



(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK 26,27,28 LOK NAYAK BHAWAN, KHAN MARKET
NEW DELHI- 110003.

PH- 7793828384, 9582291211 AND 8527853289 Email: cb19043@canarabank.com

Ref: CR: SARFAESI SALE: SHIVA THE SHOOLIN: JAN: 2024

Date: 22.01.2024

To,

1. M/s Shiva The Shoolin First Floor Cabin no-1, 285 Sant Nagar, East of Kailash, New Delhi-110065	3. Shri Gopal Mehta S/o Om Prakash Mehta (Guarantor) H No 285, Sant Nagar, East of Kailash, South Delhi New Delhi-110065
2. Shri Inderjeet Menka S/o Dalwinder Lal (Proprietor) H No-285, 3 rd floor, Sant Nagar, East of Kailash New Delhi-110065	4. Smt Ram Kumari W/o Shri Om Prakash Mehta (Guarantor cum Mortgager) Home No-B/11, Sadar Bazar, Karnal, Haryana-132001
Also at- H No-B-IX-576, New Santokh Pura, Jalandhar, Punjab-144004	

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after to be referred as SARFAESI ACT) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank, Khan Market, New Delhi Branch, Delhi 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 Khan Market, New Delhi Branch, 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) containing terms and conditions of the sale.

You are also been informed about your right to redeem the said assets within the time available under section 13(8) of the SARFAESI Act.

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**



Ref: CR: SARFAESI SALE: SHIVA THE SHOOLIN: JAN: 2024

Date: 22.01.2024

**CANARA BANK 26,27,28 LOK NAYAK BHAWAN, KHAN MARKET
NEW DELHI- 110003.**

**PH- 7793828384, 9582291211 AND 8527853289 Email: cb19043@canarabank.com
(A GOVERNMENT OF INDIA UNDERTAKING)**

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 creditor, the symbolic possession of which has been taken by the Authorised Officer of Canara Bank Khan Market, New Delhi Branch, Delhi will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 26.02.2024 from 12.30 p.m. to 1.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs 46,05,916.98/- (Rupees Forty Six Lakh Five Thousand Nine Hundred Sixteen and Palsa Ninety Eight Only), as on 31.05.2022, and payable with further interest at applicable rates and rests along with penal interest together with all costs, charges, expenses and incidental expenses incurred/to be incurred: and due to the Canara Bank, Khan Market Branch, New Delhi from the below mentioned borrower, guarantors and mortgagor:

I. Name and Address of the Secured Creditor : Canara Bank, Khan Market (Branch)

II. Name and Address of the Borrower/guarantor/mortgager :

1. M/s Shiva The Shoolin First Floor Cabin no-1, 285 Sant Nagar, East of Kallash, New Delhi-110065	3. Shri Gopal Mehta S/o Om Prakash Mehta (Guarantor) H no 285, Sant Nagar, East of Kallash, South Delhi New Delhi-110065
2. Shri Inderjeet Menka S/o Dalwinder Lal (Proprietor) H No-285, 3 rd floor, Sant Nagar, East of Kallash New Delhi-110065	4. Smt Ram Kumari W/o Shri Om Prakash Mehta (Guarantor cum Mortgager) Home No-B/11, Sader Bazar, Karnal, Haryana-132001
Also at- H No-B-IX-576, New Santokh Pura, Jalandhar, Punjab-144004	

III. Total liabilities as on 31.05.2022 : Rs 46,05,916.98/- (Rupees Forty Six Lakh Five Thousand Nine Hundred Sixteen and Palsa Ninety Eight Only), as on 31.05.2022 and payable with further interest at applicable rates & rests along with penal interest together with all costs, charges, expenses and incidental expenses incurred/to be incurred

IV. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD
Mr Pratap Kanjhilal & D.D.Pakhre
Mob. No.:9832952602/9911293517
8898418010/080-23469665/9480691777

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

सिद्धिदायक सिंडिकेट

S. No	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Local Self Government as on 31.12.2023
1.	Double Storey House No. E.P. B-11, (4/5 share) measuring 200 sq. yards, situated at back side D.A.V College, Sadar Bazar, Karnal(within Municipal Corporation, Karnal), registered with the office of Sub Registrar, Karnal and the same is bounded as under- North: 30', Boundary DAV College for Girls South: 30', Sadak. East: 60', EP B-12. West: 60', EP No.B-10. (UNDER SYMBOLIC POSSESSION)	Rs 169.00 Lakhs	Rs. 16.90 Lakhs	Not known to the Bank	Nil as per Bank's Record

The EMD should be deposited on or before 23.02.2024 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. Rattan Lal, Mobile No-9910160670, Authorised Officer and Divisional Manager, Canara Bank, New Delhi Regional Office, R K Puram Sector-5 or Sh. Lokesh Kumar Chitoshiya, Mobile No. 7793828384, Senior Manager, Canara Bank, Khan Market Branch, e-mail cb19043@canarabank.com OR Mr. Ravi Kant Gaur, Mobile No-8527853289, Senior Manager, Canara Bank, New Delhi Regional Office, R K Puram Sector-5 and Mr Rohit Nayyar , Mobile No-9582291211, Manager, Canara Bank, New Delhi Regional Office, R K Puram Sector-5 New Delhi , during office hours on any working day.

Date: 22.01.2024
Place: New Delhi

AUTHORISED OFFICER
CANARA BANK



Ref: CR: SARFAESI SALE: SHIVA THE SHOOLIN: JAN :2024

Date: 22.01.2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

- I. Name and Address of the Secured Creditor : Canara Bank, Khan Market (Branch)
II. Name and Address of the Borrower/guarantor/mortgager :

1. M/s Shiva The Shoolin First Floor Cabln no-1, 285 Sant Nagar, East of Kallash, New Delhi-110065	3. Shri Gopal Mehta S/o Om Prakash Mehta (Guarantor) H no 285, Sant Nagar, East of Kallash, South Delhi New Delhi-110065
2. Shri Inderjeet Menka S/o Dalwinder Lal (Proprietor) H No-285, 3 rd floor, Sant Nagar, East of kallash New Delhi-110065	4. Smt Ram Kumari W/o Shri Om Prakash Mehta (Guarantor cum Mortgager) Home No-B/11, Sadar Bazar, Karnal, Haryana-132001
Also at- H No-B-IX-576, New Santokh Pura, Jalandhar, Punjab-144004	

- III. Total liabilities as on 31.05.2022 : Rs 46,05,916.98/- (Rupees Forty Six Lakh Five Thousand Nine Hundred Sixteen and Paise Ninety Eight Only), as on 31.05.2022 and payable with further interest at applicable rates & rests along with penal interest together with all costs, charges, expenses and incidental expenses incurred/to be incurred

- IV. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD
Mr Pratap Kanjhilal & D.D.Pakhre
Mob. No.:9832952602/9911293517
8898418010/080-23469665/9480691777

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

S. No	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Local Self Government as on 31.12.2023
1.	<p>Double Storey House No. E.P. B-11, (4/5 share) measuring 200 sq. yards, situated at back side D.A.V College, Sadar Bazar, Karnal(within Municipal Corporation, Karnal), registered with the office of Sub Registrar, Karnal and the same is bounded as under-</p> <p>North: 30', Boundary DAV College for Girls South: 30', Sadak. East: 60', EP B-12. West: 60', EP No.B-10. (UNDER SYMBOLIC POSSESSION)</p>	Rs 169.00 Lakhs	Rs. 16.90 Lakhs	Not known to the Bank	Nil as per Bank's Record

1. Date of Auction: 26.02.2024 Time: 12.30 pm to 1.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)

2. Other terms and conditions

- ❖ Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- ❖ The property, put on auction sale, can be inspected, with Prior Appointment with Authorised Officer, on 16.02.2024 between 10.00 A.M to 5.00 P.M.
- ❖ The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- ❖ EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Khan Market, New Delhi, Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Khan Market, New Delhi, Account Name: SL-OL-RTGS-NEFT-PMT, Account No: 209272434, IFSC Code: CNRB0019043 on or before 23.02.2024 up to 05.00 p.m.
- ❖ 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: csleauktion@gmail.com, website address: www.indianbankseuction.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)
- ❖ After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23.02.2024 up to 05.00 p.m, to Khan Market, Branch New Delhi, 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. Bidders Name. Contact No. Address, E Mail Id.
 - III. Bidder's A/c details for online refund of EMD

- ❖ The intending bidders should register their names at portal www.indianbankseuction.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: ccsleauction@gmail.com.
- ❖ 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.
- ❖ Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000/-. 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.
- ❖ 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- ❖ 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.
- ❖ All charges for conveyance, stamp duty/GST/Registration charges etc. As applicable shall be borne by the successful bidder only.
- ❖ Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- ❖ 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, New Delhi Regional Office, R K Puram Sector-5, New Delhi who as a facilitating centre shall make necessary arrangements.
- ❖ Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- ❖ 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.
- ❖ All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- ❖ For further details contact **Sh. Lokesh Kumar Chitoshya**, Mobile No. 7793828384, Senior Manager, Canara Bank, Khan Market Branch, e-mail ch19043@canarabank.com or **Mr. Rattan Lal**, Mobile No-9910160670, Authorised Officer and Divisional Manager, Canara Bank, New Delhi Regional Office, R K Puram Sector-5 or **Mr. Ravi Kant Gaur**, Mobile No-8527853289, Senior Manager, Canara Bank, New Delhi Regional Office, R K Puram Sector-5 or **Mr Rohit Nayyar**, Mobile No-9582291211, Manager, Canara Bank, New Delhi Regional Office, R K Puram Sector-5 or the 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: Delhi
Date: 22.01.2024

Authorised Officer
Canara Bank

FORMAT FOR UPLOADING DETAILS OF PROPERTIES IN CORPORATE WEBSITE PUT FOR SALE UNDER E-AUCTION

(ALONG WITH THE SALE NOTICE IN PDF FORMAT)

Property Type: Independent House

Name of Title holder: Smt. Ram Kumari

Property Details: Double Storey House No. E.P. B-11, (4/5 share) measuring 200 sq. yards, situated at back side D.A.V College, Sadar Bazar, Karnal(within Municipal Corporation, Karnal), registered with the office of Sub Registrar, Karnal
Area : Karnal, Haryana

Bounded by :

North: 30', Boundary DAV College for Girls

South : 30', Sadak.

East : 60', EP B-12.

West: 60', EP No.B-10.

Reserve Price: Rs. 1,69,00,000/-

Date of E-Auction: 26.02.2024

EMD amount: Rs. 16,90,000/- to be deposited on or before 23.02.2024

Branch email id: cb19043@canarabank.com

Branch Manager Contact no. :Sh. Lokesh Kumar Chitoshiya Mobile no:7793828384

RO Nodal Officer's Contact no.8527853289, 9582291211

E-Auction Website: www.indianbankseauction.com



PHOTO OF THE PROPERTY

