

COVERING LETTER TO SALE NOTICE

Ref:Recrogaya/SARFAESI/SALE //ICE RIVER/AUCTION-150124/2023-24
 Date: 12.12.2023

To,

MS ICE RIVER AGRO PVT LTD (Borrower)
 VILL PO AUREY, LAKHISARAI
 BIHAR, 811311

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, I on behalf of Canara Bank, Lakhisarai 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 Lakhisarai Branch of Canara Bank.

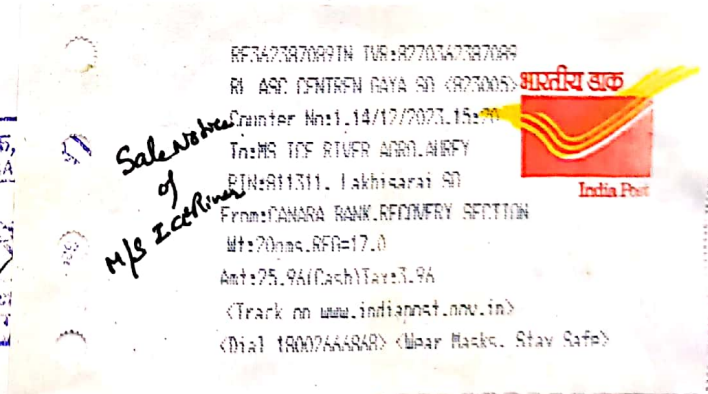
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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.

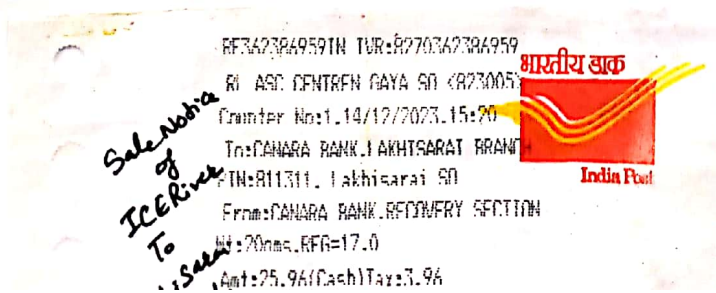
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,


 Authorised Officer
 Canara Bank, Regional office, Gaya



CC- CANARA BANK, LAKHISARAI BRANCH
 M/S ICE RIVER AGRO PVT LTD.
 SRI DEEPAK SHARMA S/O SRI RAMANUGRAH SHARMA
 SMT. RANI DEVI W/O DEEPAK SHARMA
 SRI RAMANUGRAH SHARMA S/O SHRI SHIV SHANKAR SHARMA



COVERING LETTER TO SALE NOTICE

Ref: Recrogaya/SARFAESI/SALE /ICE RIVER/AUCTION-15012024/2023-24
Date: 12.12.2023

To,

MR. DEEPAK SHARMA
S/O RAMANUGRAH SHARMA
R/O AURE, NEAR- RAMGARH CHOWK
LAKHISARAI, BIHAR 811311

(Director)

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, I on behalf of Canara Bank, Lakhisarai 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 Lakhisarai 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.

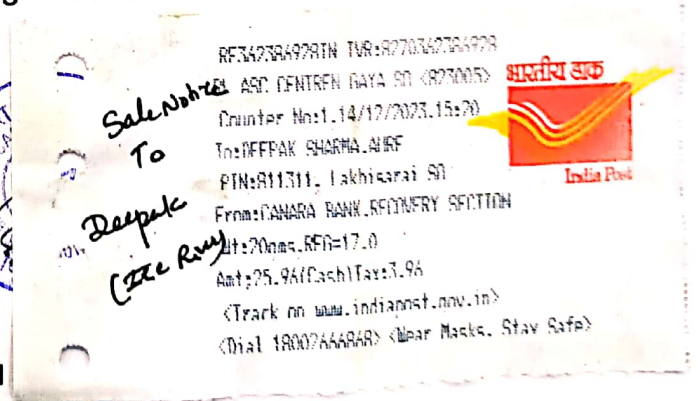
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,


Authorised Officer
Canara Bank, Regional Office Gaya

ENCLOSURE - SALE NOTICE

CC- CANARA BANK, LAKHISARAI BRANCH
M/S ICE RIVER AGRO PVT LTD.
SRI DEEPAK SHARMA S/O SRI RAMANUGRAH SHARMA
SMT. RANI DEVI W/O DEEPAK SHARMA
SRI RAMANUGRAH SHARMA S/O SHRI SHIV SHANKAR SHARMA



Internal

COVERING LETTER TO SALE NOTICE

Ref:Recrogaya/SARFAESI/SALE /ICE RIVER/AUCTION-150124/2023-24
Date: 12.12.2023

To,

MRS. RANI DEVI
W/O DEEPAK SHARMA
R/O AURE , NEAR- RAMGARH CHOWK
LAKHISARAI, BIHAR 811311

(Director)

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, I on behalf of Canara Bank, Lakhisarai 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 Lakhisarai 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.

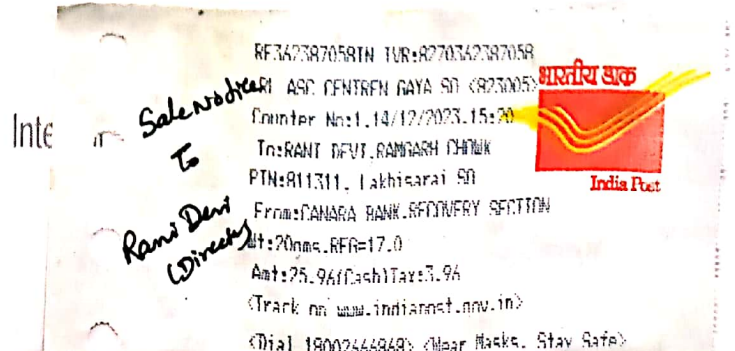
Yours faithfully,


Authorised Officer
Canara Bank , Regional Office Gaya



ENCLOSURE – SALE NOTICE

CC- CANARA BANK, LAKHISARAI BRANCH
M/S ICE RIVER AGRO PVT LTD.
SRI DEEPAK SHARMA S/O SRI RAMANUGRAH SHARMA
SMT. RANI DEVI W/O DEEPAK SHARMA
SRI RAMANUGRAH SHARMA S/O SHRI SHIV SHANKAR SHARMA



COVERING LETTER TO SALE NOTICE

Ref: Recrogaya/SARFAESI/SALE /ICE RIVER/AUCTION-150124/2023-24
Date: 12.12.2023

To,

SRI RAMANUGRAH SHARMA
S/O SHRI SHIV SHANKAR SHARMA
R/O VILL AURE, PO- AURE
DIST- LAKHISARAI
BIHAR 811311

(Mortgagor)

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, I on behalf of Canara Bank, Lakhisarai 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 Lakhisarai 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.

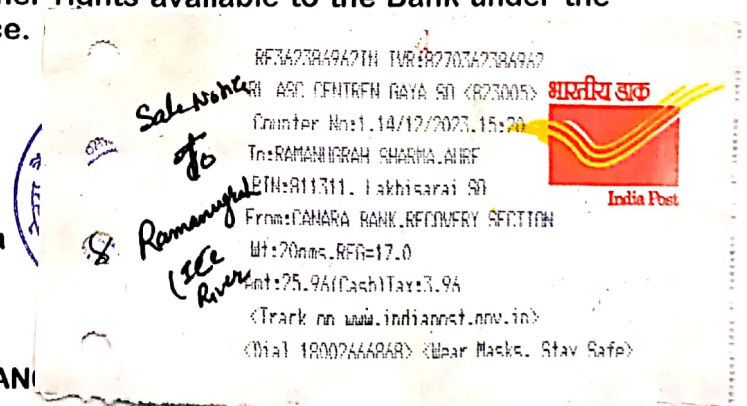
Yours faithfully,


Authorised Officer
Canara Bank , Regional Office Gaya

ENCLOSURE – SALE NOTICE

CC- CANARA BANK, LAKHISARAI BRANCH
M/S ICE RIVER AGRO PVT LTD.
SRI DEEPAK SHARMA S/O SRI RAMANUGRAH SHARMA
SMT. RANI DEVI W/O DEEPAK SHARMA
SRI RAMANUGRAH SHARMA S/O SHRI SHIV SHANKAR SHARMA

Internal



ANNEXURE - 13
 (Auction Sale Notice for Sale of Immovable Properties)
 CANARA BANK
 (A GOVERNMENT OF INDIA UNDERTAKING)

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 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 property mortgaged/charged to the Secured Creditor, the Constructive possession of which has been taken by the Authorized Officer of Lakhisarai Branch of the Canara Bank., will be sold "As is where is", "As is what is", and " Whatever there is" on 15.01.2024 for recovery of Rs.124,53,794.63/- (Rupees One crore twenty four lakhs fifty three thousands seven hundreds ninety four and paise sixty three only) as on 11.12.2023 plus interest & other cost till realization due to the Lakhisarai Branch of Canara Bank Borrower- M/S ICE RIVER AGRO PVT LTD. DIRECTOR 1- SRI DEEPAK SHARMA S/O RAMANUGRAH SHARMA and DIRECTOR 2- SMT RANI DEVI W/O DEEPAK SHARMA both are resident of Vill + PO- Aure, Near- Ramgarh Chowk, Lakhisarai, Bihar, 811311

Mortgagor :- SRI RAMANUGRAH SHARMA S/O SHRI SHIV SHANKAR SHARMA resident of Vill + PO- Aure, Near- Ramgarh Chowk, Lakhisarai, Bihar, 811311

The immovable properties details & Reserve price details are as below:

Property No	Property Details	Property Holder	Reserve Price	EMD Amt
1.	Residentail Land (Vacant) at Mouza- Damodarpur Erarji Thana no. 89, Touzi NO. 39, Khata no. 12, Khasra no. 21 , Near- Bypass Road, Lakhisarai, Bihar Area 4.6875 decimal <u>Boundary:</u> North - Kailash Mandal South - Man Mokir East - 5' wide Rasta West - Shatrughan Singh, Sudama Devi Singh & others	Sri Ramanugrah Sharma S/o Late Shiv Shankar sharma	Rs.18,05,000/-	Rs.180,500/-
2.	Industrial Land with Building at Mouza- Aurey, Thana no. 101, Touzi No. 3818 , Khata no. 120 , Kheshra no. 238, at Vill & PO- Aurey, P.S- Ramgarh chowk, Lakhisarai Bihar	Sri Ramanugrah Sharma S/o Late Shiv Shankar sharma	Rs. 2,21,20,000/-	Rs. 22,12,000/-

Internal



	<p>Area 65 decimal</p> <p>Boundary: North: Ram Shankar Singh South: Anil Singh & Jagdish Singh East: Road West: Baijnath Singh</p>			
3.	<p>Residential Land with Pucca Building at Mouza- Aurey, Thana no. 101 , Touzi No. 4095, 3818, 4096, Khata no. 316,81 , Kheshra No. 746, 743 at Vill & PO- Aurey, PS- Ramgarh chowk, Dist- Lakhisarai, Bihar</p> <p>Area 6.125 Decimal</p> <p>Boundary: North: Road South: Krishna Nandan Sharma East: Gali West: Ram Nandan Sharma</p>	<p>Sri Ramanugrah Sharma S/o Late Shiv Shankar sharma</p>	Rs.45,38,000/-	Rs. 4,53,800/-

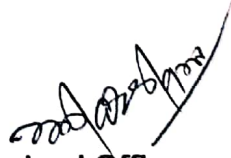
The Earnest Money Deposit shall be deposited on or before 12.01.2024 at 4:00 PM.

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

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s Canbank Computer Services Ltd., J P Royale, 1st Floor 218, 2nd Main, Sampige Road, (Near 14th Cross) Malleswaram, Bangalore-560003 -website- www.ccsl.co.in and <https://indianbankseauction.com> contact person Mr. Pratap Kanjilal/ Mr. D D Pakhare -MOB:9832952602/8898418010 Land line 080-23469665 email: ccsleauction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com or may contact Branch In-Charge, Lakhisarai Branch, Mobile No. +91- 8210998554 during office hours on any working day.

Date: 12.12.2023
Place: Lakhisarai




Authorized Officer
Canara Bank

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.12.2023

1. Name and Address of the Secured Creditor : Canara Bank, Lakhisarai Branch,
2. Name and Address of the Borrower(s) / Guarantor(s) : M/S ICE RIVER AGRO PVT LTD. DIRECTOR 1- SRI DEEPAK SHARMA S/O RAMANUGRAH SHARMA and DIRECTOR 2- SMT RANI DEVI W/O DEEPAK SHARMA both are resident of Vill + PO- Aure, Near- Ramgarh Chowk, Lakhisarai, Bihar, 811311
3. Guarantor/Mortgagor :- SRI RAMANUGRAH SHARMA S/O SHRI SHIV SHANKAR SHARMA resident of Vill + PO- Aure, Near- Ramgarh Chowk, Lakhisarai, Bihar, 811311
4. Total liabilities as on 11.12.2023 :- Rs.124,53,794.63/- (Rupees One crore twenty four lakhs fifty three thousands seven hundreds ninty four and paisa sixty three only plus interest & other expenses cost till realization.
5. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provide : M/S Canbank Computer Service Ltd (CCSL) , No. 218, J P Royale , 1st Floor, Sampige Road , Malleswaram , Bangalore -560003. Contact person Mr . Sathianathan K M/ Mr Ramesh t h- 09480691777, 8880531165 , 080-23469661/62/64/65. E -mail id : eauction@ccsl.co.in
(c) Date & Time of Auction: 15.01.2024 & Time 12:30 PM-1:30 PM, (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) Place of Auction : <https://indianbankseauction.com>

5. Reserve Price :

- (i) Rs.18,05,000/- (Rupees Eighteen Lakhs five thousands only) for Residentail Land (Vacant) at Mouza- Damodarpur Erarji Thana no. 89, Touzi NO. 39, Khata no. 12, Khasra no. 21 , Near- Bypass Road, Lakhisarai, Bihar in the name of Sri Ramanugrah Sharma S/O Late Shiv Shankar Sharma
- (ii) Rs. 2,21,20,000/- (Rupees Two Crores twenty one lakhs twenty thousands only) for Industrial Land with Building at Mouza- Aurey, Thana no. 101, Touzi No. 3818 , Khata no. 120 , Khesra no. 238, at Vill & PO- Aurey, P.S- Ramgarh chowk, Lakhisarai Bihar in the name of Sri Ramanugrah Sharma S/O Late Shiv Shankar Sharma
- (iii) Rs.45,38,000/- (Rupees Forty five lakhs thirty eight thousands only) for Residential Land with Pucca Building at Mouza- Aurey, Thana no. 101 , Touzi No. 4095, 3818, 4096, Khata no. 316,81 , Khesra No. 746, 743 at Vill & PO- Aurey, PS-Ramgarh chowk, Dist- Lakhisarai, Bihar in the name of Sri Ramanugrah Sharma S/O Late Shiv Shankar Sharma

Internal



6. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://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 09.01.2024 between 11.00 AM to 1.00 PM.
- 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 by way of Demand draft in favour of Authorized Officer, Canara Bank, Lakhisarai Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Lakhisarai, A/c No : 209272434 IFSC Code: CNRB0003288 on or before 12.01.2024 till 4.00 pm.
- 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 Service Ltd (CCSL) , No. 218, J P Royale , 1st Floor, Sampige Road , Malleswaram , Bangalore -560003. Contact person Mr . Sathianathan K M/ Mr Ramesh t h- 09480691777, 8880531165 , 080-23469661/62/64/65. E -mail id : eauction@ccsl.co.in
 - i) After payment of the EMD amount, the intending bidders should submit copy of the following documents/details on or before 12.01.2024 till 4.00 PM, to Canara Bank, Lakhisarai Branch by hand or by email.
 - ii) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - iii) 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.
 - iv) Bidders Name. Contact No. Address, E Mail Id.
 - v) Bidder's A/c details for online refund of EMD.



Internal

सिंडिकेट Syndicate

- f) The intending bidders should register their names at portal <https://indianbankseaction.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 Service Ltd (CCSL) , No. 218, J P Royale , 1st Floor, Sampige Road , Malleswaram , Bangalore -560003. Contact person Mr . Sathianathan K M/ Mr Ramesh t h- 09480691777, 8880531165 , 080-23469661/62/64/65. E -mail id : eauction@ccsl.co.in
- 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 multiplies of Rs10000 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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.
- j) 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Lakhisarai branch who, as a facilitating centre, shall make necessary arrangements.

Internal



Internal



Scanned with OKEN Scanner

For further details contact Manager, Canara Bank , Lakhisarai Branch (Ph. No- 8210998554), email Id cb3288@canarabank.com OR the service provider M/S Canbank Computer Service Ltd (CCSL) , No. 218, J P Royale , 1st Floor, Sampige Road , Malleswaram , Bangalore -560003. Contact person Mr . Sathianathan K M/ Mr Ramesh t h- 09480691777, 8880531165 , 080-23469661/62/64/65. E -mail 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: Lakhisarai
Date: 12.12.2023



[Signature]
Authorized Officer
Canara Bank

Internal