

**ANNEXURE – 13**

**(Auction Sale Notice for Immovable properties)**

CANARA BANK  
(A GOVERNMENT OF INDIA UNDERTAKING)

**SALE NOTICE**

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

Name and Address of the Secured Creditor	Canara Bank, RAJA KA TAL
Name and Address of the Borrower	<b>Borrower M/S Shree Vinayaka Pharmaceuticals, Prop-Shri Rajesh Kumar Sharma 34, Om Market Nagla Dakhal Kotla Road Firozabad Uttar Pradesh Firozabad 283203</b>
Name and Address of the Guarantor/ Mortgagor	<b>-(1) Shri Netrapal Sharma S/o G L Sharma 41/1 Jalesar Road Saraswati Nagar Firozabad Uttar Pradesh 283203</b>  <b>(2) Mrs. Seema W/o Shri Rajash Kumar Sharma 41/1 Jalesar Road Saraswati Nagar Firozabad Uttar Pradesh 283203</b>  <b>(3) Shri Shyam Lal Sharma S/o G L Sharma Saraswati Nagar Firozabad Uttar Pradesh 283203</b>
Total liabilities as on <b>31/03/2024</b>	<b>Rs. 88,52,262.11 Plus interest and other Charges thereon</b>
(a) Mode of Auction	E-auction
(b) Details of Auction service provider	M/S CCSL Contact No. 080-23469661/23469664, 9480691777
(c) Date & Time of Auction	<b>21/06/2024 &amp; 12:30 PM to 01:30 PM</b>
(d) Place of Auction	www.ccs1.co.in
Details of Property/ies	<b>EMT of Residential Land and Building Situated at Municipal No. 254/4 Khasra no 31, Ward no. 29 Mauza Arazi Roondh Kamla Nagar Firozabad. in the name of Mrs Seema Sharma W/O Shri Rajesh Kumar Sharma, Masasuring 233.69 sq mtr”</b>  <b>Boundaries As per Deed</b>

	<b>East - Land Of Ram Pal Singh</b> <b>West - Plot of Jain Sahab</b> <b>North - Rasta 18ft Wide</b> <b>South - House of Ram Shanker</b>
<b>Reserve Price</b>	<b>Rs.88,96,500.00</b>
<b>Details of Property/ies</b>	<b>EMT of Residential Land and Building Situated at Municipal H No. 41 Mohalla Saraswati Nagar Mauza Sukhmalpur Nizamabad Firozabad. in the name of Shri Shyam Lal Sharma S/o G L Sharma and Shri Netrapal Sharma S/o G L Sharma , Masauring 141.21 sq mtr"</b>  <b>Boundaries As per Deed</b>  <b>East - 12ft Wide Gali</b> <b>West - Property of Sanjay Kumar</b> <b>North - Property of B K Sharma</b> <b>South - Property of Sudhir Kumar</b>
<b>Reserve Price</b>	<b>Rs.51,29,000.00</b>
<b>Other terms and conditions :</b>	
<p>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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).</p> <p>b. The property/ies will not be sold below the Reserve Price.</p> <p>c. The property can be inspected on <b>working days in office hours between 13/06/2024 and 19/06/2024</b></p> <p>d. The intending bidders shall deposit Earnest Money Deposit (EMD) being 10% of the Reserve Price, by way of DD/RTGS/NEFT favouring, Authorised Officer, <b>Canara Bank, Raja Ka Tal Branch on or before 20/06/2024 before 04:00 PM.</b></p> <p>e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.</p> <p>f. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within <b>15</b> days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.</p> <p>g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.</p> <p>h. For sale proceeds above Rs.50 Lacs (Rupees Fifty lacs), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.</p> <p>i. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.</p> <p>j. <b>For further details Contact authorised officer Canara Bank Regional Office II Agra and Branch Manager RAJA KA TAL Branch (Ph. No. Authorised officer - 8630786502 and Branch - 9461337241) may be contacted during office hours on any working day.</b></p>	

Place : AGRA  
Date : 16/05/2024

Authorised Officer  
Canara Bank

CANARA BANK  
COVERING LETTER TO SALE NOTICE

Ref : SARFAESI/VINAYAK/RAJA KA TAL/05/2024

Date: 16/05/2024

To

**M/S Shree Vinayaka Pharmaceuticals, Prop-Shri Rajesh Kumar Sharma  
34, Om Market Nagla Dakhal Kotla Road  
Firozabad Uttar Pradesh-283203**

To

**Shri Rajesh Kumar Sharma  
34, Om Market Nagla Dakhal Kotla Road  
Firozabad Uttar Pradesh- 283203**

To

**Shri Netrapal Sharma S/o G L Sharma  
41/1 Jalesar Road Saraswati Nagar  
Firozabad Uttar Pradesh -283203**

To

**Mrs. Seema W/o Shri Rajash Kumar Sharma  
41/1 Jalesar Road Saraswati Nagar  
Firozabad Uttar Pradesh - 283203**

TO

**Shri Shyam Lal Sharma S/o G L Sharma  
Saraswati Nagar Firozabad  
Uttar Pradesh - 283203**

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<sup>1</sup>.

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As you are aware, I on behalf of **Canara Bank, RAJA KA TAL Branch** 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 **RAJA KA TAL 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 thereunder, 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