



Ref: ARM CR:Victorious:SALE:MAR:2025

Date: 05.03.2025

To,

Victorious Real Estate Private Ltd LIG DDA Flats 268 Jaidev Park East Punjabi bagh	Sh. Arvindkumar (Director/Guarantor) S/o NareshRaushan, HalwaiWaliGali,98 shyodutta- 1,GulavathiBulandshahru.op – 245408
ALSO AT :  7B Sanjay Nagar ,GulabiBagh Near NKS Hospital Delhi -110007	
Mayank Kumar (Director/Guarantor) S/o Raj Narayan Pandey House No 121 H Block Karampura West Delhi-110015	Anil Kumar Sharma (Guarantor) S/o Sri Jai Prakash Sharma H No 233 VivekanandPuri SaraiRohilla Delhi -110007 & 211/-B Padam Nagar , KishanGanj , Delhi-110007

Dear Sir/Madam,

**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 &9 of the Security Interest (Enforcement) Rules, 2002**

As you are aware, the Authorised Officer of Canara Bank Mori Gate Branch, has taken symbolic 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 Canara Bank. Subsequently the account was transferred to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi for further follow up of the recovery of the dues.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

In furtherance to the earlier notices where in 15 days sale notice, were given to settle the dues and in terms of the provisions of the subject Act and Rules made there under, I am herewith sending 15 days 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 15 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/ or any other law in force.

Yours faithfully,

कृते के.एस.ए.एस. कानरा बैंक  
Authorised Officer,  
Canara Bank

ENCLOSURE - 1 SALE NOTICE

2 DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Arva Samaj Rd , Karol Bagh, N. Delhi-5

ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.

PH-011-28751723, 28754731

Email :cb2363@canarabank.com

Internal



### SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable Property/ies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 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 creditors, the symbolic possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 24.03.2025 from 11:30 a.m. to 12.30 p.m., for recovery of Rs 59,52,658.43 (Rupees Fifty Nine Lakhs Fifty Two thousand Six Hundred Fifty Eight and Forty Three Paise Only) as on 30.09.2024 plus applicable interest from 01.10.2024 due to Canara Bank from M/s. Victorious Real Estate Pvt. Ltd through its Directors and Guarantors.

The reserve price will be Rs.3,36,00,000.00 (Rs. Three Crores Thirty Six Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs.33,60,000.00 (Rupees Thirty Three Lakhs Sixty Thousand Only). The Earnest Money (EMD) shall be deposited on or before 22.03.2025 upto 5.00 pm at Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi.

Details and full description of the immovable property:


S.No	Details Of Properties	Reserve price	EMD
1	<p>EMT of property at Municipal No 302 Area Measuring 222 Sq. Yards Approx. ( Out of Total area measuring 1000 Sq. Yards Approx.) Situated at Bagh Kare Khan ,Near Padam Nagar , Kishanganj , Delhi-110007</p> <p>East : Part of Property No 302 West : Gali 15 ft Wide North: Road 25 ft Wide South : Part of Property No 302</p>	Rs 336.00 Lakhs	Rs 33.6 Lakhs

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

**Note :** Above mentioned Property is also mortgaged in Two Other NPA Accounts Namely 1. M/s Amogh Finman Limited and 2. M/s Brand Visibility Pvt Ltd. If Any spill over is available , will be appropriated towards Liabilities of M/s Amogh Finman Limited & M/s Brand Visibility Pvt Ltd.

For detailed terms and conditions of the sale please contact the service provider M/S PSB Alliance (BAANKNET), Mob No. 8291220220 , Email ID: support.BAANKNET@psballiance.com or may contact Shri Paritosh Kumar (CM) - 8828328297, and/or Manish Kumar Meena (Manager) - 9958073549, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi during office hours on any working.

Date: 05.03.2025  
Place: New Delhi

कृते कनरा बंक/For CANARA BANK  
  
**AUTHORISED OFFICER**  
CANARA BANK  
Asset. Recovery Management Br.  
Arya Samaj Rd. Karol Bagh, N. Delhi-5



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.03.2025**

1. Name and Address of Secured Creditor to : Canara Bank Asset Recovery Management Branch,  
Arya Samaj Road, Karol Bagh, New Delhi-110005

2. Name and Address of the Borrower & Guarantors :

Victorious Real Estate Private Ltd LIG DDA Flats 268 Jaidev Park East Punjabi bagh  ALSO AT :  7B Sanjay Nagar ,GulabiBagh Near NKS Hospital Delhi -110007	Sh. Arvindkumar (Director/Guarantor) So Naresh Raushan Halwai Wali Gali 98 shyodutta 1 Gulavathi Bulandshahru.op – 245408
Mayank Kumar (Director/Guarantor) S/o Raj Narayan Pandey House No 121 H Block Karampura West Delhi-110015	Anil Kumar Sharma (Guarantor) S/o Sri Jai Prakash Sharma H No 233 Vivekanand Puri Sarai Rohilla Delhi -110007 & 211/-B Padam Nagar , Kishan Ganj , Delhi-110007

3. Total Liabilities: Rs 59,52,658.43 (Rupees Fifty Nine Lakhs Fifty Two thousand Six Hundred Fifty Eight and Forty Three Two Paise Only) as on 30.09.2024 in the account of M/s. Victorious Real Estate Pvt. Ltd plus applicable interest from 01.10.2024 along with expenses, other charges etc. dues to Canara Bank

4. a) Mode of Auction : E-auction

b) Details of Auction service provider : M/S PSB ALLIANCE (BAANKNET)  
Mob No 8291880220  
Email Id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)  
Website : <https://BAANKNET.in//>

c) Date & Time of Auction : 24.03.2025 between 11:30 AM to 12:30 PM  
(With unlimited extensions of 5 minutes duration each)

d) Place of Auction: E-auction

5. Reserve Price:

S.No	Details Of Properties	Reserve price	EMD
1	EMT of property at Municipal No 302 Area Measuring 222 Sq. Yards Approx. ( Out of Total area measuring 1000 Sq. Yards Approx.) Situated at Bagh Kare Khan ,Near Padam Nagar , Kishanganj , Delhi-110007 East : Part of Property No 302 West : Gali 15 ft Wide North: Road 25 ft Wide South : Part of Property No 302	Rs 336.00 Lakhs	Rs 33.60 Lakhs

Note : Above mentioned Property is also mortgaged in Two Other NPA Accounts Namely 1. M/s Amogh Finman Limited and 2. M/s Brand Visibility Pvt Ltd. If Any spill over is available , will be appropriated towards Liabilities of M/s Amogh Finman Limited & M/s Brand Visibility Pvt Ltd.

ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005  
PH-011-28751723, 28754731  
Email : [cb2365@canarabank.com](mailto:cb2365@canarabank.com)

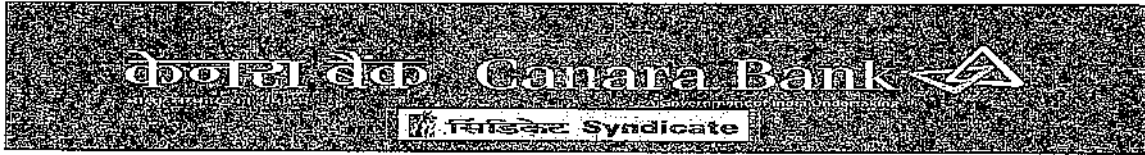




**6. Other terms and Conditions:**

- A. Auction/bidding shall be only through "online Electronic Bidding" through the website <https://BAANKNET.in//>
- B. The property can be inspected, with Prior Appointment with Authorised Officer, Canara Bank, Asset Recovery Management Branch, AryaSamaj Road, Karol Bagh, New Delhi on any working day during office hours.
- 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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkay) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.
- E. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.03.2025 upto 5:00 PM, to CanaraBank, Asset Recovery Management Branch, AryaSamaj Road, Karol Bagh, New Delhi, by hand or by email (cb2365@canarabank.com).
  - 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.
- F. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalisation of sale. The EMD shall not carry any interest.
- G. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- ( Rs Ten Thousand only). 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.
- H. 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.
- I. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty Lakh) , the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- J. All charges for registration etc. , as applicable shall be borne by the successful bidder only.
- K. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- L. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Asset Recovery Management Branch, AryaSamaj Road, Karol Bagh, New Delhi who, as a facilitating centre, shall make necessary arrangements.
- M. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues etc. No claim subsequent to submission of bid shall be entertained by the bank.
- N. For detailed terms and conditions of the sale please contact the service provider M/S PSB Alliance (BAANKNET), Mob No. 8291220220 , Email ID: support.BAANKNET@psballiance .com or may contact Shri Paritosh Kumar(CM) - 8828328297, and/or Manish Kumar Meena (Manager) - 9958073549, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi during office hours on any working.





**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: New Delhi  
Date: 05.03.2025

कृते केनरा बैंक / For CANARA BANK

  
**AUTHORISED OFFICER**  
CANARA BANK  
Asset Recovery Management Br.  
Arya Samaj Rd., Karol Bagh, N. Delhi-5