

COVERING LETTER TO SALE NOTICE

Ref: Recrogaya/SARFAESI/SALE /SUPER PRINCEAGARWATI/AUCTION-27.02.2025/2024-25
Date: 05.02.2025

To,

M/S Super Prince Agarwati Company (Borrower)
Proprietor: Md. Zulqar Nain
Address;
Haji Lodge ,
B N Jha Road
Near- Murarpur Masjid
Gaya, Bihar, 823001

Dear Sir,

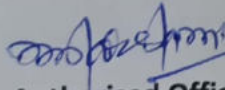
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, Gaya Bajaja Road branch 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 Gaya Bajaja Road branch 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, Regional office, Gaya



ENCLOSURE – SALE NOTICE

- CC- 1. Canara bank, Gaya Bajaja Road branch
2. SUPER PRINCE AGARBATTI COMPANY (PROPRIETORSHIP FIRM)
3. MD.ZULQAR NAIN S/O LATE MD. AINUL HAQUE (PROPRIETOR)
4. MRS. ARJUMAND BANO W/O AINUL HAK (GUARANTOR/MORTGAGOR)

Internal

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Date: 05.02.2025

To,

Md. Zulqar Nain (Proprietor)
S/O Late Md. Ainul Haque
Address:
Murarpur, Head Post Office- Gaya
Dist- Gaya, Bihar, 823001

Dear Sir,

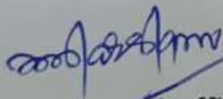
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Ref: Recrogaya/SARFAESI/SALE /SUPER PRINCEAGARWATI/AUCTION-27.02.2025/2024-25
Date: 05.02.2025

To,

Mrs. Arjumand Bano
w/o Ainul Hak
Address:
Murarpur Masjid, Gaya
Bihar, 823001

(Guarantor/ Mortgagor)

Contact: 9386081033

Dear Sir,

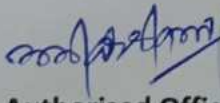
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ANNEXURE - 13

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 possession of which has been taken by the Authorized Officer of **Gaya Bajaja Road Branch** of the Canara Bank., will be sold "As is where is", "As is what is", and " Whatever there is" on **27.02.2025** for recovery of **14,34,523.96 (Rupees Fourteen Lakhs thirty four thousands five hundreds twenty three and paisa ninty six only)** as on **24.01.2024** plus interest & other cost till realization due to the **Gaya Bajaja Road branch** of Canara Bank **Borrower- SUPER PRINCE AGARBATTI COMPANY PROPRIETOR- MD. ZULQAR NAIN** resident of **Murarpur, Head Post Office- Gaya, Dist- Gaya, Bihar, 823001**

Mortgagor :- Mrs. Arjumand Bano w/o Ainul Hak resident of **Murarpur Masjid, Gaya, Bihar, 823001**

The immovable properties details & Reserve price details are as below:

Sr no	Immovable Property Details	Property Holder	Reserve Price	EMD Amt
1	FreeHold property is residential property situated at Ward No- 03 thereafter 9 ,presently 15. Holding No: 26 thereafter 28, presently 38. Under Anchal Office, Nagar Prakhand Chandauti , Khasra No- 198, Mohalla- Murarpur, P.S- Kotwali , Gaya, Bihar , 823001 Extent of Area- 816.75 Sq.ft (as per mutation) Boundary: (As per LSR) North : Parti Land South: Abdul Zabbar East : Kola thereafter Samsuddin West: 5 feet Gali	BIBI AARJUMAND BANO WIFE OF AINUL HAQUE	RS.40.12 LAKHS	RS.4,01,200/-

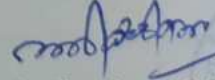
The Earnest Money Deposit shall be deposited on or before 25.02.2025 at 4:00 PM.

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided M/S PSB Alliance Ltd (ebkray), Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : SUPPORT.BAANKNET@psballiance.com or Canara Bank's website (www.canarabank.com) or Canara Bank's website www.canarabank.com or may contact Branch In-Charge, Gaya Bajaja Road Branch, Mobile No. +91- 8210998542 during office hours on any working day.

Date:05.02.2025

Place: GAYA


Authorized Officer
Canara Bank



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.02.2025

1. Name and Address of the Secured Creditor : Canara Bank, Gaya Bajaja Road Branch,
2. Name and Address of the Borrower(s) / Guarantor(s) : SUPER PRINCE AGARBATTI COMPANY PROPRIETOR- MD. ZULQAR NAIN resident of Murarpur, Head Post Office- Gaya, Dist- Gaya, Bihar, 823001
3. Mortgagor/Guarantor :- Mrs. Arjumand Bano w/o Ainul Hak resident of Murarpur Masjid, Gaya, Bihar, 823001
4. Total liabilities as on 24.01.2024 : Rs.14,34,523.96 (Rupees Fourteen Lakhs thirty four thousands five hundreds twenty three and paise ninty six only) plus interest & other expenses cost till realization.
5. (a) Mode of Auction : Online E-Auction <https://baanknet.com/>
(b) Details of Auction service provide : M/S PSB Alliance Ltd , Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : SUPPORT.BAANKNET@psballiance.com
(c) Date & Time of Auction: **27.02.2025** & Time 12:30 PM-1:30 PM, (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) Place of Auction : <https://baanknet.com/>
6. Reserve Price : **RS.40,12,000/-**
7. Other terms and conditions:
 - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.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, on **24.02.2025 between 11.00 AM to 1.00 PM.**
 - 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, Canara Bank, **Gaya Bajaja Road Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Gaya Bajaja Road** , A/c No : **209272434** IFSC Code: **CNRB0002003** on or before **25.02.2025 till 4.00 pm.**

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- 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 PSB Alliance Ltd, Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : SUPPORT.BAANKNET@psballiance.com**
- f) After payment of the EMD amount, the intending bidders should submit copy of the following documents/details on or before **25.02.2024 till 4.00 PM**, to Canara Bank, **Gaya Bajaja Road 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.
- g) The intending bidders should register their names at portal **<https://baanknet.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 PSB Alliance Ltd Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : SUPPORT.BAANKNET@psballiance.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 multiples of **Rs10000** (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

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- 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) Authorized 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 are interested in participating in the e-auction, they can approach the concerned Regional office or HILSA branch which, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank, Gaya Bajaja Road Branch (Ph. No- 8210998542), email id cb2003@canarabank.com OR the service provider M/S PSB Alliance Ltd Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : SUPPORT.BAANKNET@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: Gaya

Date: 05.02.2025


Authorized Officer
Canara Bank
