

Ref: ETAH/CIVIL LINES/04/0372/2024-25

Date: 22.07.2024

To,

1. BORROWER/S

: M/S Sanjesh Yadav Contractors

Prop: Mr. Sanjesh Yadav S/O Sh. Chet Ram Yadav  
C/o Hotel Maya Palace,  
G T Road Etah, UP-207001

2. Guarantor/Mortgagor/s

: 1. Mr. Sanjesh Yadav S/O Mr. Chet Ram Yadav

R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah, UP-207001

2. Mr. Chet Ram Yadav S/o Ram Singh Yadav

R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah, UP-207001

3. Mr. Ravi Yadav S/O Mr. Chet Ram Yadav

R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah, UP-207001

4. Mrs. Maya Yadav W/O Mr. Chet Ram Yadav

R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah, UP-207001

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, Civil Lines , Etah 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 Civil Lines Etah 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

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 (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 Authorised Officer of , Civil Lines Etah 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. 18371327/- + interest from 01.07.2024 + other charges** due to the Civil Lines Etah of Canara Bank from M/s Sanjesh Yadav Contractor

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of commercial LAND AND BUILDING Situated Municipal No. 203/36 to 203/40 of sector 22 at G T Road Etah DIST- Etah Area 596 Sq Mtr. East- Property of Daya Ram Sindhi West- Agra Road North- G T Road South- Property of Shishupal Singh Yadav	949.63 Lakh	94.96 Lakh
	EMT of double storey Building ar C-08 Plot No. 166/12,Block D, Sector 50, Noida Distt. Gutam Buddh Nagar measuring 250.00 sq mtr.  North-Plot no. D-166/29 Sector 50 South-18 mtrs wide Road East- Plot no. D-166/13 West- Plot no. D-166/11	320.81 Lakh	32.08 Lakh
	EMT of House situated at Sector No. 21 Ward-5 Galo No. 2 Yadav Nagar Etah with total area 271.07 sqmtr. East- Property of Chote Singh West-Property of Shushila Devi North-Property of Parwati Devi South-Road 10' wide	78.04 Lakh	7.80 Lakh
	EMT of Residential house situated at Yadav Nagar Choncha Van Gaon Etah measuring 65.08 sq mtr. North-8'Wide Road South-House of Maya Devi East-House of Badho Singh West-House of Balbir Singh	14.47 Lakh	1.44 Lakh

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	EMT of commercial LAND AND BUILDING Situated Municipal No. 203/36 to 203/40 of sector 22 at G T Road Etah DIST- Etah Area 596 Sq Mtr. Owner: .Sri Chet Ram Singh Yadav S/O Ram Singh Yadav Nagar Etah 2. Sri. Sanjeh Yadav S/O Chet Ram Singh Yadav 3. Mr. Ravi Yadav S/o Chetram Yadav Gali no.2 Yadav Nagar Agra Road Etah 4. Smt. Maya devi W/O Sri Chetram Singh Yadav Yadav Nagar Agra Road Etah	East- Property of Daya Ram Sindhi West- Agra Road North- G T Road South- Property of Shishupal Singh Yadav
2	EMT of double storey Building ar C-08 Plot No. 166/12,Block D, Sector 50, Noida Distt. Gutam Buddh Nagar measuring 250.00 sq mtr. Owner : 1. Shri Chetram Singh Yadav s/o Ram Singh Yadav Nagar Etah 2.Smt. Maya Devi w/o Shri Chetram Singh Yadav 3.Ravi Yadav s/o Shri Chetram Singh Yadav 4.Sanjesh Yadav s/o Shri Chetram Singh Yadav	North-Plot no. D-166/29 Sector 50 South-18 mtrs wide Road East- Plot no. D-166/13 West- Plot no. D-166/11

3	EMT of House situated at Sector No. 21 Ward-5 Galo No. 2 Yadav Nagar Etah with total area 271.07 sqmtr. Owner: Maya Devi W/o Chetram Singh Yadav	East- Property of Chote Singh West-Property of Shushila Devi North-Property of Parwati Devi South-Road 10' wide
4	EMT of Residential house situated at Yadav Nagar Chanchav Gaon Etah measuring 65.08 sq mtr. Owner : Maya Devi W/o Chetram Singh Yadav	North-8'Wide Road South-House of Maya Devi East-House of Badho Singh West-House of Balbir Singh

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, Canara Bank , Civil Lines , Etah Ph. No. 8272082327 during office hours on any working day.

Date: 22.07.2024  
Place: Etah

Authorised Officer  
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.07.2024

1. Name and Address of Secured Creditor : Canara Bank, Civil Lines Etah

Name and Address of the Borrower & Guarantors :

1. BORROWER/S : M/S Sanjesh Yadav Contractor.  
Prop: Sri Sanjesh Yadav S/O Mr. Chet RamYadav  
C/o Hotel Maya Palace,  
G T Road Etah
2. Guarantor/Mortgagor/s : 1. Mr. Sanjesh Yadav S/O Mr.Chet Ram Yadav  
R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah
- 2.Mr. Chet Ram Yadav S/oRam Singh Yadav  
R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah
- 3.Mr. Ravi Yadav S/O Mr. Chet Ram Yadav  
R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah
- 4.Mrs. Maya Yadav W/O Mr. Chet Ram Yadav  
R/O House No 328, Sector No. 21 , Ward No 5.  
Yadav Nagar, Gali No 2, Tehsil and Distt Etah

Total Liabilities : **Rs. 18371327/- + interest from 01.07.2024 + other charges**

- a) Mode of Auction : E-auction
- b) Details of Auction service provider: **M/S PSB Alliance Ltd (ebkray),  
Helpdesk:8291220220  
Email: support.ebkray@psballiance.com**
- c) Date & Time of Auction : 28.08.2024 between 11:30AM to 12:30PM
- d) Place of Auction : **<http://ebkray.in/>**

2. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of commercial LAND AND BUILDING Situated Municipal No. 203/36 to 203/40 of sector 22 at G T Road Etah DIST- Etah Area 596 Sq Mtr. East- Property of Daya Ram Sindhi West- Agra Road North- G T Road South- Property of Shishupal Singh Yadav	949.63 Lakh	94.96 Lakh
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	EMT of House situated at Sector No. 21 Ward-5 Galo No. 2 Yadav Nagar Etah with total area 271.07 sqmtr. East- Property of Chote Singh West-Property of Shushila Devi North-Property of Parwati Devi South-Road 10' wide	78.04 Lakh	7.80 Lakh
	EMT of Residential house situated at Yadav Nagar Chanchav Gaon Etah measuring 65.03 sq mtr.	14.47 Lakh	1.44 Lakh

North-8'Wide Road South-House of Maya Devi East-House of Badho Singh West-House of Balbir Singh		
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**Other terms and Conditions:**

- a) 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.
- b) Auction/bidding shall be only through "online Electronic Bidding" through the website <http://ebkray.in/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, **Canara Bank, ETAH CIVIL LINES** Branch from 01.08.2024 to 27.08.2024 on any working day during office hours.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, **Canara Bank, ETAH CIVIL LINES** Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Canara Bank, ETAH CIVIL LINES** Branch, **A/c No 209272434 IFSC Code:CNRB0000372** on or before 27.08.2024 (Date mention here) 05:00 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
- 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 05:00 PM, to Canara Bank, **Canara Bank, ETAH CIVIL LINES** 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 <http://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 Ltd (ebkray), Contact no. 1) KARAN MODI(07016716557), 2)VASU PATEL (9510974587), Email: support.ebkray@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 Rs. 10000/- (The amount can be decided by the Authorised 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 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 or **Canara Bank, ETAH CIVIL LINES** branch who, as a facilitating centre, shall make necessary arrangements.

- i) O) For further details contact Branch Incharge, Canara Bank , Civil Lines , Etah Ph. No. 8272082327 e-mail id cb0372@canarabank.com OR the service provider M/S PSB Alliance Ltd (ebkray), Contact no. 1) KARAN MODI(07016716557), 2)VASU PATEL (9510974587), Email: 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: **ETAH CIVIL LINES**  
Date: 22.07.2024

Authorised Officer  
Canara Bank

