

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: SURAJ/SALE NOTICE/18957/2023-24

Date: 01-07-2024

To

M/S SURAJ TRADER (BORROWER)
THROUGH ITS PROPRIETOR SHRI SURAJ RATHORE
AT MOHALLA SADAR BAZAR, NEAR MOHAN PROVISION STORE
TEHSIL & DISTT.-SITAPUR

SHRI SURAJ RATHORE (BORROWER AND MORTGAGOR)
S/O SHRI RAM DAYAL
R/O- HOUSE NO 32-C , SADAR BAZAR SITAPUR
PIN-261001
MOB NO.-9721972188

SMT. VIDYA DEVI URF VIDYAWATI (GUARANTOR & MORTGAGOR)
W/O RAM DAYAL
R/O- HOUSE NO 32-C , SADAR BAZAR SITAPUR
SITAPUR.
PIN-261001

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.

As you are aware, I on behalf of Canara Bank, SITAPUR BRANCH(18957) 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 SITAPUR BRANCH(18957) 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 thereunder, 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,
वास्ते केनरा बैंक
for CANARA BANK

Authorised Officer प्राधिकृत अधिकारी
Canara Bank Authorised Officer

ENCLOSURE – 1.SALE NOTICE

2. DETAILED TERMS ANDS CONDITION OF THE SALE NOTICE



(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 (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of the Canara Bank., will be sold on **“As is where is”, “As is what is”, and “ Whatever there is Without recourse”** on **24.07.2024**, for recovery of **Rs. 18,24,451.94 (Rupees Eighteen Lakh Twenty four Thousand Four Hundred Fifty One and Paisa Ninety Four Only)** plus int.(w.e.f.29.11.2022)plus other expenses as per Demand Notice minus amount paid/recovered thereafter, in any, due to the **SITAPUR BRANCH(18957)** of Canara Bank from:

M/S SURAJ TRADER (BORROWER)
THROUGH ITS PROPRIETOR SHRI SURAJ RATHORE

SHRI SURAJ RATHORE (BORROWER AND MORTGAGOR)
S/O SHRI RAM DAYAL

SMT. VIDYA DEVI URF VIDYAWATI (GUARANTOR & MORTGAGOR)
W/O RAM DAYAL

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
01	UREM OF LAND AND BUILDING OF PART OF PLOT 32 C MADE ON MUNICIPAL NO.32(SHOP CONSTRUCTED) SITUATED AT MOHALL-SADAR, PARGANA- KHAIRABAD, TEHSIL- DISTT- SITAPUR ADMEASURING AREA OF 114 SQ.FT. OR 10.59 SQ.MT OWNED BY SHRI SURAJ RATHORE	325000.00	32500.00
02.	LAND AND BUILDING ON RESIDENTIAL HOUSE NO. 148 C SITUATED AT MOHALLA-SADAR BAZAR, PARGANA-KHAIRABAD DISTT-SITAPUR. ADMEASURING AREA OF 450 SQ.FT OR 41.82 SQ.MT OWNED BY SMT. VIDYA DEVI URF VIDYAWATI	1294000.00	129400.00

The Earnest Money Deposit shall be deposited on or before 23-07-2024 till 5 PM.

Details of Properties:

S.no	Property	Boundaries	
01	UREM OF LAND AND BUILDING OF PART OF PLOT 32 C MADE ON MUNICIPAL NO.32(SHOP CONSTRUCTED) SITUATED AT MOHALL-SADAR, PARGANA- KHAIRABAD, TEHSIL- DISTT- SITAPUR ADMEASURING AREA OF 114 SQ.FT. OR 10.59 SQ.MT OWNED BY SHRI SURAJ RATHORE	East	SHOP OF SHAMIM BANO
		West	RASTA 11 FEET
		North	HOUSE OF SELLER
		South	RASTA 25 FEET
02	LAND AND BUILDING ON RESIDENTIAL HOUSE NO. 148 C SITUATED AT MOHALLA-SADAR BAZAR, PARGANA-KHAIRABAD DISTT-SITAPUR.	East	LAND & HOUSE OF MAIKU LAL
		West	HOUSE OF MAAN SINGH
		North	GALIYARA & GRASS FARM

ADMEASURING AREA OF 450 SQ.FT OR 41.82 SQ.MT	South	HOUSE OF BHAGWAAN DEEN
OWNED BY SMT. VIDYA DEVI URF VIDYAWATI		

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 Manager, **SITAPUR BRANCH(18957)** Canara Bank, Ph. No. **8004921394** during office hours on any working day.

Date: 01-07-2024
Place: LUCKNOW

 वास्ते केनरा बैंक
For CANARA BANK
Authorised Officer
CANARA BANK
प्राधिकृत अधिकारी
Authorised Officer

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED- 01-07-2024

1. Name and Address of Secured Creditor: **Canara Bank, SITAPUR BRANCH(DP-189567)**
2. Name and Address of the Borrower & Guarantors :

M/S SURAJ TRADER (BORROWER)
THROUGH ITS PROPRIETOR SHRI SURAJ RATHORE
AT MOHALLA SADAR BAZAR, NEAR MOHAN PROVISION STORE
TEHSIL & DISTT.-SITAPUR

SHRI SURAJ RATHORE (BORROWER AND MORTGAGOR)
S/O SHRI RAM DAYAL
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SMT. VIDYA DEVI URF VIDYAWATI (GUARANTOR & MORTGAGOR)
W/O RAM DAYAL
R/O- HOUSE NO 32-C , SADAR BAZAR SITAPUR
SITAPUR.
PIN-261001

3. Total Liabilities : **Rs. 18,24,451.94** Plus other expenses as per Demand Notice dated 29.11.2022 minus amount paid/recovered thereafter, if any.
4. a) Mode of Auction : **E-auction**
 b) Details of Auction service provider : **ANTARES SYSTEMS LTD** Contact person: -
 Ramu G.K.-9945266022 Kushal Bose-9674758719' e-mail id :- ramu.gk@antaressystems.com
Kushal.b@antaressystems.com, Website: www.bankeauctionwizard.com
 c) Date & Time of Auction: **24-07-2024 10 AM to 2 PM**
 d) Place of Auction: **www.bankeauctionwizard.com**
5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
01	UREM OF LAND AND BUILDING OF PART OF PLOT 32 C MADE ON MUNICIPAL NO.32(SHOP CONSTRUCTED) SITUATED AT MOHALL-SADAR, PARGANA- KHAIRABAD, TEHSIL- DISTT- SITAPUR ADMEASURING AREA OF 114 SQ.FT. OR 10.59 SQ.MT OWNED BY SHRI SURAJ RATHORE	325000.00	32500.00
02.	LAND AND BUILDING ON RESIDENTIAL HOUSE NO. 148 C SITUATED AT MOHALLA-SADAR BAZAR, PARGANA-KHAIRABAD DISTT-SITAPUR. ADMEASURING AREA OF 450 SQ.FT OR 41.82 SQ.MT OWNED BY SMT. VIDYA DEVI URF VIDYAWATI	1294000.00	129400.00

6. Other terms and Conditions:

- a) The property/ies will be sold in "As is where is", "As is what is", and " Whatever there is Without recourse"condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.

- b) Auction/bidding shall be only through "online Electronic Bidding" through the website **www.bankeauctionwizard.com** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, Canara Bank **SITAPUR BRANCH(18957) from 10-07-2024 TO 11-07-2024.**
- d) 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.
- 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, SITAPUR BRANCH(18957)** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **SITAPUR BRANCH(18957) GL A/c No 209272434 IFSC Code: CNRB00018957** on or before **23-07-2024** before **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** ANTARES SYSTEMS LTD Contact person: - Ramu G.K.-9945266022 Kushal Bose-9674758719' e-mail id :- ramu.gk@antaressystems.com Kushal.b@antaressystems.com, Website: **www.bankeauctionwizard.com**
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23-07-2024** (date) 5.00 PM to Canara Bank **SITAPUR BRANCH(18957)** 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.
- h) The intending bidders should register their names at portal **www.bankeauctionwizard.com** and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the **service provider** ANTARES SYSTEMS LTD Contact person: - Ramu G.K.-9945266022 Kushal Bose-9674758719' e-mail id :- ramu.gk@antaressystems.com Kushal.b@antaressystems.com, Website: **www.bankeauctionwizard.com**. 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 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.
- 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50.00 Lacs (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 conditions of the e-auction without assigning any reason thereof.

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 **SITAPUR BRANCH(18957)** who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, **SITAPUR BRANCH(18957)** (Ph. No **8004921394**) e-mail id **cb18957@canarabank.com** OR the **service provider** ANTARES SYSTEMS LTD Contact person: - Ramu G.K.-9945266022KushalBose-9674758719'e-mailid:-ramu.gk@antaressystems.com
Kushal.b@antaressystems.com, Website: **www.bankeauctionwizard.com**

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: Lucknow
Date: 01-07-2024

वास्ते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी
Authorized Officer
Canara Bank