

**COVERING LETTER TO SALE NOTICE**

Ref: RECROGAYA/ SARFAESI/ SALENOTICE/AKHILESH/AUCTION-17.03.2025/2024-25  
Date: 26.02.2025

To,

SRI AKHILESH KUMAR SINGH  
S/O RAJESHWAR SINGH  
VILL- DHODHANDIH, PO- NONHAR  
P.S -SURYAPURA, DIST- ROHTAS  
BIHAR. 802221

Contact : 9801796484

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, BALIHAR 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 BALIHAR 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



**ENCLOSURE – SALE NOTICE**

**CC: CANARA BANK, BALIHAR BRANCH**

1. Sri Akhilesh kumar Singh S/O Rajeshwar Singh
2. Sri Bir Bahadur Singh S/O Rajeshwar Singh
3. Sri Vikash Kumar Singh S/O Rajeshwar Singh
4. Sri Rajeshwar Singh S/O Late Thakuri Singh

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Date: 26.02.2025

To,  
SRI BIR BAHADUR SINGH  
S/O RAJESHWAR SINGH  
VILL- DHODHANDIH, PO- NONHAR  
P.S -SURYAPURA, DIST- ROHTAS  
BIHAR. 802221

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Ref: RECROGAYA/ SARFAESI/ SALENOTICE/AKHILESH/AUCTION-17.03.2025/2024-25  
Date: 26.02.2025

To,  
SRI VIKASH KUMAR SINGH  
S/O RAJESHWAR SINGH  
VILL- DHODHANDIH, PO- NONHAR  
P.S -SURYAPURA, DIST- ROHTAS  
BIHAR. 802221

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Date: 26.02.2025

To,  
SRI RAJESHWAR SINGH  
S/O LATE THAKURI SINGH  
R/O VILL- DHODHANDIH, PO- NONHAR  
P.S -SURYAPURA, DIST- ROHTAS  
BIHAR. 802221

Contact: 8292006698

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.**  
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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 Securitization 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 BALIHAR Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.03.2025 for recovery of Rs.10,10,364/- (Rupees Ten lakh ten thousand three hundred sixty four only) as on 16.04.2023 plus Interest & other cost there on till realisation due to borrower SRI AKHILESH KUMAR SINGH S/O RAJESHWAR SINGH resident of Vill- Dhodhandih, P.O- Nonhar, P.S- Surajpura, Dist- Rohtas, Bihar, 802221

Mortgagor:- 1. SRI AKHILESH KUMAR SINGH S/O RAJESHWAR SINGH  
 2. SRI BIR BAHADUR SINGH S/O RAJESHWAR SINGH  
 3. SRI VIKASH KUMAR SINGH S/O RAJESHWAR SINGH  
 4. Sri Rajeshwar Singh S/O Late Thakuri Singh

1. The reserve price will be Rs.12,92,400/- (Rupees Twelve lakh ninty two thousand four hundred only)
2. The Earnest money deposit will be Rs. 1,29,240/- (Rupees One Lakh Twenty nine thousand two hundred fourty only)
3. The Earnest Money Deposit shall be deposited on or before 13.03.2025 at 4:00 PM.

Details and full description of the immovable property with known encumbrances, if any.

S.No.	Immovable	Name of title holder
1.	Residential property situated at Mauza-Nonher, Khata no-41, Khasra No - 3875, P.S - Surujpura Dist - Rohtas, Bihar  Extent of Areas- 3.125 Decimal.  <u>Boundary</u> (As per valuation ,at present) North -Ashok Sah , South -Rajeshwar Singh, East - Vacant Land West - 10' wide Road.	1. SRI AKHILESH KUMAR SINGH S/O RAJESHWAR SINGH  2. SRI BIR BAHADUR SINGH S/O RAJESHWAR SINGH  3. SRI VIKASH KUMAR SINGH S/O RAJESHWAR SINGH  4. Sri Rajeshwar Singh S/O Late Thakuri Singh

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

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For detailed terms and conditions of the sale please refer the link "E-Auction" provided M/S PSB Alliance Ltd (ebkay), Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : SUPPORT.BAANKNET@psballiance.com or Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, Balihar Branch Canara Bank , Ph. No.+91- 8102915093 during office hours on any working day.

Date: 26.02.2025  
Place: Balihar

  
Authorized Officer  
CANARA BANK

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.02.2025**

1. Name and Address of the Secured Creditor Canara Bank, Balihar Branch,
2. Name and Address of the Borrower(s)/ Guarantor(s) : Borrower : SRI AKHILESH KUMAR SINGH S/O RAJESHWAR SINGH resident of Vill- Dhodhandih, P.O- Nonhar, P.S- Surayapura, Dist- Rohtas, Bihar, 802221
3. Mortgagor:- (i) SRI AKHILESH KUMAR SINGH S/O RAJESHWAR SINGH  
(ii) SRI BIR BAHADUR SINGH S/O RAJESHWAR SINGH  
(iii) SRI VIKASH KUMAR SINGH S/O RAJESHWAR SINGH  
(iv) Sri Rajeshwar Singh S/O Late Thakuri Singh
4. Total liabilities : Rs.10,10,364/- (Rupees Ten lakh ten thousand three hundred sixty four only) as on 16.04.2023 plus interest with all costs, charges, expenses and other incidental expenses there on till realization.
5. (a) Mode of Auction : Online E-Auction  
(b) Details of Auction service provide : M/S PSB Alliance Ltd , Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : [SUPPORT.BAANKNET@psballiance.com](mailto:SUPPORT.BAANKNET@psballiance.com)  
(c) Date & Time of Auction: 17.03.2025 & 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://baanknet.com/>
6. Reserve Price : Rs.12,92,400/- (Rupees Twelve lakh ninty two thousand four hundred only)
- 7 Other Terms & Conditions:
  - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/> (Mention the website). 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 Authorized Officer, on 12.03.2025 between 11.00 AM to 1.00 PM.

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- 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 in E-Wallet of M/S PSB Alliance Private Limited portal directly or by generating the challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.
- 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 PSB Alliance Ltd, Website- <https://baanknet.com/>.  
Helpdesk No- 8291220220 E-mail id :  
[SUPPORT.BAANKNET@psballiance.com](mailto:SUPPORT.BAANKNET@psballiance.com)
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 13.03.2025, till 4.00 PM, to Canara Bank, Balihar 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.
- g) The intending bidders should register their names at portal <https://baanknet.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 PSB Alliance Ltd Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : [SUPPORT.BAANKNET@psballiance.com](mailto:SUPPORT.BAANKNET@psballiance.com)
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. 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 10000 (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.

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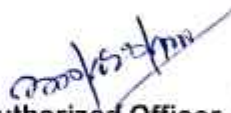
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.
- k) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) 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 Balihar branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank , Balihar Branch (Ph. No- 8102915093), email Id [cb17582@canarabank.com](mailto:cb17582@canarabank.com) OR the service provider M/S PSB Alliance Ltd Website- <https://baanknet.com/>. Helpdesk No- 8291220220 E-mail id : [SUPPORT.BAANKNET@psballiance.com](mailto:SUPPORT.BAANKNET@psballiance.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: Balihar  
Date: 26.02.2025

  
Authorized Officer  
Canara Bank

Internal