



Ref: MRO/BIJNOR/Sale Notice/UTSAV/60/2023

Date: 07.11.2023

To

1. **M/s Utsav International,**
Prop. Sri Shilpi Kumar Agarwal,
S/o Sri Sudhir Kumar Agarwal,
R/O Opposite Roadways Bus Stand,
Nehtaur, District Bijnor, UP.
2. **Sri Sudhir Kumar Agarwal,**
S/o Sri Virendra Agarwal,
R/O Opposite Roadways Bus Stand,
Nehtaur, District Bijnor, UP.
3. **Sri. Shilpi Kumar Agarwal,**
S/o Sudhir Kumar Agarwal,
R/O Opposite Roadways Bus Stand,
Nehtaur, District Bijnor, UP.

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 provision to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

As you are aware that the assets described in Schedule of Sale Notice annexed hereto have been taken under possession in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our 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 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

ENCLOSURE - 1.SALE NOTICE

2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

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) & 9(1) 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, will be sold on “As is where is”, “As is what is”, and “Whatever there is without recourse” basis on **16.06.2023** for recovery of **Rs.3,49,79,100.56/- (Rupees Three Crore forty nine Lakh Seventy nine Thousand One Hundred paise fifty six Only)** plus interest plus other expenses minus amount paid/recovered thereafter, if any due to the Canara Bank from:

M/s Utsav International, Prop. Shilpi Kumar Agarwal S/o Sri Sudhir Kumar Agarwal, & Sri Sudhir Kumar Agarwal & Smt. Shilpi Kumar Agarwal, R/O Opposite Roadways Bus Stand, Nehtaur, District Bijnor, UP.

Reserve Price and Earnest Money Deposit:

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of plot of land measuring area 9730 Square metres at Khasra no. 318, 319 & 323 MI, Village SethpurDhaneshwar Behind V K International School, near NoorpurHaldwarChauraha Road, NehtaurDisttBijnor, in the name of Sri Shilpi Kumar Agarwal.	Rs.2,07,00,000/-	Rs.20,70,000/-
2	EMT of Residential Property located at MIG Flat no. 86-C, 2 nd floor, Block GH-01, Sector 100, Noida DistGautamBudh Nagar, in the name of Sri Shilpi Kumar Agarwal S/o Shri Sudhir Kumar Agarwal.	Rs.100,15,000/-	Rs.10,01,500/-

The Earnest Money Deposit shall be deposited on or before **23.11.2023 up to 5:00 PM.**

Details of Properties:

S.No	Property Address	Boundaries	
1	EMT of plot of land measuring area 9730 Square metres at Khasra no. 318, 319 & 323 MI, Village SethpurDhaneshwar Behind V K International School, near NoorpurHaldwarChauraha Road, NehtaurDisttBijnor, in the name of Sri Shilpi Kumar Agarwal.	East	Land of Sri Brahmpal Singh.
		West	Land of Sri Deshraj Singh.
		North	Land of Sri Brahmpal Singh and VK International Scheel and Rasta.
		South	Others Land.
2	EMT of Residential Property measuring 112 Square metres located at MIG Flat no. 86-C,	East	As per site plan.



	2 nd floor, Block GH-01, Sector 100, Noida DistGautamBudh Nagar, in the name of Sri Shilpi Kumar Agarwal S/o Shri Sudhir Kumar Agarwal.	West	As per site plan.
		North	As per site plan.
		South	As per site plan.

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 in Charge, BijnorBranch (M)- 9456591005,Canara Bank**during office hours on any working day.

Date: 07.11.2023
Place: Moradabad

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.11.2023

1. Name and Address of Secured Creditor : **Canara Bank, BijnorBranch**
2. Name and Address of the Borrower & Guarantors :
 1. **M/s Utsav International, Prop. Shilpi Kumar Agarwal S/o Sri Sudhir Kumar Agarwal, R/O Opposite Roadways Bus Stand, Nehtaur, District Bijnor, UP.**
 2. **Sri Sudhir Kumar Agarwal, R/O Opposite Roadways Bus Stand, Nehtaur, District Bijnor, UP..**
 3. **Smt. Shilpi Kumar AgarwalS/o Sri Sudhir Kumar Agarwal, R/O Opposite Roadways Bus Stand, Nehtaur, District Bijnor, UP.**

Total Liabilities:**Rs.3,49,79,100.56/-**plus interest plus other expenses minus amount paid/recovered thereafter, if any

4. **Mode of Auction** : E-auction

Details of Auction service provider	M/s CANBANK COMPUTER SERVICES LTD MrSathianathan K M/ Mr. Ramesh T H, Contact no. 09480691777/8880531165 /080-23469661/62/64/65; Email id: eauction@ccsl.co.in
Date & Time of Auction	23.11.2023 between 11:30AM to 12:30PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	E-auction- www.indianbankseaauction.com

5. Reserve Price:

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	EMT of plot of land measuring 9730 Square metres at Khasra no. 318, 319 & 323 MI, Village SethpurDhaneshwar Behind V K International School, near NoorpurHaldwarChauraha Road, NehtaurDisttBijnor, in the name of Sri Shilpi Kumar Agarwal.	Rs.2,07,00,000/-	Rs.20,70,000/-
2	EMT of Residential Property located at MIG Flat no. 86-C, 2 nd floor, Block GH-01, Sector 100, Noida DistGautamBudh Nagar, in the name of Sri Shilpi Kumar Agarwal S/o Shri Sudhir Kumar Agarwal.	Rs.100,15,000/-	Rs.10,01,500/-

6. Other terms and Conditions:

- a. Auction/bidding shall be only through “online Electronic Bidding” through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- b. The property can be inspected, with Prior Appointment with Authorised Officer, **BijnorBranch** on any working day during office hours.
- 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, **BijnorBranchMoradabad** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **BijnorBranchMoradabad, GL- 209272434, IFSC Code: CNRB0002152** on or before **22.11.2023, 5:00 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 SERVICES Ltd., MrSathianathan K M/ Mr. Ramesh T H, Contact No. 09480691777/ 8880531165/ 080 - 23469661/ 62/ 64/ 65; Email ID: eauction@ccsl.co.in.
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.11.2023, 5:00 PM**, to Canara Bank **BijnorBranchMoradabad**, by hand or by email (cb2152@canarabank.com).



- 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.
- 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 Rs.10,000.00. 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 Authorised 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% or applicable as on date 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 Circle office or Bijnor Branch who, as a facilitating centre, shall make necessary arrangements.



For further details contact Canara Bank, BijnorBranch(M)- 9456591005, e-mail id cb2152@canarabank.com. OR the service providerM/s CANBANK COMPUTER SERVICES Ltd., Mr.Sathianathan K M/Mr. Ramesh T H, Contact No. 09480691777/8880531165/080-23469661/62/64/65; Email ID: eauction@csl.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.

Date: 23.11.2023
Place: Moradabad

AUTHORISED OFFICER
CANARA BANK