

Seriadhela Branch

#3340/3341 1st Floor Shyam Bhavan Main Road Seraidhela

Mobile: +91 9771410986 Email: cb0986@canarabank.com

Ref: CB/0986/SALE NOTICE/06/2023-24

Date: 05.12.2023

**SERIADHELA BRANCH**  
**COVERING LETTER TO SALE NOTICE**

To:

MRS SHAHIN PARWIN  
W/O IZHAR AHMAD  
KASHAITOLA, RAHMATGANJ  
PANDARPALA  
DHANBAD 828130

IZHAR AHMAD  
SO ABDUS SALAM  
KASHAITOLA, RAHMATGANJ  
PANDARPALA  
DHANBAD 828130

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, Seriadhela 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 SERAIDHELA 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,

कृते केनरा बैंक  
For Canara Bank

अधिकृत अधिकारी / Authorised Officer  
Authorised Officer,  
Canara Bank  
ENCLOSURE - SALE NOTICE



Seriadhela Branch  
#3340/3341 1st Floor Shyam Bhavan Main Road Seraidhela  
Mobile: +91 9771410986 Email: cb0986@canarabank.com

**CANARA BANK SERIADHELA BRANCH**  
**(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 PROVISIO 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 symbolic possession of which has been taken by the Authorized Officer of **SERIADHELA BRANCH** of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **26.12.2023** for recovery of ₹ 20,78,673.45 (Rupees Twenty lacs Seventy Eight Thousand Six Hundred Seventy Three and Paise Forty Five Only) as on **13.10.2021+** applicable interest there on and other charges due to the **SERIADHELA BRANCH**, Canara Bank from Shahin Parwin and Izhar Ahmad. The reserve price will be ₹ **28,22,000.00** (Rupees Twenty Eight Lacs Twenty Two Thousand Only) and the earnest money deposit will be ₹ **2,82,200.00** (Rupees Two Lacs Eighty Two Thousand Two Hundred Only). The Earnest Money Deposit shall be deposited on or before **21.12.2023 by 04:00 PM**.

Details and full description of the immovable property with known encumbrances, if any

All that part and parcel of the property consisting of Residential House at Plot No. 617, New Plot no 881, At Khata no 19, New Khata no 533, situated at Bishnupur PO B Polytechnic Dhanbad 828130 Jharkhand.

**Bounded:**

On the North by: New Plot no 882, Old plot no 618

On the South by: Rasta/Road

On the East by: Jagdish Jha

On the West by: Naresh Singh

For detailed terms and conditions of the sale please refer the link "E-auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager Canara Bank, Seriadhela Branch, Ph. No +91-97711410986 during office hours on any working day.

Date: 05.12.2023  
Place: Dhanbad



कृते केनरा बैंक  
For Canara Bank

Authorized Officer  
अधिकृत अधिकारी / Authorised Officer  
केनरा बैंक  
Canara Bank

Seriadhela Branch

#3340/3341 1st Floor Shyam Bhavan Main Road Seraidhela

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.12.2023**

1. Name and Address of the Secured Creditor:	Canara Bank, Seriadhela Branch
2. Name and Address of the Borrower(s)/Guarantor(s):	1. SHAHIN PARWIN W/O IZHAR AHMAD KASHAITOLA, RAHMATGANJ PANDARPALA DHANBAD 2. IZHAR AHMAD SO ABDUS SALAM KASHAITOLA, RAHMATGANJ PANDARPALA DHANBAD
a. Total liabilities as on NPA	₹ 20,78,673.45 (Rupees Twenty lacs Seventy Eight Thousand Six Hundred Seventy Three and Paise Forty Five Only)+ Applicable Interest ( Date of NPA: 13.10.2021)
b. (a) Mode of Auction (b) Details of auction service provider  (c) Date & Time of Auction  (d) Place of Auction	E-Auction <a href="https://indianbankseauction.com/">https://indianbankseauction.com/</a>  M/s CANBANK COMPUTER SERVICES E-Mail- <a href="mailto:ccsl@ccsl.co.in">ccsl@ccsl.co.in</a> , <a href="http://www.ccsl.co.in">www.ccsl.co.in</a>  <b>26.12.2023</b> <b>Time: 12:00 PM to 02.00 PM</b>  Online portal of E auction <a href="https://indianbankseauction.com">https:// indianbankseauction.com</a>
c. Details of Property/ies	All that part and parcel of the property consisting of Residential House at Plot No. 617, New Plot no 881, At Khata no 19, New Khata no 533, situated at Bishnupur PO B Polytechnic Dhanbad 828130 Jharkhand <b>Bounded:</b> <b>On the North by: New Plot no 882, Old plot no 618</b> <b>On the South by: Rasta/Road</b> <b>On the East by: Jagdish Jha</b> <b>On the West by: Naresh Singh</b>
d. Reserve Price	₹28,22,000.00 (Rupees Twenty Eight Lacs Twenty Two Thousand Only)



Seriadhela Branch

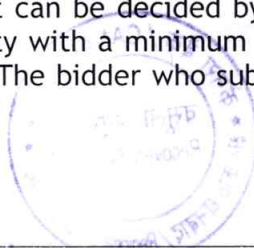
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e. EMD Amount	₹ 2,82,200.00 (Rupees Two Lacs Eighty Two Thousand Two Hundred Only)
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f. **OTHER TERMS AND CONDITIONS:**

1. Auction /bidding shall be only through "Online Electronic bidding "through the website:<https://indianbankseauction.com>. Bidders are advise to go through the website for detailed terms before taking part in the e-auction sale proceeding.
2. The property can be inspected, with Prior Appointment with Authorized Officer, on or before 21.12.2023 between 10:00 AM to 02:00 PM.
3. 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.
4. EMD amount of 10% of the Reserve price is to be deposited by way of Demand draft in favour of Authorised Officer, Canara Bank, **Seriadhela Branch** or shall be deposited through RTGS/NEFT/Fund transfer to credit of account of CANARA BANK, SERAIDHELA Branch GL A/C No209272434, IFSC :CNRB0000986 on or before 21.12.2023, 04:00 PM.
5. 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 COMPUTESERVICES LIMITED, #218, J P ROYALE, 1<sup>ST</sup> FLOOR, SAMPIGE ROAD, ( NEAR 14<sup>TH</sup> CROSS), 2<sup>ND</sup> MAIN, MALLESHWARAM, BANGALURU- 560003, 91-80-23469661/62 & 23 + FAX 91-80-23469667, Mr. SK SENAPATI, MR. PRATAP KANJILAL & MR. D D PAKHARE E-Mail- [ccsl@ccsl.co.in](mailto:ccsl@ccsl.co.in), [www.ccsl.co.in](http://www.ccsl.co.in)
6. After payment of the EMD amount, the bidders should submit a copy of the following documents/details on or before 21.12.2023 by 05:00 PM, to Canara bank, Seriadhela Branch by hand or e-mail.
  - (a) Demand draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - (b) 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.
  - (c) Bidders Name. Contact No .Address, E-mail Id.
  - (d) Bidder's A/C details for online refund of EMD.
7. The intending bidders should register their name at portal <https://ccsl.co.in> 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 LIMITED, #218, J P ROYALE, 1<sup>ST</sup> FLOOR, SAMPIGE ROAD, ( NEAR 14<sup>TH</sup> CROSS), 2<sup>ND</sup> MAIN, MALLESHWARAM, BANGALURU- 560003, 91-80-23469661/62 & 23 + FAX 91-80-23469667, Mr. S K SENAPATI, MR. PRATAP KANJILAL & MR. D D PAKHARE E-Mail- [ccsl@ccsl.co.in](mailto:ccsl@ccsl.co.in), [www.ccsl.co.in](http://www.ccsl.co.in)
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. Auction would commence at Reserve price, as mentioned above .Bidders shall improve their offers in multiples of Rs. 10,000.00 (Rupees Ten Thousand). The amount can be decided by the Authorised officer depending upon the value of the property with a minimum of Rs. 10,000.00 (Rupees Ten Thousand) as incremental value. The bidder who submits the highest bid (above the reserve price) on closure



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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.

10. 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.
11. For sale proceeds of Rs. 50,00,000.00 (Rupees Fifty Lacs only) 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.
12. All charges for conveyance, stamp duty/GST registration charges etc, as applicable shall be borne by the successful bidder only.
13. Authorized Officer shall reserve the right to postpone/cancel or vary the terms and condition of the e-auction without assigning any reason thereof.
14. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office or SERAIDHELA Branch who, as a facilitating centre, shall make necessary arrangements.
15. For further detail contact Chief Manager, Canara bank SERAIDHELA, Ph.No+91-9771474908 e-mail idcb4908@canarabank.com or the service provider M/s CANBANKCOMPUTER SERVICES LIMITED, #218, J P ROYALE, 1<sup>ST</sup> FLOOR, SAMPIGE ROAD, ( NEAR 14<sup>TH</sup> CROSS), 2<sup>ND</sup> MAIN, MALLESHWARAM, BANGALURU- 560003, 91-80-23469661/62 & 23 + FAX 91-80-23469667, Mr. S K SENAPATI, MR. PRATAP KANJILAL & MR. D D PAKHARE E-Mail-ccsl@ccsl.co.in, www.ccsl.co.in

**SPECIAL INSTRUCTIONS /CAUTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor any 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.

Date: 05.12.2023

Place: Dhanbad

कृते केनरा बैंक  
For Canara Bank

AUTHORISED OFFICER

CANARA BANK Authorised Officer



Handwritten text, possibly a signature or date, located in the lower-left quadrant of the page.

