

(A GOVERNMENT OF INDIA UNDERTAKING)  
CANARA BANK: SARITA VIHAR BRANCH  
NEW DELHI- 110076  
PH-011-26953553, Email: cb2591@canarabank.com

Ref: ROS: SN: SARFAESI: AGE: REAUC: 2

Date: 10.11.2020

To,

1. M/S FALAK INTERNATIONAL (Proprietor - Shabana Khan) C-63, Sector - 58, Noida, Uttar Pradesh - 201010	2. Smt. SHABANA KHAN (Proprietor) W/o Shahzad Khan Flat No. 603, Block C, 6 <sup>th</sup> Floor, Exotica Eastern Court Crossing Republic, Ghaziabad, Uttar Pradesh - 201010
3. Mr. SHAHZAD KHAN (GUARANTOR) S/o Md. Asfaque Flat No. 603, Block C, 6 <sup>th</sup> Floor, Exotica Eastern Court, At Plot No GH-06, Building No. 6/M1/M2, Sector -1, Crossing Republic, Ghaziabad, Uttar Pradesh - 201010	

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.**

As you are aware, the Authorised Officer of Canara Bank Sarita Vihar Branch (DP Code 2591), Delhi 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 Sarita Vihar, New Delhi 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.

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  
क्षेत्रीय कार्यालय-दक्षिणी दिल्ली / Regional Office-South Delhi  
दक्षिणी दिल्ली-आर.के.पुरम, नई दिल्ली-110022  
Delhi Tamil Sangam Building, Sector-8 R. K. Puram, New Delhi-110022  
CANARA BANK





CANARA BANK SARITA VIHAR BRANCH  
NEW DELHI- 110076  
PH-011-26953553, Email: cb2591@canarabank.com

**SALE NOTICE**

**E-Auction sale notice for sale of Immovable property 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 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 **30.11.2020** from 12.30 p.m. to 1.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 1,19,94,102.99 (Rupees One Crore Nineteen Lakhs Ninety Four Thousand One hundred two Paise ninety nine Only)** which include interest up to 30.10.2020 plus further interest at applicable rate from 01.11.2020 along with expenses, other charges, etc. due to the Canara Bank Sarita Vihar Branch from M/s. Falak International, Smt. Shabana Khan (Proprietor) and Mr. Shahzad Gupta (Guarantor).

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Sr No.	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Local Self Government as on 09.11.2020
1.	Flat No. 603, Block C, 6 <sup>th</sup> Floor, Tower 6, Exotica Eastern Court at Plot No. 6, Crossing Republic, Sector 1, Ghaziabad, Uttar Pradesh – 201010  Boundaries: East – 602 West – Open North – 604 South – Open	Rs. 43,00,000/-  (Forty Three Lakh Only)	Rs. 4,30,000/-  (Rupees Four Lakh Thirty Thousand Only)	Not known to the Bank	Nil as per Bank's Record

**The EMD should be deposited on or before 27.11.2020 up to 4.00 pm.**

**The property will not be sold below Reserve Price.**



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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) or may contact Shri Sushil Kumar, Mobile No 9560082591, Branch Manager, Canara Bank Sarita Vihar Branch, New Delhi, Land Line No. 011-26953553, during office hours on any working day.

Date: 10.11.2020  
 Place: New Delhi

कृते केनरा बैंक / For CANARA BANK

  
 AUTHORISED OFFICER / Authorised Officer  
 क्षेत्रीय कार्यालय—दिल्ली / Regional Office-South Delhi  
 दिल्ली सिडिकेट बैंक, आर.के.पुरम, नई दिल्ली-110022  
 Regional Office-South Delhi, R. K. Puram, New Delhi-110022

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.11.2020**

1. Name and address of the secured creditor: **Canara Bank Sarita Vihar Branch.**
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

<p><b>1. M/S FALAK INTERNATIONAL</b>                  (Proprietor - Shabana Khan)                  C-63, Sector - 58, Noida, Uttar Pradesh - 201010</p>	<p><b>2. Smt. SHABANA KHAN (Proprietor)</b>                  W/o Shahzad Khan                  Flat No. 603, Block C, 6<sup>th</sup> Floor, Exotica                  Eastern Court Crossing Republic,                  Ghaziabad, Uttar Pradesh - 201010</p>
<p><b>3. Mr. SHAHZAD KHAN (GUARANTOR)</b>                  S/o Md. Asfaque                  Flat No. 603, Block C, 6<sup>th</sup> Floor, Exotica                  Eastern Court, At Plot No GH-06, Building                  No. 6/M1/M2, Sector -1, Crossing                  Republic, Ghaziabad, Uttar Pradesh - 201010</p>	

3. **Total liabilities as on 30.11.2020 : Rs. 1,19,94,102.99 (Rupees One Crore Nineteen Lakhs Ninety Four Thousand One hundred two Paise ninety nine Only)** which include interest up to 30.10.2020 plus further interest at applicable rate from 01.11.2020 along with expenses, other charges, etc..

4. (a) Mode of Auction : Online E-Auction  
 (b) Details of Auction service provider : M/S CANBANK COMPUTERS SERVICES LTD, Mr. Pratap Kanjilal & D.D Pakhare having mobile no- 9832952602/9911  
 293517/8898418010/080-23469655/9480691777, email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) , [ccsl@ccsl.co.in](mailto:ccsl@ccsl.co.in)  
 Helpdesk Number for e-auction - 080-23469661/62/64/65

5. Reserve Price : **Rs. 43, 00,000/-**  
 (Rupees Forty Three Lakh Only)



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6. Other terms and conditions:

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseuction.com](http://www.indianbankseuction.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 Authorised Officer, on **26.11.2020** between 10.00 A.M to 5.00 P.M.
- c. The property will not be sold below 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 Sarita Vihar Branch, New Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Sarita Vihar Branch New Delhi, Current A/c No 2591295000001 , IFSC Code: CNRB002591 on or before 27.11.2020 up to 04.00 p.m.
- 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 SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/080-23469665/9480691777email: [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com). Website address: [www.indianbankseuction.com](http://www.indianbankseuction.com) immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.11.2020** up to 4:00 PM, to Canara Bank, Sarita Vihar Branch, New Delhi, by hand or by email.
  - i.) 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.
  - ii.) Bidders Name. Contact No. Address, E Mail Id.
  - iii.) Bidder's A/c details for online refund of EMD.
- g. The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.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 Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517





8898418010/08023469665/9480691777,  
[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com), [ccsl@ccsl.co.in](mailto:ccsl@ccsl.co.in)

email:

- h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.50, 000/-. The bidder who submits the highest bid (not below 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.
- 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 within the period stated above, 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.
- k. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at a rate 0.75% or applicable rate 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. Authorised 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 Sarita Vihar Branch, New Delhi who as a facilitating centre shall make necessary arrangements.
- o. 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.
- p. For further details contact Shri. Sushil Kumar, Mobile No 9560082591 Branch Manager, Canara Bank Sarita Vihar Branch, New Delhi, Land Line No. 011-26953553, email-cb2591@canarabank.com OR the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare.  
MOB: 9832952602/9911293517/8898418010/080- 23469665/  
9480691777 email: [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com).

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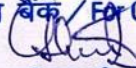


**Special Instruction/Caution**

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: 10.11.2020

कृते केनरा बैंक / For CANARA BANK

  
प्राधिकृत अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय-दक्षिणी दिल्ली / Regional Office-South Delhi  
दिल्ली तमिल संगम बिल्डिंग, सेक्टर-५ आर.के.पुरम, नई दिल्ली-110022  
Delhi Tamil Sangam Building, Sector-5 R. K. Puram, New Delhi-110022

**CANARA BANK**  
**AUTHORISED OFFICER**



