

**Public Auction Notice**  
**Debts Recovery Tribunal**  
**(Government of India, Ministry of Finance)**  
A, B & F Wings, Karpuri Thakur Sadan, Ashiyana Digha Road,  
Patna - 800 025

Canara Bank, Retail Asset Hub, 8<sup>th</sup> Floor, Luv Kush Tower, Exhibition Road, Patna-1

Vs.

Saroj Kumar Thakur & Ors.

(In R.P. Case No. 294/2023 arising out of O.A. Case No. 221/2022)

**E-AUCTION SALE NOTICE**

As per order dated 16.05.2025, under mentioned property will be sold by **public online e-Auction** on the date and time mentioned herein for recovery of Rs. 37,48,833/- (as per Recovery Certificate dated 18.04.2023) and as per Current Dues Calculation submitted by Certificate Holder Bank Rs.52,13,470.28/- as on 16.05.2025 from Saroj Kumar Thakur & Ors. , the sum is recoverable together with interest, cost, charges, as per the certificate. The auction sale will be by way of **online e-Auction**.

**Description of Property:**

| Description of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Reserve Price                                                                          | EMD                                                                                                                                   | Date and time of Auction                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><u>Description of the Mortgaged Property</u></b></p> <p>Residential Flat No- 603 on the 6th floor in the building known as "CHHATRAPATI SHIVAJI GREENS" (BLOCK-E) having a super built up area of 1002 sq. ft. with one reserved Car parking along with undivided proportionate share in the land bearing Mauza- Bhogipur, Thana No- 104, Tauzi No - 19, Khata No - 29 and 33, C.S. Plot No- 306 and 307 situated at branch road of Bhogipur known as Ektapuram, P.S.- Gopalpur of District- Patna vide Agreement of Sale Deed No - 12310 dated 30.12.2014 executed in favour of the Defendant No- 2 namely Mrs. Nibha Thakur.</p> <p><b>Boundary:-</b><br/> North- Open space of the Building<br/> South- Lobby<br/> East-Flat no -E-604<br/> West- Flat no -E-602</p> | <p>32,00,000/-<br/> (Rupees Thirty Two Lacs Only))<br/> for the scheduled property</p> | <p>3,20,000/-<br/> (Rupees Three Lacs and Twenty Thousand Only) for the scheduled property on or before 18.07.2025 upto 4.00 P.M.</p> | <p>23.07.2025<br/> between 12.30 P.M. to 4.00 P.M. with auto extension clause in case of bid in last 5 minutes before closing, if required. The amount by which the biddings are to be increased shall be Rs.20,000/-.</p> |

**Name and address of e-auction agency:-**

Company Name/address of e-auction agency PSB Alliance Pvt. Ltd, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai -400037.

**E-mail Address:**[support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)

**Phone no.:**8291220220

**Website add:** <https://baanknet.com>

**Facilitation Agency:** (i) Office of Recovery Officer, A, B & F Wings, 2<sup>nd</sup> Floor, Karpuri Thakur Sadan, Ashiyana Digha Road, Rajiv Nagar, Patna - 25, (ii) Canara Bank -Patna Kankarbagh Branch. Sada Shivam, B-51, People Co-Op Colony Kankar Bagh, Patna, PIN Code - 800020., Contact Person- Mr. Upendra Kumar Choudhary (Chief Manager), Mob.: 8210998437.

*Ashwini Kumar*

**ACCOUNT DETAIL FOR ONLINE MONEY TRANSFER**

| ACCOUNT NO.& NAME | NAME                              | IFSC CODE   |
|-------------------|-----------------------------------|-------------|
| 209272434         | CANARA BANK - PATNA<br>KANKARBAGH | CNRB0002520 |

**TERMS & CONDITIONS OF SALE:-**

1. The property shall be sold "*as is where is basis*".
2. The intending bidders should register the participation with the service provider well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite Earnest Money Deposit be paid by prescribed mode.
3. To take part in Auction, each bidder shall deposit Earnest Money (EMD) @ of 10 % of the Reserve Price which shall be paid by electronic transfer to the concerned Bank's EMD Account or through DD/pay order drawn in favour of Recovery Officer, DRT., Patna alongwith copy of PAN card, Address proof and Identity proof with E-mail ID, Mobile No. of bidder. The Envelope containing EMD alongwith details of documents should be superscribed R. P. No. 294/2023 and in case of the company copy of resolution by the Board members of the company or any other document confirming representation/attorney of the company should reach on or before 4.00 P.M. of 18.07.2025 in the office of Recovery Officer, DRT., Patna or should credit the amount in respective Bank's/Financial Institution's account. EMD received thereafter shall not be considered.
4. The successful bidder shall have to pay 25% of the sale proceeds (including EMD) on the Next working day of sale through the mode as stated above.
5. The purchaser shall deposit the balance 75% of the sale proceeds before the undersigned on or before 15<sup>th</sup> day from the date of sale of the Property, exclusive of such day, or if the 15<sup>th</sup> day be Sunday or other holiday, then on the first office day after the 15<sup>th</sup> day alongwith the poundage fee @2% upto Rs.1,000/- and @ 1% on the excess of such gross amount over Rs.1,000/- by prescribed mode as stated above.
6. In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.
7. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.
8. EMD of unsuccessful bidder shall be returned the same day of auction by DRT/Bank by credit to the account of bidder mention in bid form.
9. Prospective bidder may avail online training from service provider.
10. Prospective bidders are advised to go through the website for details terms & conditions of sale before submitting their bids or contact Branch Manager of the concerned Branch.

Dated: 05.06.2025

  
Recovery Officer