

BHAGALPUR, HUSSAINABAD BRANCH

REF: RECOVERY/E-AUCTION/267/2023-24

DATE: 12.10.2023

To M/S FALAK TRADING PROP – Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 1st FLOOR, DRP- 8, Dr. R P ROAD, KHALIFABAG, BHAGALPUR, BIHAR PIN- 812001	To Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 15/96 SARAY, JAGDISHPUR , BHAGALPUR, BIHAR PIN-812001
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Dear Sir,

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, **BHAGALPUR, HUSSAINABAD** 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 **BHAGALPUR, HUSSAINABAD** Branch of Canara Bank.

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.

Yours faithfully,



AUTHORISED OFFICER



ENCLOSURE – SALE NOTICE DATED 12.10.2023



REGIONAL OFFICE, PURNEA
(A GOVERNMENT OF INDIA UNDERTAKING)

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 possession of which has been taken by the Authorised Officer of **BHAGALPUR, HUSSAINABAD** Branch of the Canara Bank, Regional Office Purnea will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.11.2023**, for recovery of **Rs. 26,23,425.35/- (Rupees Twenty Six Lakh Twenty Three Thousand Four Hundred Twenty Five and Paise Thirty Five Only)** as on **12.10.2023** plus further interest and costs due to the **BHAGALPUR, HUSSAINABAD** Branch of Canara Bank, Regional Office Purnea from **M/S FALAK TRADING PROP – Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM**. The reserve price for the property will be **Rs. 10,39,500/- (Rupees Ten Lakh Thirty Nine Thousand Five Hundred Only)** and the earnest money deposit will be **Rs. 1,03,950/- (Rupees One Lakh Three Thousand Nine Hundred Fifty Only)**.

Details and full description of the immovable property with known encumbrances, if any:

<u>SALE DEED NO- 356 DATED- 10/01/2019</u>	
ALL THAT PART AND PARCEL OF FLAT NO- 03 OVER 5 th FLOOR IN 'B' BLOCK MEASURING 400 Sq Ft. INCLUDING SUPERSTRUCTURE AREA AND ITS PROPORTIONATE AREA, 0.3493 DECIMAL LAND OUT OF TOTAL LAND AREA, COVERED UNDER KHATA NO- 2(OLD)/11(NEW), KHESRA NO- 38(OLD)/29(NEW), THANA NO- 206, JAMABANDI NO- 47, SITUATED AT MOHALLA- VASTU VIHAR PHASE- 1, UNIT NO- 1, ANCHAL- JAGDISHPUR, MOUZA- MIRACHAK, DISTRICT- BHAGALPUR, BIHAR IN THE NAME OF TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM	
BOUNDARY OF FLAT- NORTH- UNIT- 02, 5 th FLOOR (B- BLOCK) SOUTH- UNIT- 02, 5 th FLOOR (C- BLOCK) EAST- OPEN SPACE WEST- UNIT- 04, 5 th FLOOR (B- BLOCK)	BOUNDARY OF APARTMENT- NORTH- OPEN AREA OF VASTU VIHAR SOUTH- BLOCK- A EAST- SET BACK AREA & BOUNDARY OF VASTU VIHAR WEST- RASTA & OPEN AREA OF VASTU VIHAR

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 in M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Pin 560003, website – www.ccsl.co.in and <https://indianbanksauction.com>. Contact Person Mr. Pratap Kanjilal/Mr. D D Pakhare- Mob No.- 9832952602/8898418010, Land Line 080-23469665 email:- ccsleauuction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com or may contact Br. Manager through of **BHAGALPUR, HUSSAINABAD Canara Bank**, Mob No.- +91-8210998586 During office hours on any working day.

Date: 12.10.2023

Place: PURNEA



Authorized Officer
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.10.2023

Name and Address of the Secured Creditor: CANARA BANK, BALTEE KARKHANA CHOWK, BAUSI ROAD, PO MIRJANHAT, BHAGALPUR, BIHAR – 812005

Name and Address of the Borrower(s)/ Guarantor(s) :

1. M/S FALAK TRADING PROP – Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 1st FLOOR, DRP- 8, Dr. R P ROAD, KHALIFABAG, BHAGALPUR

2. Mr. TABREJ ALAM KHAN S/O LATE SHAMSHAD ALAM, 15/96 SARAY, JAGDISHPUR , BHAGALPUR,

Total liabilities as on 12.10.2023 : Rs. 26,23,425.35/- (Rupees Twenty Six Lakh Twenty Three Thousand Four Hundred Twenty Five and Paise Thirty Five Only) + Interest & other cost due.

(a) Mode of Auction : Online E-Auction

(b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Pin 560003, Contact Person Mr. Pratap Kanjilal/Mr. D D Pakhare- Mob No.- 9832952602/8898418010, Land Line 080-23469665 email:- ccsleauktion@gmail.com or ccsleauktion.co.in.

(c) Date& Time of Auction : **17.11.2023 & 12.30 PM TO 1.30PM**

(d) Place of Auction : **https://indianbankseauction.com**

1. Reserve Price for property : **Rs. 10,39,500/- (Rupees Ten Lakh Thirty Nine Thousand Five Hundred Only)**

2. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: **https://indianbankseauction.com**. (Mention the website). 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, **BHAGALPUR, HUSSAINABAD BRANCH** between **11 AM TO 1.00PM on or before 13.11.2023**
- 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, RO PURNEA** or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, RO PURNEA A/c- 209272434, IFSC Code: CNRB0008362** on or before **14.11.2023** by 4.00 pm.



- 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 CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Pin 560003 Contact Person Mr. Pratap Kanjilal/Mr. D D Pakhare- Mob No.- 9832952602/8898418010, Land Line 080-23469665 email:- ccsleauktion@gmail.com or ccsl@ccsl.co.in
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **14.11.2023** by 4.00 PM, to **BHAGALPUR, HUSSAINABAD Canara Bank** 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://indianbankseauktion.com> (mention the website address of service provider) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auktion 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. Pratap Kanjilal/Mr. D D Pakhare- Mob No.- 9832952602/8898418010, Land Line 080-23469665 email:- ccsleauktion@gmail.com or ccsl@ccsl.co.in.
- 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. 10000 as incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auktion 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.



- k) For sale proceeds of Rs. 50 (Rs. Fifty) lakh 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 interested in participating the e-auction, they can approach concerned Circle office or **BHAGALPUR, HUSSAINABAD Canara Bank** that, as a facilitating center, shall make necessary arrangements.

For further details contact Branch manager, **BHAGALPUR, HUSSAINABAD Canara Bank** (Mobile. No +91-8210998586 & e-mail id cb5744@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. Pratap Kanjilal/Mr. D D Pakhare- Mob No.- 9832952602/8898418010, Land Line 080-23469665 email:- ccsleauction@gmail.com or ccsl@ccsl.co.in.

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:- PURNEA
Date: 12.10.2023



Authorised Officer
Canara Bank