

Ref: RLROPAT/SARF/SN/2519/92/2024-25/ARN

DATE: 25.04.2024

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

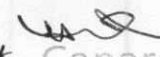
As you are aware, I on behalf of Canara Bank Raja Bazaar, Patna Branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Raja Bazaar, Patna Branch.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

In furtherance of the earlier notice with Reference No. Ref: CB2519: REC: SK ENT: 343:2023: SKM dated 31.01.2024; I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

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

Yours faithfully,
Authorized Officer


Canara Bank
AUTHORISED OFFICER
CANARA BANK



ENCLOSURE – SALE NOTICE

Internal

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 **29.05.2024**, for recovery of **Rs. 1,09,73,520.18 (Rupees One Crore Nine Lakh Seventy Three Thousand Five Hundred Twenty and Paise Eighteen only)** as on **03.01.2024** 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.85,00,000/-** (Rupees Eighty Five Lakhs only) and the **Earnest Money Deposit** will be **Rs.8,50,000/-**(Rupees Eight Lakhs Fifty Thousand Only). The Earnest Money Deposit shall be deposited on or before **27.05.2024** 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.

Boundry : 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.


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

Date: 25.04.2024

Place: Patna



Authorized Officer


Canara Bank
Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.04.2024

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 03.01.2024: Rs. 1,09,73,520.18** + interest and other cost thereon
4. (a) **Mode of Auction:** Online E-Auction
(b) **Details of Auction service provider::** M/s Canbank Computer Services Ltd., J P Royale, 1st Floor 218, 2nd Main, Sampige Road, (Near 14th Cross) Malleswaram, Bangalore-560003 - webiste- www.ccsl.co.in and <https://indianbankseauction.com> contact person Mr.PratapKanjilal/ Mr.Ramesh, Mobile No 09480691777,8270935357, 08553643144Land line 080-23469665 email: ccsleauction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com
(c) **Date & Time of Auction** : 29.05.2024, From 12.30 PM TO 1.30 PM
(d)**Place of Auction** : <https://indianbankseauction.com>
(e)**Reserve Price& EMD AMT: Rs.85,00,000/-** (Rupees Eighty Five Lakhs Only) and the **Earnest MoneyDeposit** will be **Rs.8,50,000/-** (Rupees Eight Lakhs Fifty Thousand Only).
(f) **EMD DATE AND TIME** :On or before 27.05.2024 by 4:00 PM

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://indianbankseauction.com>. Or www.ccsl.co.in 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 22.05.2024**.
- 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 Bazar Branch, Patna** OR shall be deposited through RTGS/NEFT/Fund



Transfer to credit of account of name –CANARA BANK RAJA BAZAAR, A/C- 209272434, IFSC Code- CNRB0002519 on or before 27.05.2024 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 Mr. Pratap Kanjilal / Mr. Ramesh, Mobile No. 09480691777, 8270935357, 08553643144 Land Line 080-23469665; email: ccsleauction@gmail.com or ccsl@ccsl.co.in. 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 27.05.2024 by 4.00 PM, to **Raja Bazaar Branch, Patna** by hand or by email-cb2519@canaranbank.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://indianbankseauction.com>. Or www.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 SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram Bangalore Pin 560003 Contact person Mr. PratapKanjilal/ Mr. Ramesh, Mobile No 09480691777, 8270935357, 08553643144
- 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 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.



सिंडिकेट Syndicate

- 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 npacopat@canarabank.com the service provider M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Contact person Mr. Pakhare D D , Mr. Ramesh T H, Mobile No 09480691777, 08553643144

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: 25.04.2024



Authorized Officer

Canara Bank

Authorised Officer

CANARA BANK