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(A GOVERNMENT OF INDIA UNDERTAKING)

**Canara Bank, Regional Office: Delhi By Pass Road, Opp. Jannat Banquet Hall, Kamal Colony,
Model Town, Rohtak, Haryana-124001 Phone No.01262-273434, 7496919268, E-mail:
recroroh@canarabank.com**

REF: RO/REC/SARFAESI/SALE NOTICE/5/SS/BHARDWAJ SALES/2024-25/09/24

DATE: 06.09.2024

To,

Dear Sir,

1. M/s Bhardwaj Sales Corporation
(Prop. Smt Santosh Devi)
1st Floor, Geetanjali Complex,
Main Gali, Azad Nagar
Hisar - 125001
2. Smt. Santosh Devi (Prop.)
W/o Sh. Mukesh Kumar
Ward No. 1, Mansa Colony
Hissar Road, Tosham - 127040
3. Sh. Ashok Kumar S/o Sh. Prem Kumar
(Guarantor in Soft Enterprises)
Chappar Rangran
Bhiwani - 127040
4. M/s Soft Enterprises
(Prop. Sh. Mukesh Kumar)
Regd Address:
Vikash Nagar, Siwani Road, Tosham - 127040
5. Sh. Mukesh Kumar (Prop.)
S/o Sh. Mamn Chand
Ward No. 1, Mansa Colony
Tosham - 127040

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, **TOSHAM 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 **TOSHAM Branch** of Canara Bank and other Consortium Lenders.

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. you are hereby given 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: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer

AUTHORIZED OFFICER

ENCLOSURE:

1. SALE NOTICE

2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE



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15 DAYS SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 properties mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", basis on **25.09.2024** for recovery of **Rs. 26,43,929.78** as on **01.06.2021** plus further interest and charges due to the **TOSHAM** of Canara Bank from

M/s Bhardwaj Sales Corporation (Prop. Smt Santosh Devi) 1st Floor, Geetanjali Complex, Main Gali, Azad Nagar Hisar – 125001	Smt. Santosh Devi (Prop.) W/o Sh. Mukesh Kumar Ward No. 1, Mansa Colony Hissar Road, Tosham – 127040	Sh. Ashok Kumar S/o Sh. Prem Kumar (Guarantor in Soft Enterprises) Chappar Rangran Bhiwani - 127040
M/s Soff Enterprises (Prop. Sh. Mukesh Kumar) Regd Address: Vikash Nagar, Siwani Road, Tosham – 127040	Sh. Mukesh Kumar (Prop.) S/o Sh. Mamn Chand Ward No. 1, Mansa Colony Tosham – 127040	

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	All that part and parcel of the commercial land & building measuring 0Kanal 5.2 Marla i.e21/2848 th share of land measuring 35 Kanal 12 Marla comprised in Khewat No. 2601//2306 min, Khatoni No. 3140 bearing Khasra Nos. 213//13(8-0), 14(8-0), 16(3-12), 17(8-0), 18(8-0) situated at ward no. 1, Mansa Colony, Tosham, withinin the revenue estate of Tosham, Distt. Bhiwani, in the name of Sh. Mukesh Kumar S/O Maman Chand vide registered sale deed no. 821 dated 14/06/2017. Boundaries of the property are as given below: North: 45'-0" - Plot of Mukesh Kumar South: 45'-0" - Plot of Jangbir East: 31'-6" - Plot of Ramesh West: 31'-6" – Gali	13.80 Lakh	1.38 Lakh

The Earnest Money Deposit shall be deposited on or before **24.09.2024** upto 5.00 p.m

Details of EMD and other documents to be submitted to service provider on or before 24.09.2024 up to 5.00 pm. Date up to which documents can be deposited with Bank is 24.09.2024 up to 5.00 pm.

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer

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For further details, contact Mr. Raj Singh , Authorised officer , Canara Bank, Regional office , Rohtak (Mob. No. 7055860918) or Mr. Jayant , Manager , (Mob No.: 8572804758), e-mail id: cb4758@canarabank.com or the service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.ebkray@psballiance.com/ support.ebkray@procure247.com).

कृते: केनरा बैंक/For CANARA BANK

Date : 06.09.2024
Place : Rohtak

प्राधिकृत अधिकारी/AUTHORISED OFFICER

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.09.2024

1.	Name and Address of the Secured Creditor :	Canara Bank, TOSHAM Canara Bank
2.	Name and Address of the Borrower(s) / Guarantor(s):	
	1. M/s Bhardwaj Sales Corporation (Prop. Smt Santosh Devi) 1st Floor, Geetanjali Complex, Main Gali, Azad Nagar Hisar - 125001	
	2. Smt. Santosh Devi (Prop.) W/o Sh. Mukesh Kumar Ward No. 1, Mansa Colony Hisar Road, Tosham - 127040	
	3. Sh. Ashok Kumar S/o Sh. Prem Kumar (Guarantor in Soft Enterprises) Chappar Rangran Bhiwani - 127040	
	4. M/s Soft Enterprises (Prop. Sh. Mukesh Kumar) Regd Address: Vikash Nagar, Siwani Road, Tosham - 127040	
	5. Sh. Mukesh Kumar (Prop.) S/o Sh. Mamn Chand Ward No. 1, Mansa Colony Tosham - 127040	
1.	Total Liabilities as on 01.06.2021 :	Rs. 26,43,929.78 (as on 01.06.2021 plus further interest and charges
2.	a. Mode of Auction : b. Details of Auction Service Provider : c. Date & Time of Auction :	E-auction E-bkray. 25.09.2024 (01.00.pm to 02.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale)
3.	Reserve Price :	13.80 Lakh

कृते: केनरा बैंक/For CANARA BANK

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4. Other Terms and conditions :

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. 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 Authorized Officer on the dates mentioned in Sale Notice.
- 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-bkcray) 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 24.09.2024 upto 5.00 p.m. to **Canara Bank, TOSHAM Branch** 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.
- f. The intending bidders should register their names at portal <https://ebkcray.in/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider E-bkcray, (Contact No. 8291220220/9892219848/8160205051, support.ebkcray@psballiance.com).
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,000/-. 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.
- i. 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. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Regional office Rohtak OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Tosham , A/c. No. 209272434, IFSC Code: CNRB0004758.
- j. For sale proceeds of Rs.50.00 Lakhs (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.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer



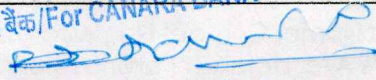
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- m. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Karnal Circle Office or Regional office Rohtak or **TOSHAM Branch** who, as a facilitating centre, shall make necessary arrangements.
- o. **For further details, contact Mr. Raj Singh , Authorised officer , Canara Bank, Regional office , Rohtak (Mob. No. 7055860918) or Mr. Jayant , Manager , (Mob No.: 8572804758), e-mail id: cb4758@canarabank.com or the service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.ebkray@psballiance.com/ support.ebkray@procure247.com).**

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

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
Authorized Officer

**Place : Rohtak
Date : 06.09.2024**