

Ref: BRO/RECOVERY/SARFAESI/SALENOTICE/12/2024

Date: 08.08.2024

To

1. Sri Sanjay Agnihotri S/o Sri Putti Lal  
House no.10, Mohalla Mara, Bareilly More  
Shahjahanpur
2. Smt.Sneh Agnihotri W/o Sri Sanjay Agnihotri  
House no.10, Mohalla Mara, Bareilly More  
Shahjahanpur
3. Sri Shiv Sagar Lal S/o Sri Nand Lal  
House no.168, Mohalla Bijlipur Sadar  
Shahjahanpur

Dear Sir/Madam,

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.

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As you are aware, I on behalf of Canara Bank, Shahjahanpur 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 Shahjahanpur 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,



Authorized Officer,  
CANARA BANK

ENCLOSURE - SALE NOTICE

SALE NOTICE

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 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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of Canara Bank, Shahjahanpur Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 28.08.2024 for recovery of Rs.1505492/+ further intt. and oth.exp.from 01.12.2018 for due to the Shahjahanpur Branch of Canara Bank from Sri Sanjay Agnihotri S/o Sri Putti Lal (Borrower), Smt Sneh Agnihotri W/o Sri Sanjay Agnihotri (Borrower & mortgagor) & Sri Shiv Sagar Lal S/o Sri Nand Lal (Guarantor)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	House property situated at Vill.Hathoda Buzurg(Near Durga Enclave) Shahjahanpur in the name of Smt Sneh Agnihotri W/o Sri Sanjay Agnihotri , Area 133.78 Sqm	2350000/-	235000/-

The Earnest Money Deposit shall be deposited on or before 27.08.2024 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries	
1	House property situated at Vill.Hathoda Buzurg(Near Durga Enclave) Shahjahanpur in the name of Smt Sneh Agnihotri W/o Sri Sanjay Agnihotri ,  Area 133.78 Sqm.	East	Rasta
		West	Land of Sadiq
		North	House of Lateef Ahmad
		South	Rasta

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager Canara Bank, Shahjahanpur Branch mobile no. 8173007785, 8077840658 during office hours on any working day.

Date: 08.08.2024  
Place: Shahjahanpur

  
Authorized Officer  
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.08.2024

1. Name and Address of Secured Creditor : Canara Bank,  
Shahjahanpur Branch
2. Name and Address of the Borrower & Guarantors : 1 Sri Sanjay Ahnihotri  
S/o Sri Putti Lal  
H.N.10 Mohalla Mara, Bareilly More  
Shahjahanpur
2. Smt.Sneh Agnihotri  
W/o Sri Sanjay Agnihotri  
H.N. 10 Mohalla Mara, Bareilly More  
Shahjahanpur
3. Sri Shiv Sagar Lal  
S/o Sri Nand Lal  
H.N.168, Mohalla Bijlipur Sadar  
Shahjahanpur
3. Total Liabilities : Rs. 1505492/-  
further intt.and exp. from 01.12.2018
4. a) Mode of Auction : E-auction
- b) Details of Auction service provider: C1 INDIA PVT LTD  
Mr. Mithlesh Kumar  
Contact no. 7080804466  
Emailid: mithalesh.kumar@c1india.com
- c) Date & Time of E-Auction : 28.08.2024 between 10:00 AM to 02:00PM
- d) Place of Auction/E-auction : Shahjahanpur

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	House property situated at Vill.Hathoda Buzurg(Near Durga Enclave) Shahjahanpur in the name of Smt Sneh Agnihotri , W/o Sri Sanjay Agnihotri , Area 133.78 Sqm	2350000/-	235000/-

6. Other terms and Conditions:

- (A) The property/ies will be sold in "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE 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.bankeauctions.com](http://www.bankeauctions.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 Authorized Officer Shahjahanpur Branch from 20.08.2024 to 22.08.2024.
- (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, Shahjahanpur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Shahjahanpur Branch, A/c No 8330296000002 ,IFSC Code: CNRB0008330 on or before 27.08.2024 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 C1 INDIA PVT LTD, Mr. Mithlesh Kumar, Contact no. 7080804466; Email id: [mithalesh.kumar@c1india.com](mailto:mithalesh.kumar@c1india.com)
- (G) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.08.2024 up to 5.00PM, to Canara Bank, Shahjahanpur , 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.bankeauctions.com](http://www.bankeauctions.com) and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the service provider C1 INDIA PVT LTD, Mr. Mithlesh Kumar, Contact no. 7080804466; Email id: [mithalesh.kumar@c1india.com](mailto:mithalesh.kumar@c1india.com)
- (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 multiplies of Rs.10000/- (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs10000/- 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.
- (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 Authorized 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) Authorized 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 Shahjahanpur Branch who, as a facilitating centre, shall make necessary arrangements.
- (P) For further details contact Manager Canara Bank, Shahjahanpur Branch mobile no. 8173007785,8077840658 mail id: cb2837@canarabank.com OR the service provider C1 INDIA PVT LTD, Mr. Mithlesh Kumar, Contact no. 7080804466; Email id: [mithalesh.kumar@c1india.com](mailto:mithalesh.kumar@c1india.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.

Place: Shahjahanpur  
Date: 08.08.2024

  
Authorized Officer  
CANARA BANK