



(A GOVERNMENT OF INDIA UNDERTAKING)

**COVERING LETTER TO SALE NOTICE**

Ref: SARIKA/SALE NOTICE /2252/2024-25

Date: 01-07-2024

To

SMT. SARIKA SRIVASTAVA  
W/O ASHISH SAXENA  
569CHA/87 PREM NAGAR  
ALAMBAGH LUCKNOW  
UTTAR PRADESH , PIN-226005

(BORROWER & MORTGAGOR)

SMT. TULIKA SAXENA  
W/O SHRI KULDEEP KUMAR  
H. NO. 114 CHANDAN BHAWAN  
MAALGODAM ROAD CIVIL LINES BADAUN  
UP-PINCODE-243601

(GUARANTOR)

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, **RAH BARABANKI BRANCH (2252)** 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 **RAH BARABANKI BRANCH (2252)** 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.

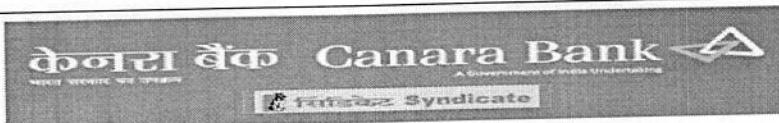
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,  
 **वास्ते केनरा बैंक**  
**For CANARA BANK**

  
**Authorised Officer**  
**Canara Bank**

ENCLOSURE - 1. SALE NOTICE

2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE



(A GOVERNMENT OF INDIA UNDERTAKING)

**SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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. 29,02,072.17 (RUPEES TWENTY NINE LAKHS TWO THOUSAND SEVENTY TWO & PAISE SEVENTEEN ONLY)** plus int. (w.e.f.04.03.2023) and other expenses as per Demand Notice minus amount paid/recovered thereafter, in any, due to the **RAH BARABANKI BRANCH** of Canara Bank from.

**SMT. SARIKA SRIVASTAVA**  
**W/O ASHISH SAXENA**

(BORROWER & MORTGAGOR)

**SMT. TULIKA SAXENA**  
**W/O SHRI KULDEEP KUMAR**

(GUARANTOR)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<b>PORTION OF FLAT No : 817 TOWER: BCC BLUE MOUNTAIN Plot No : 17/GH-02 VRINDAVAN YOJNA SECTOR 17 RAEBAREILLY ROAD LUCKNOW 226025</b>  <b>ADMEASURING AREA: SUPER AREA 1155 SQ FEET COVERED AREA 924 SQ FEET OWNED BY SMT. SARIKA SRIVASTAVA</b>	<b>51,90,300/-</b>	<b>5,19,030/-</b>

The Earnest Money Deposit shall be deposited on or before 23-07-2024 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries AS PER SALE DEED	
1	<b>PORTION OF FLAT No : 817 TOWER: BCC BLUE MOUNTAIN Plot No : 17/GH-02 VRINDAVAN YOJNA SECTOR 17 RAEBAREILLY ROAD LUCKNOW 226025</b>  <b>ADMEASURING AREA: SUPER AREA 1155 SQ FEET COVERED AREA 924 SQ FEET OWNED BY SMT. SARIKA SRIVASTAVA</b>	East	FLAT No 818
		West	LIFT AREA
		North	OPEN TO SKY
		South	COMMON PASSAGE

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, **RAH BARABANKI BRANCH (2252)** Canara Bank, Ph. No. 8130747200 during office hours on any working day.

**वास्ते केनरा बैंक**  
**For CANARA BANK**

**Date: 01-07-2024**  
**Place: LUCKNOW**

**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, RAH BARABANKI BRANCH DP-2252**
2. Name and Address of the Borrower & Guarantors :

**SMT. SARIKA SRIVASTAVA  
W/O ASHISH SAXENA**

**(BORROWER & MORTGAGOR)**

**SMT. TULIKA SAXENA  
W/O SHRI KULDEEP KUMAR**

**(GUARANTOR)**

3. Total Liabilities as on 04-03 -2023 : **Rs. 29,02,072.17** Plus other expenses as per Demand Notice 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](mailto:ramu.gk@antaressystems.com)  
[Kushal.b@antaressystems.com](mailto:Kushal.b@antaressystems.com), Website: [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com)

c) Date & Time of Auction : **24-07-2024** between 10:00AM to 02:00PM

d) Place of Auction : **[www.bankeauctionwizard.com](http://www.bankeauctionwizard.com)**

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	<b>PORTION OF FLAT No : 817 TOWER: BCC BLUE MOUNTAIN Plot No : 17/GH-02 VRINDAVAN YOJNA SECTOR 17 RAEBAREILLY ROAD LUCKNOW 226025</b>  <b>ADMEASURING AREA: SUPER AREA 1155 SQ FEET COVERED AREA 924 SQ FEET</b>	<b>51,90,300/-</b>	<b>5,19,030/-</b>

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](http://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 **RAH BARABANKI BRANCH (2252)** 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, RAH BARABANKI BRANCH** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **RAH BARABANKI BRANCH GL A/c No 209272434 - IFSC Code: CNRB0002252** 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 **RAH BARABANKI (2252) BRANCH** 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. Bidder's 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.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.
- i. 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.
- j. 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.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.



- m. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned **RAH BARABANKI BRANCH** who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Canara Bank, **RAH BARABANKI BRANCH** (Ph. No **8130747200**) e-mail id **cb2252@canarabank.com** OR the service provider **ANTARES SYSTEMS LTD** Contact person: - Ramu G.K.- 9945266022, KushalBose-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.

 वास्ते केनरा बैंक  
For CANARA BANK

Place: Lucknow  
Date: 01-07-2024

  
Authorised Officer  
Canara Bank