

COVERING LETTER TO SALE NOTICE

Ref: ALGMAIN/ADV/ TOUCHWOOD/GS/2019

Date: 19/03/2019

To,

Borrower/s

**M/s Touchwood Consultancy and Services,
A-26 Mansarovar Colony, Ramghat Road, Aligarh.**

Through its Partners,

1. Hemant Chaudhary S/o Kaushal Pal Singh R/o A-26 Mansarovar Colony Aligarh
2. Mrs Urmila Singh D/o Kaushal Pal Singh R/o A-26 Mansarovar Colony Aligarh
3. Mrs Varsha Parashar W/o Hemant Chaudhary R/o A-26 Mansarovar Colony Aligarh
4. Mrs. Kusumlata Parashar W/o Late S.B. Parashar R/o C-5 Manders homes, Avas Vikas Colony, Aligarh.

& Guarantors / Mortgagors,

5. Mr. Pratap Chaudhary S/o Vijendra Singh R/o 4/122 Kishore Nagar, Aligarh.
6. Smt Usha Chaudhary W/o Pratap Singh R/o 4/122 Kishore Nagar, Aligarh.

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, Aligarh Main 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 Aligarh Main 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 containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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 – SALE NOTICE

E-AUCTION SALE NOTICE

**SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION)
UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s Antares Systems Ltd. through the website www.bankeauctionwizard.com.

| | |
|---|---|
| 1. Name and Address of the Secured Creditor: | Canara Bank, Aligarh Main Branch |
| 2. Name and Address of the Borrower Aligarh-202001 UP. | : M/s Touchwood Consultancy and Services, A-26 Mansarovar Colony, Ramghat Road, Aligarh, Through its Partners, 1. Hemant Chaudhary S/o Kaushal Pal Singh R/o A-26 Mansarovar Colony Aligarh 2. Mrs Urmila Singh D/o Kaushal Pal Singh R/o A-26 Mansarovar Colony Aligarh 3. Mrs Varsha Parashar W/o Hemant Chaudhary R/o A-26 Mansarovar Colony Aligarh 4. Mrs. Kusumlata Parashar W/o Lt. S B Parashar R/o C-5 Manders homes, Avas Vikas Colony, Aligarh. |
| 3. Total liabilities as on 31/03/2018 | Rs.9826117.28 (Rupees Ninty Eight Lakhs Twenty Six Thousand One Hundred Seventeen Rupees and Twenty Eight Paise only)+ interest & expenses thereon from 01/01/2019 |
| 4. Last Date & Time for receipt of EMD/tender documents: | 24-04-2019 by 5.00 pm. |
| 5. Address of Branch in which the tender document to be submitted: Main Branch | Canara Bank Aligarh Main Branch |
| (a) Details of Auction service provider (b) Date & Time of Auction (With unlimited extension of 5 minutes duration each till the conclusion of the sale. (c) Portal of e- auction | : M/s Antares Systems Ltd. Date : 25/04/2019 Time : Between 11:30 am to 12:30 pm. www.bankeauctionwizard.com |

6. Details of Property/ies

| | Immovable | Owners | Reserve Price | EMD |
|-----------|---|--|------------------------|-----------------------|
| 1. | Flat No C-5,with the floor area of 107 Sq mtr located at Vth Floor of Mahendra Homes, 199/197 Avas Vikas Colony, at about 300 Mtr away from GT Road at Masoodabad crossing, Pargana & Tehsil Koil, Aligarh With Boundaries North- Kothi Mr. Bahet, Advocate , South- Passage of Flat, East- Other Flats of Mahendra Homes thereafter Nai Basti, West- Open Space of Mahendra Homes thereafter Kothi Mr Mahender Kaur. | 1. Smt KusumLata Parasar W/o Mr. Shyambabu Parasar. 2. Smt Varsha Parasar D/o Shyam Babu Parasar 3. Mr. Hemant Chaudhary S/o Mr. KushalPal Singh | Rs 36.04 Lakhs | Rs 3.60 Lakhs |
| 2. | Vacant plots as detailed in (i) Sale Deed No 9021 dtd 29/07/2011 recorded in Bahi No 1, Jild- 8758, Page- 311/346, SI No 9021 dtd 29/07/2011 executed in favour of Sh Pratap singh for a land area of 585.27 sq mtr out of Khasra plot no 137/2 at Ramesh Vihar, Kishanpur, Aligarh. (ii) Sale Deed No 9731 dtd 18/08/2011 recorded in Bahi No 1, Jild- 8797, Page- 215/268, SI No 9731 dtd 18/08/2011 executed simultaneously in favour of Usha Chaudhary for a land area of 799.3 sq mts and in favour of Hemant Chaudhary for a land area of 461.50 Sq mts both out of Khasra plot no 137/2 at Ramesh Vihar, Kishanpur, Aligarh. (iii) Sale Deed No 11803 dtd 12/10/2011 recorded in Bahi No 1, Jild- 8915, Page- 281/316, SI No 11803 dtd 12/10/2011 executed in favour of Usha Chaudhary, Pratap Singh and Varsha Parasar for a land area of 524.88 sq mts out of khasra no 137/1 and 138, at Ramesh vihar, Kishanpur, Aligarh. | 1. Mr. Pratap Singh S/o Vijendra Singh, 2. Smt Usha Chaudhary W/o Mr. Pratap Singh, 3. Smt Varsha Parasar D/o Late Shyam Babu Parasar. 4. Mr. Hemant Chaudhary S/o Mr. KushalPal Singh, | Rs.360.54 Lakhs | Rs 36.05 Lakhs |

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.bankeauctionwizard.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected with Prior Appointment with Authorized Officer from 19.04.2019 to 23.04.2019 between 11.00AM to 5.00 PM.
- d. The property will not be sold below 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, Aligarh Main Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Aligarh Main Branch, A/c No. 0364295000001 IFSC Code: CNRB0000364 on or before **24-04-2019** upto 5.00 pm.
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24-04-2019 upto 5:00 PM, to Canara Bank, Aligarh Main Branch, by hand or by email-
 - 1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 2) 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.
 - 3) Bidders Name. Contact No. Address, E Mail Id.
 - 4) Bidder's A/c details for online refund of EMD.
- g. The intending bidders should register their names at portal www.bankeauctionwizard.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 Antares systems Ltd Contact Person Ms Rekha Yadav, Contact no. 09453308405; [Email id: rekha.y@antaressystems.com](mailto:rekha.y@antaressystems.com)
- h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 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 multiplies of Rs.10,000.00 the bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder.
- j. 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 the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- l. For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- m. All charges for conveyance, stamp duty and registration 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 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 Lucknow Circle office, Vipin Khand, Lucknow or Canara Bank, Aligarh Main Branch who as a facilitating centre shall make necessary arrangements.
- p. For further details contact Chief Manager, Canara Bank, Aligarh Main Branch (Ph. No. 0571-2525219,20, Mob No. 8192804525), e-mail id cb0364@canarabank.com OR the service provider the service provider M/s Antares Systems Ltd. , Bangalore contact person Ms. Rekha Yadav, Contact no. 09453308405; **Email id:** rekha.y@antaressystems.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.

AUTHORISED OFFICER

PLACE: Aligarh

DATE : 19.03.2019

CANARA BANK