



(A GOVERNMENT OF INDIA UNDERTAKING)
D J C - BARAUT BRANCH, DISTT - BAGHPAT - 250611

PH-9461040180

Email:cb18841@canarabank.com

Ref:ROBPT/SARFAESI-SALE/SALMAN/2023-24

Date:09-01-2024

To

1. Mr. SALAMAN S/O SAPHIK AHAMAD 13/290 SARKULAR ROAD TEHSIL BARAUT DIST -BAGHPAT-250611	(BORROWER)
2. MR. SHAFIK S/O NAJAR H NO 8/152 PATTI CHAUDHARAN TEHSIL = BARAUT DISTT = BAGHPAT-250611	(BORROWER)
3. NOSHAD S/O RAMJAN H NO 2 289 INAK PURA, BADKA ROAD TEHSIL = BARAUT DISTT = BAGHPAT-250611	(GUARANTOR)

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization 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, the Authorised Officer of D J C - BARAUT, 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 D J C - BARAUT of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) of 15 days 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,

**AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE Annexure 13(13)**



PH-9461040180

D J C - BARAUT, BAGHPAT - 250611

Email:cb18841@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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/charged to the secured creditors, the symbolic possession of which has been taken by the Authorised Officer of D J C - BARAUT will be sold on "As is where is", "As is what is", and "Whatever there is" on **30-01-2024** from 11.00 a.m. to 12.00 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs.14,73,547.52 (Rupees Fourteen Lakh Seventy Three Thousand Five Hundred forty Seven and Paise Fifty Two)** which include interest up to 08-01-2024 plus further interest at applicable rate from 09-01-2024 along with expenses, other charges from Mr. SALAMAN S/O SAPHIK AHAMAD (BORROWER), MR. SHAFIK S/O NAJAR (BORROWER) & NOSHAD S/O RAMJAN (Guarantor)

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under: -

S . N o	Details of Properties	BOUNDARIES (AS PER LATEST VALUATION)	Reserve Price	EMD (Actual)	Encumbrance	Outstanding Dues of Local Self Government
1	House measuring 58.33 sqYds At Mohalla Atishya Colony, Barka Road, Near Polytechnic School, Tehsil Baraut Distt -Baghpat	NORTH-Vacant Plot SOUTH- RASTA EAST- House of MR Gayyur WEST- House of Mr Sahid	Rs.11.69Lacs	Rs.1,16,900	Not known to the Bank	Nil as per Bank's Record

The EMD should be deposited on or before 29-01-2024 up to 5.00 pm.

The property will not be sold below Reserve Price.

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 Mr. MUKUL VIJAY, Mobile No. 9461040180, MANAGER, D J C - BARAUT, DISTT-BAGHPAT, during office hours on any working day.

Date:09-01-2024
Place: Baghpat

AUTHORISED OFFICER
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED
09-01-2024**

1. Name and address of the secured creditor: D J C - BARAUT
2. Name and address of the Borrower(s)/Guarantor(s):Details as under:-

1. Mr. SALAMAN S/O SAPHIK AHAMAD 13/290 SARKULAR ROAD TEHSIL BARAUT DIST -BAGHPAT-250611	(BORROWER)
2. MR. SHAFIK S/O NAJAR H NO 8/152 PATTI CHAUDHARAN TEHSIL = BARAUT DISTT = BAGHPAT-250611	(BORROWER)
3. NOSHAD S/O RAMJAN H NO 2 289 INAK PURA, BADKA ROAD TEHSIL = BARAUT DISTT = BAGHPAT-250611	(GUARANTOR)

3. Total liabilities as on 08-01-2024 : **Rs.14,73,547.52 (Rupees Fourteen Lakh Seventy Three Thousand Five Hundred forty Seven and Paisa Fifty Two)** plus further interest at applicable rate from 09-01-2024 along with expenses, other charges, etc.
4. Mode of Auction: Online Electronic Bidding.
5. Details of Auction Provider: M/S CANBANK COMPUTERS SERVICES LTD, Mr. Pratap Kanjilal & D.D Pakhare having mobile no- 9832952602/9911 293517/ 8898418010/ 080-23469655/9480691777, email: ccsleauction.com Helpdesk Number for e-auction - 080-23469665.
6. Reserve Price: **Rs. 11.69 Lacs** (Rupees Eleven lakh Sixty Nine Thousand Only).
7. Date of Auction:**30-01-2024** Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
8. Other terms and conditions:
 - a. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
 - b. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
 - c. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank D J C - BARAUT, Baghpat, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank D J C - BARAUT/c No 209272434 IFSC Code: CNRB0008841on or before **29-01-2024 up to 05.00 p.m.**



- d. 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. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080-23469665/9480691777, email: ccsleauktion@gmail.com. Website address : www.indianbankseauktion.com 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).
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29-01-2024** up to 5:00 PM, to **D J C - BARAUT**, by hand or by email.
- i. 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.
- ii. Bidder's Name. Contact No., Address, E Mail Id.
- iii. Bidder's A/c details for online refund of EMD.
- f. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
- g. The intending bidders should register their names at portal www.indianbankseauktion.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. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602/9911293517/8898418010/080-23469665/9480691777, email: ccsleauktion@gmail.com.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.5,000/-. 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.
- 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 within the period stated above, 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.
- j. For sale proceeds of Rs. 50.00 Lakhs (Rupees fifty lakhs) and above, the successful bidder will have to deduct TDS at a 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. Authorized 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 Canara Bank, Regional Office Baghpat or Canara Bank D J C - BARAUT, Baghpat who as a facilitating centre shall make necessary arrangements.
- n. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- o. For further details contact Mr.MUKUL VIJAY,MANAGER, D J C - BARAUT,Baghpat , Mobile No.9461040180,Email: cb8841@canarabank.com, during office hours on any working day OR service provider M/s Canbank Computer Services Ltd. Mr Pratap Kanjilal & D D Pakhare.MOB:9832952602/9911293517/8898418010/080-23469665/9480691777, email: ccsleauction@gmail.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: BARAUT
Date: 09-01-2024

AUTHORISED OFFICER
CANARA BANK