

Ref: CB/7258/BP/SALE/ 796 /2022/12

Date: 18.11.2022

To

1. M/s Shiv Annapurna Industries Proprietor (Borrower)
Smt. Kailash Kanwar W/O Ram Charan Singh
Hotel Jhoolte Bagh P O Bhunas,
Bhilwara Distt. Bhilwara (Raj.)- 311802
2. Shri Ramcharan Singh Ranawat (Guarantor)
S/O Sh Himmat Singh
Hotel Jhoolte Bagh P O Bhunas,
Bhilwara Distt. Bhilwara (Raj.)- 311802
3. Shri Jitendra Singh Khangarot (Guarantor)
S/o Akshay Raj Singh
Hotel Jhoolte Bagh, P O Bhunas
Bhilwara, Rajasthan- 311802

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 6 (2) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, ARM Jaipur 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 ARM, Jaipur Branch of Canara Bank. (Originally with CANARA BANK, MCB BRANCH BHILWARA (RAJASTHAN) DP-18335).

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 thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction 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 **30 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 enclosed 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; केनरा बैंक
FOR CANARA BANK
Anurag
अधिकृत अधिकारी
Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH, SETHI COLONY, JAIPUR-302004

SALE NOTICE

AUCTION SALE NOTICE OF MOVABLE PROPERTIES UNDER RULES 6(2) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the movable property/ies 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.indianbankseaction.com

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Sethi Colony, Jaipur- 302004

2. Name and Address of the Borrower:

➤ M/s Shiv Annapurna Industries Proprietor (Borrower)
Smt. Kailash Kanwar W/O Ram Charan Singh
Hotel Jhoolte Bagh P O Bhunas,
Bhilwara Distt. Bhilwara (Raj.)- 311001

➤ Shri Ramcharan Singh Ranawat (Guarantor)
S/O Sh Himmat Singh
Hotel Jhoolte Bagh P O Bhunas,
Bhilwara Distt. Bhilwara (Raj.)- 311001

➤ Shri Jitendra Singh Khangarot (Guarantor)
S/o Akshay Raj Singh
Hotel Jhoolte Bagh, P O Bhunas
Bhilwara, Rajasthan- 311802

3. Total liabilities as on 31.10.2022: **Rs. 4,47,71,788.12** (Rupees Four Crore Forty Seven Lacs Seventy One Thousand Seven Hundred Eighty Eight and Paise Twelve Only) + further interest & other expenses thereon.

4. Last Date & Time for receipt of tender documents: 27.12.2022, 5.00 PM.

5. Address in which the tender document to be submitted: CANARA BANK, ARM Jaipur, Sethi Colony, Jaipur.

6. (a) Date & Time of e- auction: **Date: 28.12.2022, 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.indianbankseaction.com

7. Details of Property/ies :

(A) Land & Industrial Building on Plot of Land Measuring 1400 Sq. Mtr.(0.14 Hectare) converted for Industrial purposes from Araji No. 3077 out of 0.27 Hectare Mutated Araji No. 3077/1 and then mutated Araji No. 3320/3077 bearing Shuddhi Patra dated 20-10- 2004 Situated at Village Bhunas, Th. Sahada, Distt. Bhilwara (Raj.) and all the Machinerries installed therein the name of Smt. Kailash Kanwar W/o Shri Ramcharan Singh Ranawat

Bounded By :-

On the East by Araji No.3078,

On the West by Araji No.3075,

On the North by Araji No. 3318/3076/1,

On the South by Araji No.3321/3077,



(B) Plot of land measuring 0.71 Hectare converted for industrial purposes from Arajai No.3318/3076 out of 0.73 Hectare is Situated at Village Bhunas, Th. Sahada, Distt. Bhilwara (Raj.) in the name of Smt. Kailash Kanwar W/o Shri Ramcharan Singh Ranawat

Bounded By :-

On the East by Arajai of Smt. Jai Kanwar Ranawat,
On the West by Arajai No. 3076/2,
On the North by Arajai of Sh.Pratap Singh Ranawat,
On the South by Arajai No.3075,

(C) House Built upon Residential Plot of Land measuring 1300 Sq. Mtr. (0.13 Hectare) converted for residential purposes from Arajai No. 3077 out of 0.27 Hectare Mutated Arajai No. 3077/2 and then mutated Arajai No. 3321/3077 bearing Shuddhi Patra dated 20-10- 2004 Situated at Village Bhunas, Th. Sahada, Distt. Bhilwara (Raj.) in the name of Smt. Kailash Kanwar W/o Shri Ramcharan Singh Ranawat

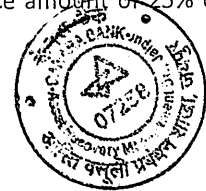
Bounded By:-

On the East by Arajai No.3078,
On the West by Arajai of Sh. Amer Singh Ranawat,
On the North by Arajai No. 3320/3077,
On the South by Arajai No.1686,

- Reserve Price (For Article A,B,C): Rs.106.00 Lacs (Rupees One Crore Six Lacs Only)
- EMD & last date of deposit of EMD: Rs. 10.60 Lacs (Rs. Ten Lakh Sixty Thousand only) on or before 27.12.2022, 5.00 pm (offline or online)

7. Other terms and conditions:

- a. The property/ies will be sold in "AS IS WHERE IS AS IS WHAT IS AND WHATEVER THERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank.
- b. The property/ies will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- c. The property can be inspected on/before 27.12.2022 between 10.00 AM and 4.00 PM.
- d. The property 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, ARM Branch, Jaipur OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of CANARA BANK ARM BRANCH, JAIPUR, A/c No 209272434 IFSC Code: CNRB0007258 on or before 27.12.2022, 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: 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)
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.12.2022, 5.00 PM, to ARM Branch, Jaipur 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.



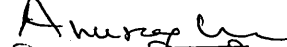
(A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH, SETHI COLONY, JAIPUR-302004

- h. The intending bidders should register their names at portal 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 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: eauction@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. 50,000). 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 separately by the Successful buyer.
- n. Authorised 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 ARM Branch, Jaipur who as a facilitating center shall make necessary arrangements.
- p. For further details contact, Canara Bank, ARM Branch, (Ph. No. 98720 05249/ 9413401192 / 9411680155) e-mail id cb7258@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: eauction@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.

केनरा बैंक
FOR CANARA BANK


अधिकृत अधिकारी
AUTHORISED OFFICER

Place: Jaipur

AUTHORIZED OFFICER
CANARA BANK

Date: 18.11.2022