

RATU ROAD BRANCH

COVERING LETTER TO SALE NOTICE

Ref:8365/RORAN/REC/SARFAESI/RATUROAD/SARANG

Date:01.11.2023

To

1. M/s. SARANG INDUSTRIES
Proprietor: SMT. ARTEE DEVI
LUNDRI TANGAR CHANHO
RANCHI-835214
JHARKHAND
2. SMT. ARTEE DEVI W/O SRI RANJIT
KUMAR
VILL - LUNDRI P.O-TANGAR
P.S-CHANHO
RANCHI-835214
JHARKHAND

1. SRI RANJIT KUMAR
S/O SRI SHIV SHARAN SAHU
VILL - LUNDRI P.O-TANGAR
P.S-CHANHO
RANCHI-835214
JHARKHAND

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, RATU ROAD 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 Ratu Road 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,
For CANARA BANK

प्राधिकृत अधिकारी
Authorized Officer, Canara Bank
ENCLOSURE - SALE NOTICE

Internal

Internal

(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
 (A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(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 Ratu Road (Branch) of the Canara Bank, will be sold in "As is where is", "As is what is", and "Whatever there is" including encumbrances if any ((There are no encumbrances to the knowledge of the Bank. For details of encumbrance ,contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in clause (d) below)) on 20.11.2023 for Recovery of Rs.18,43,072.61 (Rupees Eighteen Lakh Forty Three Thousand Seventy Two and Paise Sixty One Only) + further Interest and charges thereon due from 01.07.2022 to the Ratu Road Branch of Canara Bank from M/s. SARANG INDUSTRIES Proprietor: SMT. ARTEE DEVI.

The Reserve price will be Rs. 4,95,000.00 (Rupees Fourteen Lakh Eighty Five Thousand Only) and the earnest money deposit will be Rs 49500.00 (Rs Forty Nine Thousand Five Hundred only). The Earnest Money Deposit shall be deposited on or before 17.11.2023 by 04:00 pm.

Details and full description of the property:

| | | | |
|---|--|---|----------------------------------|
| 1 | All that Part & Parcel of the property situated at vill- Karkat, ,Survey Khata No.102 , Plot No./sub Plot No. 87/87 Part, Area- 02 decimal, Karkat P.S No.- 50, Deed No.-3834 Dated 25.05.2018 Anchal -Chanho, Dist. Ranchi, Jharkhand BOUNDARIES: North: Lalu Mahto South: 10' Proposed Road East : Savitri Devi West : Part of Plot No.87 | Title Holder : SRI RANJIT KUMAR S/O SRI SHIV SHARAN SAHU | Reserve Price :Rs.4,95,000.00 |
|---|--|---|----------------------------------|

Internal
 वास्तु केनरा बैंक
 For CANARA BANK
 प्राधिकृत अधिकारी
 Authorised Officer

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 Ratu Road Branch (Contact No. 9771432514, e-mail id cb2514@canarabank.com) or Divisional manager, Regional Office Ranchi, Canara bank , Ph. No. 0651-2245557 during office hours on any working day

Place: Ranchi
Date: 01.11.2023

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For CANARA BANK

प्राधिकृत अधिकारी
Authorized Officer
Canara Bank

DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.11.2023:

| | | |
|---|--|--|
| 1 | Name and Address of the Secured Creditor | Canara Bank, Ratu Raod Branch |
| 2 | Name and Address of the Borrower/Mortgager | <p>1. M/s. SARANG INDUSTRIES Proprietor: SMT. ARTEE DEVI LUNDRI TANGAR CHANHO RANCHI-835214 JHARKHAND</p> <p>2. SMT. ARTEE DEVI W/O SRI RANJIT KUMAR VILL - LUNDRI P.O-TANGAR P.S-CHANHO RANCHI-835214 JHARKHAND</p> <p>3. SRI RANJIT KUMAR S/O SRI SHIV SHARAN SAHU VILL - LUNDRI P.O-TANGAR P.S-CHANHO RANCHI-835214 JHARKHAND</p> |
| 3 | Total liabilities as on 30.06.2022 | Rs.18,43,072.61 (Rupees Eighteen Lakh Forty Three Thousand Seventy Two and Paise Sixty One Only) + further Interest and charges thereon due from 01.07.2022 |
| 4 | a). Mode of Auction b). Details of Auction service provider | Online Electronic Bidding M/s Canbank Computer Services Ltd. 218, J.P. Royale, 1st Floor, Sampige Road 2nd Main, Near Market, Malleshwaram |

Internal

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For CANARA BANK

प्राधिकृत अधिकारी
Authorized Officer

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|---|----------------------------|---|
| | | Bengaluru, Karnataka – 560 003. |
| | c). Date & Time of Auction | 20.11.2023; Time 12:00 pm – 02:00 pm |
| | d). Place of Auction | Online Portal of E Auction |
| | f). Portal of e-auction | https://indianbankseaction.com |
| 5 | Reserve Price | Rs.495000.00 (Rupees Four Lakh Ninety Five Thousand Only) |
| 6 | EMD Amount | Rs 49500.00 (Rs Forty nine Thousand Five Hundred only) |

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property (ies) can be inspected, with prior appointment with Authorized Officer on or before 13.11.2023 between 10:00 AM and 02:00 PM.
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by the Intending bidders by way of Demand draft in favour of Authorized Officer, Canara Bank, Ratu Road Branch, Ranchi 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 17.11.2023 by 04:00 PM.
- e) 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@csl.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).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 17.11.2023 by 05:00 PM, to Canara Bank, Ratu Road Branch, Ranchi; 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

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

- g) 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@ccsl.co.in.
- h) 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 multiplies of Rs. 50,000.00 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.
- 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) For Sale Proceeds of Rs. 50.00 (Rupees Fifty) Lac and above the successful bidder will have to pay TDS @ 1% on the sale proceeds and submit the Original Receipt of TDS Certificate to the Bank, which shall be payable separately by the Successful buyer and he has to deposit the same by furnishing the Challan in Form 260 .
- l) All charges for conveyance, stamp duty /GST and registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of 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 Circle office or Ratu Raod Branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact , Canara Bank, Ratu Raod Branch, (Contact No. 9771432514, e-mail id cb2514@canarabank.com) Or M/s Canbank Computer Services Ltd.; 218, J.P.

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FOR CANARA BANK

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Authorised Officer

Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleshwaram, Bengaluru,
Karnataka - 560 003; Contact No. +91 - 80 - 23469661; Email: eauction@ccsl.co.in; may
be contacted during office hours on any working day.

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 : 01.11.2023

कास्ते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी
Authorized Officer
Canara Bank