



(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: Tropical/Sale notice/2023-24 /OCT

Date: 20.09.2023

To  
M/S Tropical Exports  
Proprietor Mohd Obead  
Office no 21, 1<sup>st</sup> Floor  
168/20A Royal Shopping Centre  
Khayaliganj Aminabad  
Lucknow

(Borrower)

Sri Mohd Obead  
S/O Sri Mustafa  
House No 525 KA/291  
Old Mahanagar  
Lucknow

(Proprietor)

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, Aminabad Branch have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Aminabad 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  
ENCLOSURE - SALE NOTICE

भारतीय डाक  
EU164201626IN IVR:6985164201626  
SP LUCKNOW GPO <226001>  
Counter No:5,22/09/2023,14:44  
To:M/S T.EXPORTS,,  
PIN:226018, Aminabad Park SO  
From:CANARA BANK,,  
Wt:14gms  
Amt:17.70(Cash)Tax:2.70  
<Track on www.indiapost.gov.in>  
<Dial 18002666868> <Wear Masks, Stay Safe>  
India Post

भारतीय डाक  
EU164201630IN IVR:6985164201630  
SP LUCKNOW GPO <226001>  
Counter No:5,22/09/2023,14:44  
To:MOHD OBAID,,  
PIN:226006, Mahanagar SO  
From:CANARA BANK,,  
Wt:14gms  
Amt:17.70(Cash)Tax:2.70  
<Track on www.indiapost.gov.in>  
<Dial 18002666868> <Wear Masks, Stay Safe>  
India Post





(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 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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Aminabad BRANCH of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.10.2023, for recovery of Rs.1,35,99,428.63 + Interest thereon due to the Aminabad Branch of Canara Bank from M/S Tropical Exports (Proprietor Mohd Obead)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Shop no 33 and 34 on lower ground, building Known as FI Plaza, built over part of Khasra No 435 and 436 situated at Shekhupura ward Aliganj Lucknow, Area – 510 SQFT	40,88,000/-	4,08,800/-
2	Shop no 39 and 40 on lower ground, building Known as FI Plaza, built over part of Khasra No 435 and 436 situated at Shekhupura ward Aliganj Lucknow, Area – 510 SQFT	40,88,000/-	4,08,800/-

The Earnest Money Deposit shall be deposited on or before 25.10.2023 up to 4:00 PM.

Details of Properties:

S.no	Property																								
1	Shop no 33,34,39,and 40 on lower ground, building Known as FI Plaza, built over part of Khasra No 435 and 436 situated at Shekhupura ward Aliganj Lucknow, Area - 1020 SQFT																								
	<table border="1"> <tr> <td><b>Bounded: Shop No 33</b></td><td></td></tr> <tr> <td>On the North by: SHOP NO 37</td><td>On the South by :CORRIDOR &amp; SHOP NO 28</td></tr> <tr> <td>On the East by : SHOP NO 32</td><td>On the West by : OTHER PROPERTY</td></tr> <tr> <td><b>Bounded: Shop No 34</b></td><td></td></tr> <tr> <td>On the North by: CORRIDOR &amp; SHOP NO 39</td><td>On the South by : SHOP NO 33</td></tr> <tr> <td>On the East by : SHOP NO 35</td><td>On the West by : OTHER PROPERTY</td></tr> <tr> <td><b>Bounded: Shop No 39</b></td><td></td></tr> <tr> <td>On the North by: SHOP NO 40</td><td>On the South by :CORRIDOR &amp; SHOP NO 34</td></tr> <tr> <td>On the East by : SHOP NO 38</td><td>On the West by : OTHER PROPERTY</td></tr> <tr> <td><b>Bounded: Shop No 40</b></td><td></td></tr> <tr> <td>On the North by: CORRIDOR &amp; OTHER PROPERTY</td><td>On the South by : SHOP NO 39</td></tr> <tr> <td>On the East by : SHOP NO 41</td><td>On the West by : OTHER PROPERTY</td></tr> </table>	<b>Bounded: Shop No 33</b>		On the North by: SHOP NO 37	On the South by :CORRIDOR & SHOP NO 28	On the East by : SHOP NO 32	On the West by : OTHER PROPERTY	<b>Bounded: Shop No 34</b>		On the North by: CORRIDOR & SHOP NO 39	On the South by : SHOP NO 33	On the East by : SHOP NO 35	On the West by : OTHER PROPERTY	<b>Bounded: Shop No 39</b>		On the North by: SHOP NO 40	On the South by :CORRIDOR & SHOP NO 34	On the East by : SHOP NO 38	On the West by : OTHER PROPERTY	<b>Bounded: Shop No 40</b>		On the North by: CORRIDOR & OTHER PROPERTY	On the South by : SHOP NO 39	On the East by : SHOP NO 41	On the West by : OTHER PROPERTY
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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, Aminabad Branch (e-syndicate) Canara Bank, Ph. No. 8173007753 during office hours on any working day.

Date: 20.09.2023  
Place: LUCKNOW

Authorised Officer  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.09.2023**

1. Name and Address of Secured Creditor : Canara Bank, Aminabad Branch
2. Name and Address of the Borrower & Guarantors :

(Borrower)

M/S Tropical Exports  
 Proprietor Mohd Obead  
 Office no 21, 1<sup>st</sup> Floor  
 168/20A Royal Shopping Centre  
 Khayaliganj Aminabad  
 Lucknow

(Proprietor)

Sri Mohd Obead  
 S/O Sri Mustafa  
 House No 525 KA/291  
 Old Mahanagar  
 Lucknow

Total Liabilities as on 20.09.2023 : Rs. 1,35,99,428.63 + Other Interest thereon

3. a) Mode of Auction : E-auction
- b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD  
 Mr Sathianathan K M/ Mr. Ramesh T H,  
 Contact no. 09480691777/8880531165 /080-  
 23469661/62/64/65;  
 Email id: eauction@ccsl.co.in
- c) Date & Time of Auction : 26.10.2023 between 11:30AM to 12:30PM
- d) Place of Auction : www.indianbankseauction.com
- e) Date of Demand Notice : 17.06.2022
- f) Date of symbolic Possession : 10.07.2023

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Shop no 33 and 34 on lower ground, building Known as FI Plaza, built over part of Khasra No 435 and 436 situated at Shekhupura ward Aliganj Lucknow, Area – 510 SQFT	40,88,000/-	4,08,800/-
2	Shop no 39 and 40 on lower ground, building Known as FI Plaza, built over part of Khasra No 435 and 436 situated at Shekhupura ward Aliganj Lucknow, Area – 510 SQFT	40,88,000/-	4,08,800/-

5. 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 www.indianbankseauction.com. 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 Aminabad Branch till 25.10.2023.
- 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, Aminabad Branch on or before 25.10.2023 before 4.00 PM.

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- 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 M/s CANBANK COMPUTER SERVICES Ltd., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/ 8880531165/ 080 - 23469661/ 62/ 64/ 65; Email ID: eauction@ccsl.co.in.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25.10.2023 before 4.00 PM to Canara Bank Aminabad Branch by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
  - Bidders Name, Contact No. Address, E Mail Id.
  - Bidder's A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal [www.indianbankseauction.com](http://www.indianbankseauction.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 CANBANK COMPUTER SERVICES Ltd., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: eauction@ccsl.co.in
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10,000. 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.
- k) 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.
- l) For sale proceeds of Rs. 50 (Rupees Fifty) lakhs 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) 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/ Aminabad Branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact Canara Bank, Aminabad Branch (Ph. No 8173007753) e-mail id [cb0144@canarabank.com](mailto:cb0144@canarabank.com) OR the service provider M/s CANBANK COMPUTER SERVICES Ltd., Mr Sathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: eauction@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: Lucknow  
Date: 20.09.2023

Authorised Officer  
Canara Bank