



COVERING LETTER TO 30 DAYS SALE NOTICE

Ref: ROKPR2/JHANSI SME/4304/SN1/OM PRAKASH RAI THEKEDAR

Date: 17-06-2023

To

M/s Om Prakash Rai Thekedar Prop: Late Sri Om Prakash Rai S/o Sri Bhagirath Add: Gudri Ranipur, Tehsil & District Jhansi Uttar Pradesh- 284001	Om Prakash Rai Thekedar S/o Sri Bhagirath 1179/1, Dadiyapura 4, Shivaji Nagar Jhansi Uttar Pradesh- 284001
Urmila Rai W/o Late Sri Om Prakash Rai 1179/1, Dadiyapura- 4, Shivaji Nagar, Jhansi Uttar Pradesh- 284001	Amit Rai S/o Late Sri Om Prakash Rai 1179/1, Dadiyapura- 4, Shivaji Nagar, Jhansi Uttar Pradesh- 284001
Om Prakash Rai Thekedar S/o Sri Bhagirath Through its Legal Heirs	
A) Neelam Rai W/o Manoj Rai R/o Govind Nagar Gwalior Madhya Pradesh	C) Rani Rani W/o Pramod Rai R/o Koteswar Colony Near Koteswar Mandir Gwalior, Madhya Pradesh
B) Ritu Shivhare W/o Santosh Shivhare R/o Railway Pul K Pass, Dabra, Madhya Pradesh	D) Priyanka Rai W/o Anil Rai R/o Kali Mata Mandir, Koteswar Mandir K Pass Gwalior, Madhya Pradesh

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(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, JHANSI SME 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 JHANSI SME 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,

कृते-केनरा बैंक
For CANARA BANK

मण्डल प्रबन्धक, कृते-केनरा बैंक, झाँसी
Authorized Manager, Canara Bank

ENCLOSURE - SALE NOTICE



30 DAYS 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 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 Creditor, the constructive possession of which has been taken by the Authorised Officer of JHANSI SME Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 20.07.2023 for recovery of Rs. 82,11, 588.23/- (Rupees Eighty Two Lakh Eleven Thousand Five Hundred Eighty Eight and Paise Twenty Three Only) (plus interests and other charges MINUS Recovery if any) due to the JHANSI SME Branch of Canara Bank from Sri Om Prakash Rai (Borrower & Mortgagor), Amit Rai (Guranator) & Smt. Urmila Rai (Gurantor & Mortgagor).

Reserve Price and Earnest Money Deposit:

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	It is double storied residential building situated at Land No. 177 & 180 Ward No. 8 Talpura First Near Bhagwati Gyan Mandir, Shivaji Nagar Jhansi admeasuring 1750 Sq Ft. in total by summing up area of Both Lands of 900 Sq Ft. as per Deed 1 Owned by Sri Om Prakash Rai S/o Sri Bhagirath and 850 Sq Ft. as per Deed 2 Owned by Smt. Urmila Rai W/o Sri Om Prakash Rai (House Constructed on Both Deed 1 & 2)	Rs. 43,80,000/-	Rs. 4,38,000/-

The Earnest Money Deposit shall be deposited on or before 19.07.2023 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries (As per Sale Deed 1)		Boundaries (As per Sale Deed 2)
1.	It is double storied residential building situated at Land No. 177 & 180 Ward No. 8 Talpura First Near Bhagwati Gyan Mandir, Shivaji Nagar Jhansi admeasuring 1750 Sq Ft. in total by summing up area of Both Lands of 900 Sq Ft. as per Deed 1 Owned by Sri Om Prakash Rai S/o Sri Bhagirath and 850 Sq Ft. as per Deed 2 Owned by Smt. Urmila Rai W/o Sri Om Prakash Rai (House Constructed on Both Deed 1 & 2)	East	15 ft. wide way	15 ft. wide way
		West	Property of Smt. Urmila Rai	Property of Sri Raju Saxena
		North	Property of Sri Lakhera Ji Chudi Wala	Property of Sri Om Prakash Rai (Deed- 1) & Plot of Sri Lakhera Ji Churi Wala
		South	Property of Smt. Urmila Rai (Deed- 2) followed by property of Sri Akash Bajpai	Plot of Sri Akash Bajpai

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 Branch Head, JHANSI SME branch Canara Bank, Ph. No. 8319434360 during office hours on any working day.

Place: JHANSI
Date: 17-06-2023

कृते-केनरा बैंक
For CANARA BANK

मण्डल प्रबन्धक, खुदम प्रसिद्धि केंद्र, जौली
Divisional Manager, RAH, JHANSI
Authorised Officer
Canara Bank

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17-06-2023

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

M/s Om Prakash Rai Thekedar Prop: Late Sri Om Prakash Rai S/o Sri Bhagirath Add: Gudri Ranipur, Tehsil & District Jhansi Uttar Pradesh- 284001	Om Prakash Rai Thekedar S/o Sri Bhagirath 1179/1, Dadiyapura 4, Shivaji Nagar Jhansi Uttar Pradesh- 284001
Urmila Rai W/o Late Sri Om Prakash Rai 1179/1, Dadiyapura- 4, Shivaji Nagar, Jhansi Uttar Pradesh- 284001	Amit Rai S/o Late Sri Om Prakash Rai 1179/1, Dadiyapura- 4, Shivaji Nagar, Jhansi Uttar Pradesh- 284001
Om Prakash Rai Thekedar S/o Sri Bhagirath Through its Legal Heirs	
A) Neelam Rai W/o Manoj Rai R/o Govind Nagar Gwalior Madhya Pradesh	C) Rani Rani W/o Pramod Rai R/o Koteswar Colony Near Koteswar Mandir Gwalior, Madhya Pradesh
B) Ritu Shivhare W/o Santosh Shivhare R/o Railway Pul K Pass, Dabra, Madhya Pradesh	D) Priyanka Rai W/o Anil Rai R/o Kali Mata Mandir, Koteswar Mandir K Pass Gwalior, Madhya Pradesh

3. Total Liabilities as on 28.02.2022:Rs. 82,11,588.23/- (Rupees Eighty Two Lakh Eleven Thousand Five Hundred Eighty Eight and Paise Twenty Three Only) (plus further interest and expenses MINUS Recovery if any)

- a) Mode of Auction : E-auction
b) Details of Auction service provider : M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; Email id: eauction@ccsl.co.in/
c) Date & Time of Auction : 20.07.2023 between 11:00AM to 2:30PM
d) Place of Auction : online

4. Reserve Price:

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	It is double storied residential building situated at Land No. 177 & 180 Ward No. 8 Talpura First Near Bhagwati Gyan Mandir, Shivaji Nagar Jhansi admeasuring 1750 Sq Ft. in total by summing up area of Both Lands of 900 Sq Ft. as per Deed 1 Owned by Sri Om Prakash Rai S/o Sri Bhagirath and 850 Sq Ft. as per Deed 2 Owned by Smt. Urmila Rai W/o Sri Om Prakash Rai (House Constructed on Both Deed 1 & 2)	Rs. 43,80,000/-	Rs. 4,38,000/-

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, JHANSI SME branch from 03.07.2023 TO 18.07.2023.
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 JHANSI SME Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Jhansi SME Branch, A/c No 209272946 IFSC Code: CNRB0004304 on or before 19.07.2023 up to 5:00 pm.
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 (CCSL) Mr. Pratap



Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777;
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 19.07.2023 up to 5.00 PM, to Canara Bank, JHANSI SME 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.
- h) The intending bidders should register their names at portal 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 (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; 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. 10000/-. 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) lacs 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 or Regional Office who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact, Canara Bank, JHANSI SME (Ph. No 8319434360) e-mail id: cb4304@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD (CCSL) Mr. Pratap Kanjilal & Mr. D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777; 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: JHANSI
Date: 17-06-2023

कुले-केनरा बैंक
For CANARA BANK

Authorised Officer
मण्डल प्रबन्धक, खुदत आति केंद्र, शाखा
Divisional Manager, RAM, JHANSI