

RANCHI NIFT BRANCH

COVERING LETTER TO SALE NOTICE

Ref: 547/RORAN/ NIFT/E-AUCTION/ S EXPRESS

DATE: 10.11.2023

To

Borrower	Mortgagor / Guarantor
<p>1. M/s. S EXPRESS (Partner - Sri Akthar Hussain Khan & Nazrulla Khan) Kachnar Toli Hatia (NIFT) ,Ranchi Jharkhand-834003</p>	<p>1. Sri Akthar Hussain Khan S/o. Late Abdul Rahim Khan House No. 73 S EXPRESS Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p>
<p>2. Sri Akthar Hussain Khan S/o. Late Abdul Rahim Khan House No. 73 S EXPRESS Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p>	<p>2. Sri Afjal Hussain Khan S/o. Late Abdul Rahim Khan Kachnar Toli PO Hatia Ranchi Jharkhand 834003.</p>
<p>3. Sri Nazrulla Khan S/o Sri Afjal Hussain Khan Kachnar Toli Hatia Ranchi Jharkhand 834003.</p>	<p>3. Sri Naushad Hussain Khan S/o. Late Abdul Rahim Khan Near govt. primary school Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p>
	<p>4. Sri Sarwar Hussain Khan S/o. Late Abdul Rahim Khan Near govt. primary school Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p>

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, 2002.

वास्ते केनरा बैंक
FOR CANARA BANK
प्राधिकृत अधिकारी
Authorised Officer



As you are aware, I on behalf of Canara Bank, Ranchi Nift 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 you to our Ranchi Nift 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.

Yours faithfully,

वास्तव्ये योनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी
Authorized Officer
Canara Bank

ENCLOSURE – SALE NOTICE

Internal

Page 2 of 7

Internal



(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 to the Secured Creditor, the symbolic/constructive possession of which has been taken by the Authorized Officer of Ranchi Nift (Branch) of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.11.2023, for recovery of Rs. 81,43,772.63 (Rupees Eighty One Lakh Forty Three Thousand Seven Hundred Seventy Two and Paise Sixty Three only) + further Interest and charges thereon due from 30/04/2023 till date to the Ranchi Nift Branch of Canara Bank from M/S S EXPRESS (Partner -Sri Akthar Hussain Khan S/o. Late Abdul Rahim Khan & Sri Nazrulla Khan s/o Sri Afjal Hussain Khan ; Mortgagor- Sri Akthar Hussain Khan S/o. Late Abdul Rahim Khan, Sri Afjal Hussain Khan S/o. Late Abdul Rahim Khan ,Sri Naushad Hussain Khan S/o. Late Abdul Rahim Khan ,Sri Sarwar Hussain Khan S/o. Late Abdul Rahim Khan).

The Reserve price will be Rs.26,25,000 (Rupees Twenty Six Lakh Twenty Five Thousand Only) and the earnest money deposit will be Rs. 2,62,500.00(Rupees Two Lakh Sixty Two Thousand Five Hundred Only). The Earnest Money Deposit shall be deposited on or before 22.11.2023 by 04:00 PM.

Details and full description of the property:

All that Part & Parcel of the property measuring an area of 3.00 Decimals situated at Village Kachnar Toli, Khata no. 77, Plot no. 367,Thana no. 246 ,Thana Jagarnathpur, Hatia, Dist- Ranchi,Jharkhand.

BOUNDARIES:

North: Property of Domba Oraon & Marwa Oraon.

South: PCC Road

East : Property of Jamaluddin & Hasmuddin

West : Property of Sheikh Jamaluddin & Md Israil

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 Divisional manager, Regional Office Ranchi, Canara bank , Ph. No. 0651-2245557 during office hours on any working day.

Place: RANCHI

Date: 10.11.2023

वास्ते केनरा बँक
For CANARA BANK
Authorized Officer
Canara Bank

DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.11.2023

1	Name and Address of the Secured Creditor	Canara Bank, Nift Branch
2	Name and Address of the Borrower/Mortgager	<p>1. M/s. S EXPRESS (Partner Sri Akthar Hussain Khan & Nazrulla Khan) Kachnar Toli Hatia (NIFT) ,Ranchi Jharkhand-834003.</p> <p>2.Sri Akthar Hussain Khan S/o. Late Abdul Rahim Khan House No. 73 S EXPRESS Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p> <p>3.Sri Nazrulla Khan S/o Sri Afjal Hussain Khan Kachnar Toli Hatia Ranchi Jharkhand-834003.</p> <p>4. Sri Afjal Hussain Khan S/o. Late Abdul Rahim Khan Kachnar Toli PO Hatia Ranchi Jharkhand 834003.</p> <p>5. Sri Naushad Hussain Khan S/o. Late Abdul Rahim Khan Near govt. primary school Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p> <p>6. Sri Sarwar Hussain Khan S/o. Late Abdul Rahim Khan Near govt. primary school Kachnar Toli PO Hatia Ranchi Jharkhand-834003.</p>
3	Total liabilities as on 30.04.2023	Rs. 81,43,772.63(Rupees Eighty One Lakh Forty Three Thousand Seven Hundred Seventy Two and Paise Sixty Three only) + further Interest and charges thereon due from 01/05/2023
4	a). Mode of Auction b). Details of Auction service provider	<p>Online Electronic Bidding</p> <p>M/s Canbank Computer Services Ltd. 218, J.P. Royale, 1st Floor, Sampige Road</p>

Internal
 वास्ते केनरा बैंक
 For CANARA BANK

प्राधिकृत अधिकारी
 Authorised Officer

	c). Date & Time of Auction	2nd Main, Near Market, Malleshwaram Bengaluru, Karnataka – 560 003.
	d). Place of Auction	29.11.2023 Time 12:00 PM – 02:00 PM
	f). Portal of e-auction	Online Portal of E Auction https:// indianbankseauction.com
5	Reserve Price	Rs.26,25,000 (Rupees Twenty Six Lakh Twenty five Thousand Only)
6	EMD Amount	Rs.2,62,500 (Rupees Two Lakh Sixty Two Thousand and Five Hundred Only)

Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- 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.
- The property (ies) can be inspected on or before 18.11.2023 between 10:00 AM and 02:00 PM, with prior appointment with Authorised Officer.
- The intending bidders shall deposit EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Nift Branch or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Doranda Branch, CA A/c No 1642201001528 IFSC Code: CNRB0001642 on or before 22.11.2023 by 04:00 PM.
- 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., 218, J.P. Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleshwaram, Bengaluru, Karnataka – 560 003; Contact No. +91 - 80 - 23469661; Email: eauction@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).
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.11.2023 by 05:00 PM, to Canara Bank, Ranchi Nift Branch; by hand or by email.
 - 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.

Internal

Page 5 of 7
For CANARA BANK

Authorized Officer

Internal

➤ Bidder's A/c details for online refund of EMD.

- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) The intending bidders should register their names at portal <https://www.indianbankseauction.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., 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.
- i) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/ with unlimited extension of 5 minutes duration each till the conclusion of the sale. 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.
- l) All charges for conveyance, stamp duty /GST and registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Where the sale consideration, of the property to be transferred is Rs. 50.00 Lakh and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds which shall be payable separately by the Successful buyer and deposit the same by furnishing the Challan in Form 260 B and submit the original receipt of TDS certificate to the Bank.
- n) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of 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 concerned Circle office who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact , Canara Bank, Nift Branch, (Contact No. 9771412730 e-mail id cb2730@canarabank.com) Or 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; may be contacted during office hours on any working day.

वास्तु केनरा बैंक
For CANARA BANK
प्राधिकृत अधिकारी
Authorised Officer

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: RANCHI

Date: 10.11.2023

वास्ते केनरा बैंक
For CANARA BANK
आधिकार्य अधिकारी
Authorized Officer
CANARA BANK