

Ref: PAT/SARF/SN/2519/2024-25/02DATE: 04.06.2024

M/s S K Enterprises Prop.- Sri Sushil Kumar Le Gardenia Convention Centre Near Nav Gautam School Nahar Par, Bailey Road, PS- Rupaspur, Ward No. 17, Danapur, Patna- 801503	Sri Sushil Kumar S/o Sri Prahlad Singh Flat no. 301 & 302, 3 rd floor, "Dhaneshwar Palace" Ward No. 40, at- Abhimanyu Nagar, (Mauza- Jalalpur), PO- Danapur, PS- Rupaspur, Dist- Patna, Bihar, Pin- 801503	Sri Prahlad Singh S/O Late Dhaneshwar Singh Flat no. 301 & 302, 3 rd floor, "Dhaneshwar Palace" Ward No. 40, at- Abhimanyu Nagar, (Mauza- Jalalpur), PO- Danapur, PS- Rupaspur, Dist- Patna, Bihar, Pin- 801503
Sri Pankaj Kumar S/o Sri Prahlad Singh Flat no. 301 & 302, 3 rd floor, "Dhaneshwar Palace" Ward No. 40, at- Abhimanyu Nagar, (Mauza- Jalalpur), PO- Danapur, PS- Rupaspur, Dist- Patna, Bihar, Pin- 801503	Sri Santu Kumar S/o Sri Prahlad Singh Flat no. 301 & 302, 3 rd floor, "Dhaneshwar Palace" Ward No. 40, at- Abhimanyu Nagar, (Mauza- Jalalpur), PO- Danapur, PS- Rupaspur, Dist- Patna, Bihar, Pin- 801503	

Dear Sir/s,

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

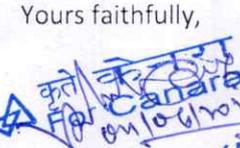
As you are aware, I on behalf of Canara Bank **Raja Bazaar, Patna Branch** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Raja Bazaar, Patna Branch**.

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 hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ any other act.

Yours faithfully,


Canara Bank
 AUTHORISED OFFICER
 Manager
 Raja Bazar Br., Patna
CANARA BANK
 ENCLURE – SALE NOTICE

Internal

Internal

सिंडिकेट Syndicate
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 proviso 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 and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **Raja Bazaar Branch, Patna** 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. 1,16,03,261.96** (Rupees One Crore Sixteen Lakh Three Thousand Two Hundred Sixty One and Paise Ninety Six only) **as on 31.05.2024** together with further interest and incidental expenses and costs till realization due to the Raja Bazaar Branch, Patna from **M/s S.K Enterprises; Proprietor Sri Sushil Kumar S/O Sri Prahlad Singh, Flat No. 301, & 302, 3rd Floor, "Dhaneshwar Palace" Ward No. 40, At - Abhimanyu Nagar, (Mauza- Jalalpur) PO.- Danapur, PS - Rupaspur, Distt – Patna(Bihar)- 801503**

The Reserve price will be **Rs.78,00,000/-** (Rupees Seventy Eight Lakhs only) and the **Earnest Money Deposit** will be **Rs.7,80,000/-** (Rupees Seven Lakhs Eighty Thousand Only). The Earnest Money Deposit shall be deposited on or before **08.07.2024** by **4.00 PM**.

Details and full description of the immovable property:-

All that Part and Parcel of the property consisting of Flat no. -301 & 302 3rd Floor, "Dhaneshwari Palace Situated in Mauza- Jalalpur, Mohalla- Abhimanu Nagar, P.S- Danapur, Sub Registry Office Danapur, Distt- Patna, Land bearing Thana No.- 22, Thana Code- 126, Tauzi No.- 5523, Khata No.- 133, Survey Plot No. 303(P).

Area- Flat No. 301-1325 sqft, Proportionate share of land – 375.97 sqft. and Flat No. – 302-1325 Sqft, Proportionate share of land – 375.97 sqft.

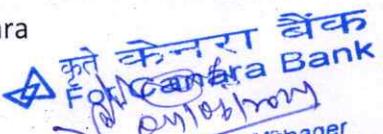
Boundary: Flat No. 301- North- Flat No.-302, South- set Back, East- Set back, West- Corridor + Flat No.- 303+ Stair.

Flat No. 302- North- Set back, South- Flat No.- 301, East- Set Back, West- Corridor+Stair+Lift+Flat No. 304.

Boundary of the Land- North- Survey plot No.-302, South- Deveshwar Singh, East- Sri Kameshwar Singh, West- 20 feet wide Road & Sanjay Kumar Mishra

Date: 04.06.2024

Place: Patna


Authorised Officer
मुख्य अधिकारी, राजा बाजार, पटना / Raja Bazar Br., Patna
CANARA BANK

Internal

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.06.2024

1. Name and Address of the Secured Creditor : **Raja Bazaar Branch, Patna**
2. **Name and Address of the Borrower(s)/Guarantor(s) :** 1) M/S S.K Enterprises, Proprietor Sri Sushil Kumar S/O Sri Prahlad Singh, Flat No. 301, & 302, 3rd Floor, "Dhaneshwar Palace" Ward No. 40, at Abhimanyu Nagar, (Mauza- Jalalpur) PO. Danapur, Ps- Rupaspur, Distt- Patna(Bihar)- 801503, 2) Sri Sushil Kumar S/O Sri Prahlad Singh, 3) Sri Prahlad Singh S/O Late Dhaneshwar Singh, 4) Sri Pankaj Kumar S/O Sri Prahlad Singh, and 5) Sri Santu Kumar S/O Sri Prahlad Singh, Address of the No. 2,3,4, and 5 is Flat No. 301, & 302, 3rd Floor, "Dhaneshwar Palace" Ward No. 40, at Abhimanyu Nagar, (Mauza -Jalalpur), PO - Danapur, PS - Rupaspur, Distt- Patna(Bihar)- 801503

3. Total liabilities as on **31.05.2024: Rs.1,16,03,261.96** +interest and other cost thereon

4. (a) **Mode of Auction:** Online E-Auction

(b) **Details of Auction service provider::** M/s.C1 India Pvt Ltd, Plot No.68, 3rd Floor, Sector – 44, Gurgaon, Haryana, Pin- 122003. Mr. Shibu Babu, Mobile no.: 9891628914, Mr. Mithilesh Kumar, Mobile no.: 7080804466. email id: delhi@c1india.com, shibu.babu@c1india.com

(c) **Date & Time of Auction** : 10.07.2024, From 12.30 PM TO 1.30 PM

(d) **Place of Auction** : <https://bankeauctions.com>

(e) **Reserve Price & EMD AMT: Rs.78,00,000/-** (Rupees Seventy Eight Lakhs Only) and the Earnest Money Deposit will be **Rs.7,80,000/-** (Rupees Seven Lakhs Eighty Thousand Only)

(f) **EMD DATE AND TIME** : On or before 08.07.2024 by 4:00 PM

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, **Raja Bazaar Branch, Patna** between **11 AM TO 1.00 PM on 21.06.2024**.
- 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 way of Demand draft in favour of Authorized Officer, **Raja Bazaar Branch, Patna** OR shall be deposited through RTGS/NEFT/Fund

Internal

केनरा बैंक
For Canara Bank
मुख्य प्रबंधक / Chief Manager
राजा बाजार शाखा, पटना / Raja Bazar Br., Patna

Internal

2025 RELEASE UNDER E.O. 14176

Transfer to credit of account of name –CANARA BANK RAJA BAZAAR, A/C- 209272434, IFSC Code- CNRB0002519 on or before 08.07.2024 by 4:00PM.

- 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.CI India Pvt Ltd, Mr. Shibu Babu, Mobile no.: 9891628914, Mr. Mithilesh Kumar, Mobile no.: 7080804466. email: delhi@clindia.com&shibu.babu@clindia.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).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 08.07.2024 by 4.00 PM, to **Raja Bazaar Branch, Patna** by hand or by email-cb2519@canarabank.com
- 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.
- g) The intending bidders should register their names at portal: <https://bankeauctions.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.CI India Pvt Ltd, Mr. Shibu Babu, Mobile no.: 9891628914, Mr. Mithilesh Kumar, Mobile no.: 7080804466. email: delhi@clindia.com&shibu.babu@clindia.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 amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value). 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

Internal

 केनरा बैंक
of Canara Bank

मुख्य प्रबंधक / Chief Manager
राजा बाजार शाखा, पटना / Raja Bazar Br., Patna

Internal

WATER TREATMENT
PLANT
No. 1
1950

सिंडिकेट Syndicate

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 Patna or **Raja Bazaar Branch, Patna** that, as a facilitating centre, shall make necessary arrangements.

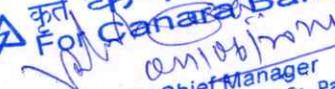
For further details contact Branch manager, **Raja Bazaar Branch, Patna**(Mobile. No. 8210998442)&e-mail id cb2519@canarabank.com OR recropat@canarabank.com or the service provider M/s.C1 India Pvt Ltd, Mr. Shibu Babu, Mobile no.: 9891628914, Mr. Mithilesh Kumar, Mobile no.: 7080804466. email: delhi@c1india.com&shibu.babu@c1india.com

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: PATNA

Date: 04.06.2024


केनरा बैंक
For Canara Bank
Chief Manager
राजा बाजार शाखा, Patna
CANARA BANK

Internal

Internal

भारतीय डाक



RF407236293IN IVR:8270407236293
RL PATNA GPO <800001>
Counter No:3,06/06/2024,14:08
To:PANKAJ KUMAR,/
PIN:801503, D.CANTT. S.O
From:CANARA BANK,PATNA
Wt:30gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RF407236174IN IVR:8270407236174
RL PATNA GPO <800001>
Counter No:3,06/06/2024,14:08
To:SANTU KUMAR,/
PIN:801503, D.CANTT. S.O
From:CANARA BANK,PATNA
Wt:30gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RF407236055IN IVR:8270407236055
RL PATNA GPO <800001>
Counter No:3,06/06/2024,14:08
To:PRAHLAD SINGH,/
PIN:801503, D.CANTT. S.O
From:CANARA BANK,PATNA
Wt:30gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RF432016569IN IVR:8270432016569
RL PATNA GPO <800001>
Counter No:3,06/06/2024,14:08
To:SUSHIL KUMAR,.
PIN:801503, D.CANTT. S.O
From:CANARA BANK,PATNA
Wt:30gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RF407236302IN IVR:8270407236302
RL PATNA GPO <800001>
Counter No:3,06/06/2024,14:08
To:SUSHIL KUMAR,/
PIN:801503, D.CANTT. S.O
From:CANARA BANK,PATNA
Wt:30gms,REG=17.0

Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
<Track on www.indiapost.gov.in>