O Murlidhar	North: Plot No S-93 To 96 South: Road East: Plot No B-10 West: Plot No B-8
iv	Undeveloped Commercial property situated at Plot No S-93 TO S-96, Bombay Colony-II, Sridungargarh	1250.00 Sq. Feet	Smt Ganga Devi W/O Murlidhar	North: Sardarsahar Road South: Plot No B-9 East: Plot No S-97 West: Plot No S-92

8. Reserve Price:

Sr. No.	Description of the Property	Extent / Measurement of Property	Name of Owner	Reserve Price :
i	Residential House property situated at Rastriya Madhaymic Vidyalaya No 1, Sarvodaya Basti, Bikaner	2646 sq. Feet	Mr Ramdev Kaswan S/O Mukna Ram	Rs. 44.39 Lakhs
ii	Residential House property situated at Rastriya Madhaymic Vidyalaya No 1, Sarvodaya Basti, Bikaner	2691.75 Sq. Feet	Mr Kishore Kumar Kaswan S/O Mukna Ram	Rs. 51.22 Lakhs
iii	Residential House property (Vacant Plot) situated at Plot No B-9, Bombay Colony-II, Sridungargarh Bikaner - (Patta No 1185)	3250.00 Sq. Feet	Smt Ganga Devi W/O Murlidhar	Rs. 12.44 Lakhs
iv	Undeveloped Commercial property situated at Plot No S-93 TO S-96, Bombay Colony-II, Sridungargarh	1250.00 Sq. Feet	Smt Ganga Devi W/O Murlidhar	Rs. 19.13 Lakhs
Total				Rs. 127.18 Lakhs



9. EMD & last date of deposit of EMD: on or before 09.02.2024, 5.00 PM (offline or online)

Sr. No.	Description of the Property	Extent / Measurement of Property	Name of Owner	EMD Amt. in Rs.
i	Residential House property situated at Rastriya Madhaymic Vidyalaya No 1, Sarvodaya Basti, Bikaner	2646 sq. Feet	Mr Ramdev Kaswan S/O Mukna Ram	Rs. 4,43,900/-
ii	Residential House property situated at Rastriya Madhaymic Vidyalaya No 1, Sarvodaya Basti, Bikaner	2691.75 Sq. Feet	Mr Kishore Kumar Kaswan S/O Mukna Ram	Rs. 5,12,200/-
iii	Residential House property (Vacant Plot) situated at Plot No B-9, Bombay Colony-II, Sridungargarh Bikaner - (Patta No 1185)	3250.00 Sq. Feet	Smt Ganga Devi W/O Murlidhar	Rs. 1,24,400/-
iv	Undeveloped Commercial property situated at Plot No S-93 TO S-96, Bombay Colony-II, Sridungargarh	1250.00 Sq. Feet	Smt Ganga Devi W/O Murlidhar	Rs. 1,91,300/-
Total				Rs. 12,71,800/-

Note: Bids for the above properties are acceptable property wise.

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

a. The property/ies will be sold in "as is where is and as is what is" basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank. Property/ies area in actual Measurement property wise furnished in the tables above

b. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

c. The property/ies can be inspected, with Prior Appointment with Authorized Officer, on/before 09.02.2024 between 3.00 pm to 5.00 pm.

d. The property/ies will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

e. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, CANARA BANK, SPL. SME GAJNER ROAD BRANCH TULSI CIRCLE BIKANER- 334001 OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Collection Account CANARA BANK, SPL. SME GAJNER ROAD BRANCH TULSI CIRCLE BIKANER- 334001 A/c No **209272434** IFSC Code: CNRB0018340 on or before 09.02.2024, 5.00 pm.





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 limited (CCSL). Canbank computer services ltd, No.218, J P Royale, 1st floor, sampige road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eaction@ccsl.co.in. 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. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.02.2024, 5.00 PM, to CANARA BANK, SPL. SME GAJNER ROAD BRANCH TULSI CIRCLE BIKANER- 334001 Rajasthan by hand or by email.

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) 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.
- (3) Bidders Name. Contact No. Address, E-Mail Id.
- (4) Bidder's A/c details for online refund of EMD.

h. 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 limited (CCSL). Canbank computer services ltd, No.218, J P Royale, 1st floor, sampige road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eaction@ccsl.co.in.

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

j. 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 (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.

k. 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.

l. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

m. For sale proceeds above Rs. 50 Lacs (Rupees Fifty Lacs), TDS shall be payable at the rate 1% of the sale amount, which shall be payable by the Successful buyer.

n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

o. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Jaipur Circle office or CANARA BANK, SPL. SME GAJNER ROAD BRANCH TULSI CIRCLE BIKANER- 334001 Rajasthan who as a facilitating center shall make necessary arrangements.

p. For further details **contact**, CANARA BANK, SPL. SME GAJNER ROAD BRANCH TULSI CIRCLE BIKANER- 334001 (Mobile No.9413385428, 0151-2544280) e-mail id cb18343@canarabank.com OR the service M/s Canbank computer services limited (CCSL). Canbank computer services ltd, No.218, J P Royale, 1st floor, sampige road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eaction@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: Bikaner
Date: 03.01.2024

कृते केनरा बैंक
FOR CANARA BANK

[Signature]
अधिकृत अधिकारी
AUTHORISED OFFICER
CANARA BANK

