



BISTUPUR I Branch

COVERING LETTER TO SALE NOTICE

Ref: CB/SARFAESI/EASTERN INDIA/2023-24/3

Date: 05.01.2024

To 1. M/s Eastern India Enterprises Pvt Ltd (Director – Sri Umesh Kumar Pathak) S/O Sri Rajendra Prasad Pathak 1 ST floor Milkhi Ram building Sakchi, Jamshedpur Dist-East Singhbhum- 831001	To 3. Sri Umesh Kumar Pathak S/O Rajendra Prasad Pathak H N B-69/1, Mandir Road, Bagun Nagar Baridih, P O Baridih, Jamshedpur Dist – East Singhbhum -831017
2. M/s Eastern India Enterprises Pvt Ltd 1 ST floor Milkhi Ram building Sakchi, Jamshedpur - 831001	4. Sri Rajendra Prasad Pathak H N B – 69/1, Mandir road, Bagun Nagar Baridih, P O Baridih, Jamshedpur Dist- East Singhbhum-831017

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, 2002¹.

As you are aware, I Authorised Officer on behalf of Canara Bank, Bistupur branch have taken Physical 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 Bistupur Branch 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.

केनरा बैंक (For) CANARA BANK
Authorised Officer
Bistupur Branch, Jamshedpur-831001
Canara Bank

ENCLOSURE- SALE NOTICE

Internal



CANARA BANK BISTUPUR BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)

Email Id:- cb0324@canarabank.com

Phone No- : 9123461096

SALE NOTICE

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT ,2002 READ WITH PROVISION TO RULES 8(6) & 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/charged to the secured creditor, the constructive /physical possession of which has been taken by the **Authorised Officer of Bistupur Branch** of the Canara bank, will be sold on "As is where is","As is what is" and "whatever there is" on **29.01.2024** for recovery of **Rs. 2,45,76,630.17** as on **04.08.2022** along with applicable Interest and other charges due to the Bistupur Branch, Canara Bank from **M/S Eastern India Enterprises Pvt Ltd , Director- Sri Umesh Kumar Pathak.**

The reserve price will be **Rs. 1,37,60,000** and the earnest money deposit will be **Rs 13,76,000** . The earnest Money deposit shall be deposited on or before **26.01.2024 at 4.00 PM.**

Detail and full description of the immovable property with known encumbrances, if any -

All that part and parcel of property measuring 13.21 decimals consisting of Freehold Property Situated in residential area of Sonari ,bearing Mauza-Sonari,New Plot No -514,New Khata No-153,Old Plot No-16 Thana No-1156,Ward No.-1 JNAC,Mohalla -Nirmal Nagar ,P S.-Sonari, Sub & Sadar Registry Office & Dist-East Singhbhum.

Boundaries:

North:Road ,South:Golden Town Complex ,East: Raghubati Mahato & others,West:Renuka Singh

For detail 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 Canara Bank, Bistupur Branch Ph. No.9123461096** during Office hours on any working day.

Date: 05.01.2024

Place: Jamshedpur

मुकुते केनरा बैंक / For CANARA BANK
मुख्य प्रबन्धक / Chief Manager
कियु. अधिकृत अधिकारी
Bistupur Branch, Jamshedpur-831001
Canara Bank

Internal



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.01.2024

1. Name and Address of the Secured Creditor : **Canara Bank, Bistupur Branch**
2. Name and Address of the Borrower/Guarantor: **M/S Eastern India Enterprises Pvt Ltd**
 - a. **Sri Umesh Kumar Pathak (Director)**
 - b. **Sri Rajendra Prasad Pathak (Director)**
1st floor, Milkhi Ram building
Sakchi, Jamshedpur
Dist-East Singhbhum- 831001
 - c. **Sri Umesh Kumar Pathak (Guarantor)**
S/O Rajendra Prasad Pathak
H N B- 69/1, Mandir Road, Bagun Nagar,
Baridih, P O Baridih, Jamshedpur,
Dist –East Singhbhum - 831017
 - d. **Sri Rajendra Prasad Pathak (Guarantor)**
H N B- 69/1, Mandir road, Bagun Nagar
Baridih, P O Baridih, Jamshedpur
Dist – East Singhbhum-831017
3. Total liabilities as on 04.08.2022 : **Rs.2,45,76,630.17**
(Along with applicable Interest and other charges.)
4. (a) Mode of Auction : **E-Auction**
(b) Details of auction service provider : **<https://canarabank.auctiontiger.net>**
(c) Date & Time of Auction : **29.01.2024 @ 10:00 AM to 2.00 PM**
(d) Place of Auction : **Online**

Details of Property/ies

: **All that part and parcel of property**
consisting of Freehold Property
in residential area of Sonari ,bearing
Mauza-Sonari,New Plot No -514,New Khata
No-153,Old Plot No-16 Thana No-
1156,Ward No.-1 JNAC,Mohalla –Nirmal
Nagar ,P S.-Sonari, Sub & Sadar Registry
Office & Dist-East Singhbhum.

Internal

5. Reserve Price : Rs. 1,37,60,000
6. EMD : Rs. 13,76,000



Other terms and conditions:

1. Auction /bidding shall be only through "Online Electronic bidding "through the website <https://indianbankseuction.com>. Bidders are advise to go through the website for detailed terms before taking part in the e-auction sale proceeding.
2. The property can be inspected, with prior appointment with Authorised Officer, on or before 22.01.2024 between 10.00AM to 2.00 PM.
3. 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.
4. EMD amount of 10% of the reserve price is to be deposited by way of Demand draft in favour of Authorised Officer, Canara Bank, Bistupur Branch or shall be deposited through RTGS/NEFT/Fund transfer to credit of account of Canara Bank, Bistupur Branch, A/C No 209272434, and IFSC Code CNRB0000324 on or before 26.01.2024 at 4.00 PM.
5. 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 E-procurement Technologies Pvt. Ltd. Immediately on same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature , B-704-705,wall street-II, Opp. Orient Club, Nr. Gujarat College; Ellis Bridge , Ahmadabad - 380006, Gujarat; Contact No: 079-61200554/ 587/ 594/ 559, Mobile: +91-9265562821, 9265562818; E-mail id: eauction@ccsl.co.in & support@auctiontiger.net.
6. After payment of the EMD amount, the bidders should submit a copy of the following documents/details on or before 26.01.2024 at 4.00 PM, to Canara bank, Bistupur Branch by hand or e-mail.
 - Demand draft/Pay order towards EMD amount .If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidder's A/C details for online refund of EMD.
7. The intending bidders should register their name at portal <https://indianbankseuction.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 E-procurement Technologies Pvt. Ltd.
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

Internal

9. Auction would commence at reserve price, as mentioned above .bidder shall improve their offer 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.
10. The successful bidder shall deposit 25% of the sale price, 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.
11. If the successful bidder fails to pay the sale price within the stipulated time, the deposit made by him shall be forfeited by the authorized Officer without any notice and property shall forthwith be put up for sale again.
12. For sale proceeds of Rs 50 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.
13. All charges for conveyance, stamp duty/GST registration charges etc, as applicable shall be borne by the successful bidder only.
14. Authorised Officer Reserves the right to postpone/cancel or vary the terms and condition of the e-auction without assigning any reason thereof.
15. 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 Bistupur branch, which as a facilitating centre, shall make necessary arrangements.
16. For further detail contact Canara bank, Bistupur Branch, Ph.No 9123461096 e-mail Id cb0324@canarabank.com or the service provider M/S Canbank Computer Services Ltd., 218, J.P. Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleshwaram, Bengaluru, Karnataka - 560 003; Contact No. +91 - 80 - 23469661; Email: eauction@csl.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 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: Jamshedpur

Date : 05.01.2024



Internal

केनरा बैंक / For CANARA BANK

मुख्य अधिकारी / Chief Manager
Bistupur Branch, Jamshedpur-831001

Canara Bank