

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Date: 18.06.2024

Ref: SARVJEET SINGH/SALENOTICE/2023-24/JULY

To

Sri Sarvjeet Singh
327 Sanjay Gandhi Puram
Faizabad Road
Lucknow -221660

(Borrower)

Smt Shilpi Singh
327 Sanjay Gandhi Puram
Faizabad Road
Lucknow -221660

(Borrower)

Smt Meenu Singh
W/o Sri Parvesh Kumar Singh
3/396 Ruchi Khand
Lucknow-226012

(Borrower)

Sri Nagendra Pratap Singh
S/o Sri Bhagwan Bux Singh
327 Sanjay Gandhi Puram
Faizabad Road
Lucknow -221660

(Borrower)

Sri Dharendra Pratap Singh
New Kamlabad Badauli
Anshik Sitapur Road
Lucknow-226201

(Guarantor)

Pravesh Kumar Singh
3/396 Ruchi Khand 1
Sharda Nagar
Lucknow - 226012

(Guarantor)

Kusum Singh
1/11/132 C Rajendra Bihar
Barhi Ka Purwa
Sahadatganj
Faizabad - 224001

(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, Lucknow Indira Nagar Main 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 Lucknow Indira Nagar Main 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,


Authorised Officer, Canara Bank

ENCLOSURE - 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 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 Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of LUCKNOW INDIRA NAGAR MAIN BRANCH of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 10.07.2024, for recovery of Rs. 11,37,57,800.05 + Other Dues due to the LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank from Sri Sarvjeet Singh , Smt Shilpi Singh, Smt Meenu Singh and Sri Nagendra Pratap Singh.

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Flat No R-116, F.F Type - Roopayan, Situated at Nehru Enclave, Gomti Nagar Lucknow, Area- 143.86 Sq Mtr,	Rs 48,95,000/-	Rs 4,89,500/-


The Earnest Money Deposit shall be deposited on or before 09.07.2024 up to 4:00 PM.

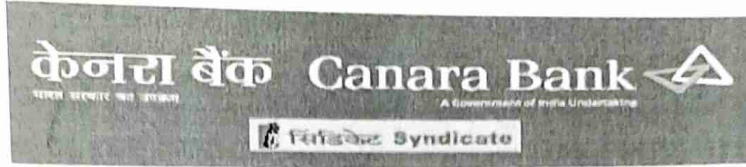
Details of Properties:

S.No	Property	Boundaries	
		Adjoining	Flat No R-115
1	Flat No R-116, F.F Type - Roopayan, Situated at Nehru Enclave, Gomti Nagar Lucknow, Area- 143.86 Sq Mtr,	On Top	Flat No R-120
		At Bottom	Flat No-R-112

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, LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank, Ph. No. 9415550103 during office hours on any working day.

Date: 18.06.2024
Place: LUCKNOW


Authorised Officer
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.06.2024

- Name and Address of Secured Creditor : LUCKNOW INDIRA NAGAR MAIN BRANCH
- Name and Address of the Borrower & Guarantors :

To,

Sri Sarvjeet Singh (Borrower)
327 Sanjay Gandhi Puram
Faizabad Road
Lucknow -221660

Smt Shilpi Singh (Borrower)
327 Sanjay Gandhi Puram
Faizabad Road
Lucknow -221660

Smt Meenu Singh (Borrower)
W/o Sri Parvesh Kumar Singh
3/396 Ruchi Khand
Lucknow-226012

Sri Nagendra Pratap Singh (Borrower)
S/o Sri Bhagwan Bux Singh
327 Sanjay Gandhi Puram
Faizabad Road
Lucknow -221660

Sri Dhirendra Pratap Singh (Guarantor)
New Kamlabad Badauli
Anshik Sitapur Road
Lucknow-226201

Pravesh Kumar Singh (Guarantor)
3/396 Ruchi Khand 1
Sharda Nagar
Lucknow - 226012

Kusum Singh (Guarantor)
1/11/132 C Rajendra Bihar
Barhi Ka Purwa
Sahadatganj
Faizabad - 224001

Total Liabilities as on 18.06.2024: Rs 11,37,57,800.05 + Other Interest thereon

3.

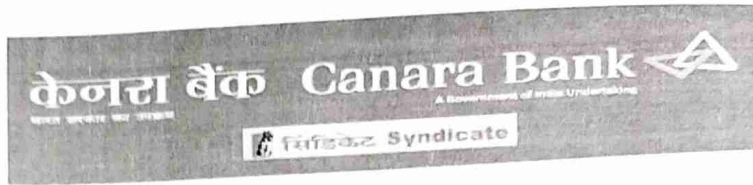
a)	Mode of Auction	E-auction
b)	Details of Auction service provider	M/s C1 INDIA Pvt. Ltd. Mr. Mithalesh Kumar- 7080804466 Email id: mithalesh.kumar@c1india.com
c)	Date & Time of Auction	10.07.2024 between 11:30AM to 12:30PM
d)	Place of Auction	www.bankeauctions.com
e)	Date of Demand Notice	15.06.2018
f)	Date of Symbolic Possession	28.12.2018

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Flat No R-116, F.F Type - Roopayan, Situated at Nehru Enclave, Gomti Nagar Lucknow, Area- 143.86 Sq Mtr,	Rs 48,95,000/-	Rs 4,89,500/-

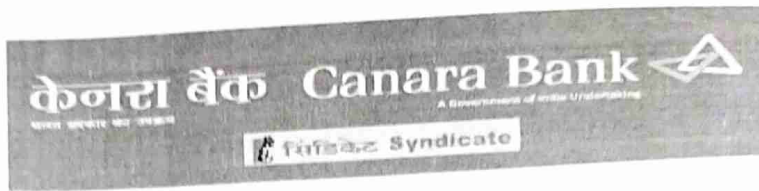
Other terms and Conditions:

- The property/ies will be sold in "AS IS WHERE IS" 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.bankeuctions.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 LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank till 09.07.2024.
- 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/NEFT in favour of Authorized Officer, LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank on or before 09.07.2024 before 4.00 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 C1 INDIA Pvt. Ltd, Mr. Mithalesh Kumar- 7080804466; Email ID: mithalesh.kumar@c1india.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.07.2024 before 4.00PM to LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank 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.indianbankseaction.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 C1 INDIA Pvt. Ltd., Mr. Mithalesh Kumar- 7080804466; Email ID: mithalesh.kumar@c1india.com
- 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 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 (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 Circle office LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact LUCKNOW INDIRA NAGAR MAIN BRANCH (E-SYNDICATE) of Canara Bank (Ph. No. 9415550103) e-mail id cb18482@canarabank.com OR the service provider M/s C1 INDIA Pvt. Ltd., Mr. Mithalesh Kumar- 7080804466; Email ID: mithalesh.kumar@c1india.com.

A handwritten signature in blue ink, appearing to be 'R. Kumar', with a horizontal line drawn underneath it.



- b) Auction/bidding shall be only through "online Electronic Bidding" through the website www.bankeauctions.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 LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank till 09.07.2024.
- 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/NEFT in favour of Authorized Officer, LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank on or before 09.07.2024 before 4.00 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 C1 INDIA Pvt. Ltd, Mr. Mithalesh Kumar- 7080804466; Email ID: mithalesh.kumar@c1india.com.
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- 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.indianbankseaction.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 C1 INDIA Pvt. Ltd., Mr. Mithalesh Kumar- 7080804466; Email ID: mithalesh.kumar@c1india.com
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- k) For sale proceeds of Rs.50 (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 Circle office LUCKNOW INDIRA NAGAR MAIN BRANCH of Canara Bank who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact LUCKNOW INDIRA NAGAR MAIN BRANCH (E-SYNDICATE) of Canara Bank (Ph. No. 9415550103) e-mail id cb18482@canarabank.com OR the service provider M/s C1 INDIA Pvt. Ltd., Mr. Mithalesh Kumar- 7080804466; Email ID: mithalesh.kumar@c1india.com.

A handwritten signature in blue ink, appearing to be 'Mithalesh Kumar', is written over a horizontal line.



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.

[Signature]
 Authorised Officer
 Canara Bank

Place: Lucknow
 Date: 18.06.2024

India Post 26
 EU3673975731M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: SARVJEET SINGH...
 PIN: 226016, Indira Nagar SR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)

India Post 27
 EU3673975871M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: SMT SHIPI SINGH...
 PIN: 226016, Indira Nagar SR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)

India Post 30
 EU3673976131M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: DHIRENDRA PRATAP SINGH...
 PIN: 226021, Jankipuram SR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)

India Post 31
 EU3673976371M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: PRADESH KUMAR SINGH...
 PIN: 226007, Bilkusha SR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)

India Post 28
 EU3673975951M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: SMT NEETI SINGH...
 PIN: 226012, IBA Colony SR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)

India Post 32
 EU3673976351M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: KUSHUM SINGH...
 PIN: 226001, Gvadhva NR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)

India Post 29
 EU3673976011M IVR:6985367397613
 SP VISHWAS KHANNA SR (276010)
 Counter No:1, 20/06/2024, 11:52
 To: NARENDRA PRATAP SINGH...
 PIN: 226016, Indira Nagar SR
 From: THE CANARA BANK...
 Wt: 20gms
 Amt: 17.70, Tax: 7.70, Amt. Paid: 18.00 (Cash)
 (Track on www.indiapost.gov.in)
 (Dial 18002666868) (Near ~~Barcode~~)