



(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: Ram Hanuman/Sale notice/Aug/2024

Date: 08.08.2024

To

M/S SHRI RAM HANUMAN TRADERS  
PROPRIETOR: Nishant Kumar Singh S/O Sh. Suresh Kumar Singh  
Flat No P-91, First Floor at Pushpayan Nehru Enclave,  
Gomti Nagar, Lucknow-226010

(Borrower)

Sh. Nishant Kumar Singh S/O Sh. Suresh Kumar Singh  
Flat No P-91, First Floor at Pushpayan Nehru Enclave,  
Gomti Nagar, Lucknow-226010

(Borrower and Mortgagor)

Smt Neetu Singh W/O Sh. Nishant Kumar Singh  
Flat No P-91, First Floor at Pushpayan Nehru Enclave,  
Gomti Nagar, Lucknow-226010

(Guarantor and Mortgagor)

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.

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As you are aware, I on behalf of Canara Bank, Gomtinagar Lucknow (18481) Branch have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Gomtinagar Lucknow (18481) 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 Authorized Officer of GOMTINAGAR LUCKNOW (18481) BRANCH of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.08.2024, for recovery of Rs.2,03,21,016.96 + Interest thereon due to the GOMTINAGAR LUCKNOW (18481) BRANCH of Canara Bank from M/S SHRI RAM HANUMAN TRADERS (Proprietor Nishant Kumar Singh S/O Sh. Suresh Kumar Singh).

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Flat No P-87, Ground Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 94.753 Sq. Mtr.	54,50,000/-	5,45,000/-
2	Flat No P-91, First Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 97.75 Sq. Mtr.	59,09,000/-	5,91,000/-
3	Flat No P-92, First Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 94.753 Sq. Mtr.	52,96,000/-	5,29,600/-

The Earnest Money Deposit shall be deposited on or before 27.08.2024 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries
1	Flat No P-87, Ground Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 94.753 Sq. Mtr.	<b>Second Floor: Flat No P-95</b> <b>First Floor: Flat No P-91</b>
2	Flat No P-91, First Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 97.75 Sq. Mtr.	<b>Adjoining: Flat No P-92</b> <b>On Top: Flat No P-95</b> <b>At Bottom: Flat No P-87</b>
3	Flat No P-92, First Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 94.753 Sq. Mtr.	<b>Adjoining: Flat No P-91</b> <b>On Top: Flat No P-96</b> <b>At Bottom: Flat No P-88</b>

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 Manager, GOMTINAGAR LUCKNOW (18481) Branch (e-syndicate) Canara Bank, Ph. No. 9415550102 during office hours on any working day.

Date: 08.08.2024  
Place: LUCKNOW





DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.08.2024

1. Name and Address of Secured Creditor : Canara Bank, Gomtinagar Lucknow (18481) Branch

2. Name and Address of the Borrower & Guarantors :

M/S SHRI RAM HANUMAN TRADERS

(Borrower)

PROPRIETOR: Nishant Kumar Singh S/O Sh. Suresh Kumar Singh  
Flat No P-91, First Floor at Pushpayan Nehru Enclave,  
Gomti Nagar, Lucknow-226010

Sh. Nishant Kumar Singh S/O Sh. Suresh Kumar Singh  
Flat No P-91, First Floor at Pushpayan Nehru Enclave,  
Gomti Nagar, Lucknow-226010

Borrower and Mortgagor)

Smt Neetu Singh W/O Sh. Nishant Kumar Singh  
Flat No P-91, First Floor at Pushpayan Nehru Enclave,  
Gomti Nagar, Lucknow-226010

(Guarantor and Mortgagor)

Total Liabilities as on 08.08.2024 : Rs. 2,03,21,016.96 + Other Interest thereon

3. a) Mode of Auction : E-auction

b) Details of Auction service provider :

Company Name	M/s PSB Alliance (Ebkray)
Helpdesk Number	8291220220
Email	support.ebkray@psballiance.com
Website	https://ebkray.in/

c) Date & Time of Auction : 28.08.2024 between 10:00 AM to 02:00 PM

d) Place of Auction : https://ebkray.in/

e) Date of Demand Notice: - : 29.01.2024

f) Date Of Symbolic possession:- : 02.04.2024

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Flat No P-87, Ground Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 94.753 Sq. Mtr.	54,50,000/-	5,45,000/-
2	Flat No P-91, First Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 97.75 Sq. Mtr.	59,09,000/-	5,91,000/-
3	Flat No P-92, First Floor at Pushpayan Nehru Enclave, Gomti Nagar, Lucknow. Measuring Area 94.753 Sq. Mtr.	52,96,000/-	5,29,600/-

5. 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.
- Auction/bidding shall be only through "online Electronic Bidding" through the website https://ebkray.in/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- The property can be inspected, with Prior Appointment with Authorised Officer GOMTINAGAR LUCKNOW (18481) BRANCH till 27.08.2024.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Gomtinagar Lucknow (18481) Branch OR shall be deposited through RTGS/NEFT Fund

*[Handwritten Signature]*





Transfer to credit of account of Authorized Officer Canara Bank, A/c No 209272434 IFSC Code: CNRB0018481 on or before 27.08.2024 before 5.00 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 PSB Alliance (Ebkray), Helpdesk Number 8291220220; Email ID: support.ebkray@psballiance.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.08.2024 before 5.00 PM to Canara Bank Gomtinagar Lucknow (18481) Branch 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 <https://ebkray.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 PSB Alliance (Ebkray), Helpdesk Number 8291220220; Email ID: support.ebkray@psballiance.com.
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.
- k) 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.
- l) For sale proceeds of Rs. 50 (Rupees Fifty) lakhs 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) 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/ Gomtinagar Lucknow (18481) Branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact Canara Bank, Gomtinagar Lucknow (18481) Branch (Ph. No 9415550102) e-mail id cb18481@canarabank.com OR the service provider M/s PSB Alliance (Ebkray), Helpdesk Number 8291220220; Email ID: support.ebkray@psballiance.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: Lucknow  
Date: 08.08.2024

Authorized Officer  
Canara Bank

