

Ref: ARM II: CR: SARFAESI SALE: AL HUDA-IV: PP: 01:2024

Date: 23.01.2024

To,

1. M/s. Al Huda Frozen Foods Exports Pvt Ltd. Having Regd. Office at: D-50, Flat no. 11, Abul Fazal Enclave Part-I, Delhi-110025. Factory & Office Address: Plot at Khasra no. 132,089,133, in Khata no. 211, Mundakhera Road, Khurja, District - Bulandshahr-203131 (UttarPradesh)	6. Mrs. Shanaz Khan - Guarantor W/o Sh. S M Khan R/o House no. 123, Sarai Murtaza Khan, Khurja, District - Bulandshahr-203131 (UttarPradesh)
2. Mohd Yunus Khan - Director - Guarantor S/o Late Sh. Ahmed Khan R/o R/o House no. 318, Khaveshgyan, Khurja, District - Bulandshahr - 203131 (UttarPradesh)	7. Mrs. Atika Khan - Guarantor W/o Sh. Irshad Mohammed R/o House no. 123, Sarai Murtaza Khan, Khurja, District - Bulandshahr - 203131 (UttarPradesh)
3. Sh. Jamal Akhtar - Director - Guarantor S/o Sh. Hazi Alisher R/o R/o House no. 260/2, Khaveshgyan, Khurja, District - Bulandshahr - 203131, (UttarPradesh)	8. Sh. Mazhar Khalikdad Khan - Guarantor S/o Sh. Rahat Habib Khan R/o House no. 93/1, KhaveshGyan, Jaman Street, Khurja, District - Bulandshahr, 203131 (UttarPradesh)
4. Sh. Nasir Hussain - Director - Guarantor S/o Sh. Mohammed Hussain R/o House no. 144, Punjabiyan, Khurja, District - Bulandshahr - 203131 (UttarPradesh)	9. Mrs. Seema Khan - Guarantor - Mortgagor W/o Mohd. Yunus Khan R/o House no. 318, Khaveshgyan, Khurja, District - Bulandshahr - 203131 (UttarPradesh) Also at: R/o House no. 321, Khaveshgyan, Khurja, District - Bulandshahr - 203131 (UttarPradesh)
5. Sh. Naushad Alam - Director - Guarantor S/o Sh. Inayat Alam R/o House No. 54 KA, Murari Nagar, Khurja, District - Bulandshahr - 203131 (UttarPradesh)	10. Mrs. Ferzana Parveen - Guarantor - Mortgagor W/o Sh. Naushad Alam R/o House No. 54 KA, Murari Nagar, Khurja, District - Bulandshahr - 203131 (UttarPradesh)

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, the Authorized Officer of Canara Bank has 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27 1st Floor, Hauz Khas, New Delhi for further follow up for recovery of the dues.

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 (e auction 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, कृते केनरा बैंक / For CANARA BANK

Authorised Officer
 एन.एम.ए. 11, ए.27, हाउस खास, नई दिल्ली-110016
 AUTHORISED OFFICER
 CANARA BANK
 ENCLOSURE - SALE NOTICE Annexure 13





Annexure 13
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016
Email : cb3038@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, the possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.02.2024 from 12.30 p.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs.6,39,03,890.50 (Rupees Six Crore Thirty Nine Lacs Three Thousand Eight Hundred Ninety and Paise Fifty Only) including liability of OCC and also include interest up to 30.11.2017 plus further interest at applicable rate from 01.12.2017 along with expenses, other charges, etc. due to the Canara bank from M/s Al Huda Frozen Foods Exports Pvt. Ltd. and its Directors and Guarantors -Mortgagor.

Full description of immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Sr No.	Details of Properties	Reserve Price	EMD	Encumbrance(s)	O/S Dues of Local Self Govt as on 28-02-2021
1.	<p>Industrial Factory L&B in the name of Alhuda Frozen Foods Export PVT LTD through its director Naushad Alam S/o Shri Mohammed Inayat Alam :</p> <p>a) Industrial Plot , Pargana - Khurja , Village - Boroli, Khasra no - 132 , Khata No- 250 having area 0.3790 hectare Pargana & Tehsil - Khurja , Dist - Bulanshahar</p> <p>Bounded by: East : Field no 135 West : Field no 131 North : Way South : Field no 133</p> <p>b) Industrial Plot , Pargana - Khurja V code no- 1002, Village Boroli , Khasra No -133 , Khata no 211 field no 133 having area 0.126 Hectare Pargana & Tehsil - Khurja , Dist - Bulanshahar</p> <p>Bounded by: East : Field of Shahzad Zafar Ali West : Field no 131 North : Field no 132 South : Field no 89</p> <p>c) Industrial Plot , Pargana - Khurja code no- 1002, Village Boroli , Khasra No -89 , Khata no 211field no 89 having area 0.607 Hectare Pargana & Tehsil - Khurja , Dist - Bulanshahar</p> <p>Bounded by: East : Field no 88 Hazi Abdul Aziz Kurashi West : Field no 93 bagh Smt Yasmeen Khan W/o Shri Sajid Husain Khan North : Field no 133 South : Field no 90 bagh Smt Yasmeen Khan W/o Shri Sajid Husain Khan</p> <p>d) Industrial Plot, Pargana - Khurja, Village Boroli , Khasra No -133 , Khata no 250 field no 133 having area 0.2530 Hectare Pargana & Tehsil - Khurja , Dist - Bulanshahar</p> <p>Bounded by:</p>	Rs.1103.00 lacs **	Rs.110.30 lacs	Not Known to Bank	Nil as per Bank's Record



	East : Field no 134 West : Field no 135 North : Field no 132 South : Field no 89 (Physical Possession)				
1 A	Plant & Machinery lying at Factory premises as mentioned at Sr No.-1** (Physical Possession)	Rs.225.00 lacs **	Rs.22.50 lacs	Not Known to Bank	Nil as per Bank's Record
2.	Residential house, Mohalla Khaveshgyan, Kasba - Khurja, Distt. Bulandshahar (UP) measuring 65.00 Sq. Mtr. In the name of Yunus Khan S/o Shri Ahmad Khan Bounded by: East : Street West : Wall of Smt. Shahina Begum H. No 331 North : Gol Chabutra Smt. Shahina Begum H. No 331. South : House of seller Smt. Shahina Begum H. No 333. (Symbolic Possession)	Rs.17.55 lacs	Rs.1.755 lacs	Not Known to Bank	Nil as per Bank's Record
3.	Residential house Pargana -Khurja, Mohalla Khaveshgyan, Kasba - Khurja, Pargana & Tehsil - Khurja, Distt. Bulandshahar (U.P) area 49.67 Sq. Mtr. In the name of Smt. Seema Khan W/o Mohammed Yunus Khan Bounded by: East : Road Aam Kharanja Sarkari 12 feet wide West : House Shaukat Ali North : House Ramjani urf Ramuu South : House Haji Latif (Physical Possession)	Rs.10.78 lacs	Rs.1.078 lacs	Not known to Bank	Nil as per Bank's Record
4.	Residential house Pargana Khurja , Mohalla - Murari Nagar, Kasba Khurja , H.No -400, area 59 Sq mtr Distt. Bulandshahar,(U.P) area 59.00 Sq. Mtr. In the name of Farzana Aalam W/o Naushad Aalam. Bounded by: East : Way Kachha 12 feet wide West House of Sabir North : Way Kachha 8 feet wide South : House of Yunus Khan (Symbolic Possession)	Rs.12.97 lacs	Rs.1.297 lacs	Not known to Bank	Nil as per Bank's Record

**** It is mandatory to purchase Plant & Machinery at S.No 1A along with Land & Building at S. NO 1 as a single unit.**

The EMD should be deposited on or before **09.02.2024 up to 5.00 pm.**

The property will not be sold below Reserve Price.

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 SH. SANJAY DUTTA SHUKLA . Mobile No: 9015045010 and SMT. AKANSHA DP, Mobile No 8826933887 , Canara Bank, ARM II Branch, during office hours on any working day.

Date: 23.01.2024
Place: Delhi

कृते केनरा बैंक / For CANARA BANK

Authorised Officer
एम्.एम्. १२५, प्रथम तल, हाउस खास, नई दिल्ली-110011
Authorised Officer
एम्.एम्. १२५, प्रथम तल, हाउस खास, नई दिल्ली-110011
CANARA BANK





DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.01.2024

1. Name and address of the secured creditor :Canara Bank ARM II Branch
2. Name and address of the Borrower(s)/Guarantor(s) :Details as under :-

1. M/s. Al Huda Frozen Foods Exports PvtLtd. Having Regd.Office at: D-50, Flat no. 11, Abul Fazal Enclave Part-I, Delhi-110025. Factory & Office Address: Plot at Khasra no. 132,089,133,in Khata no. 211, Mundakhera Road, Khurja, District - Bulandshahr-203131 (UttarPradesh)	6. Mrs. Shanaz Khan - Guarantor W/o Sh. S M Khan R/o House no. 123, Sarai Murtaza Khan, Khurja, District - Bulandshahr-203131 (UttarPradesh)
2.MohdYunus Khan- Director – Guarantor S/o Late Sh. Ahmed Khan R/o R/o House no. 318, Khaveshgyan, Khurja, District – Bulandshahr – 203131 (UttarPradesh)	7. Mrs. Atika Khan - Guarantor W/o Sh. Irshad Mohammed R/o House no. 123, Sarai Murtaza Khan, Khurja, District – Bulandshahr -203131 (UttarPradesh)
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4. Sh. Nasir Hussain - Director – Guarantor S/o Sh. Mohammed Hussain R/o House no. 144, Punjabiyan, Khurja, District – Bulandshahr – 203131 (UttarPradesh)	9. Mrs. Seema Khan - Guarantor – Mortgagor W/o Mohd. Yunus Khan R/o House no. 318, Khaveshgyan, Khurja, District – Bulandshahr – 203131 (UttarPradesh) Also at: R/o House no. 321, Khaveshgyan, Khurja, District – Bulandshahr – 203131 (UttarPradesh)
5. Sh. NaushadAlam - Director – Guarantor S/o Sh. InayatAlam R/o House No. 54 KA, Murari Nagar, Khurja, District – Bulandshahr – 203131 (UttarPradesh)	10. Mrs. FerzanaParveen - Guarantor – Mortgagor W/o Sh. NaushadAlam R/o House No. 54 KA, Murari Nagar, Khurja, District – Bulandshahr – 203131 (UttarPradesh)

3. Total liabilities as on 30.11.2017 is Rs.639,03,890.50 (Rupees Six Crore Thirty Nine Lacs Three Thousand Eight Hundred Ninety and Paise Fifty Only)which include interest up to 30.11.2017 plus further interest at applicable rate from 01.12.2017 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online e-Auction
(b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD.MrPratapKanjilal and Mr. D DPakhare
MOB: 9832952602 / 9911293517/ 9480691777 /
8898418010 Land line - 080-23469665
email: ccsleauction@gmail.com

- (c) Date & Time of e- auction : Date 12.02.2024 Time 12:30 p.m. – 01.30 p.m.
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price:-

1. Property 1(Factory L&B):Rs.1103.00Lacs(Rupees Eleven Crores Three Lakhs Only)
2. Plant &Machinery 1A: Rs.225.00 Lacs (Rupee Two Crore Twenty Five Lakhs Only)
3. Property 2: Rs.17.55 Lacs (Rupees Seventeen Lakhs Fifty Five Thousand Only)
4. Property 3: Rs.10.78 Lacs (Rupees Ten Lakhs Seventy Eight Thousand Only)
5. Property 4: Rs.12.97 Lacs (Rupees Twelve Lakhs Ninety Seven Thousand Only)

6. Other terms and conditions:

- Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, between 11.00 A.M. to 4.00 P.M.



- c. The property will not be sold below 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, ARM II Branch, A-27 1st floor, HauzKhas, New Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Regional Office, New Delhi, **A/C Name – SL OL RTGS NEFT ENS 0, A/c No 209272434 IFSC Code: CNRB0003038** on or before 09.02.2024 up to 05.00 p.m.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.02.2024 up to 5:00 PM, to Canara Bank, ARM II Branch, A-27 1st floor, HauzKhas, New Delhi, by hand or by email.
 - i.) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, Acknowledgement receipt thereof with UTR No., 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.
 - ii.) Bidders Name, Contact No., Address, E Mail Id.
 - iii.) Bidder's A/c details for online refund of EMD.
- f. The intending bidders should register their names at portal www.indianbankseuction.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 SERVICES LTD.** MrPratapKanjilal & D DPakhare. MOB: 9832952602 / 9911293517/ 8898418010/ 9480691777/ 080- 23469665 email: ccsleauuction@gmail.com & eauction@ccsl.co.in
- g. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- in properties at SLNo. 1 & 1A and Rs.50,000/- for properties at SL No. 2,3,& 4. The bidder who submits the highest bid (not below 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 within the period stated above, 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. 50.00 Lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at a 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. Authorised 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 Canara Bank Circle office, Delhi or Canara Bank ARM II Branch, A-27 1st floor, HauzKhas, New Delhi who as a facilitating centre shall make necessary arrangements.
- n. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- o. For further details contact **SH. SANJAY DUTTA SHUKLA**, Mobile No: 9015045010 and **SMT. AKANSHA DP**, Mobile No 8826933887, Canara Bank ARM II Branch, e-mail cb3038@canarabank.com OR the service provider **M/S CANBANK COMPUTER SERVICES LTD.** MrPratapKanjilal & D D Pakhare MOB: 9832952602 / 9911293517/ 8898418010/9480691777/080-23469665 / email: ccsleauuction@gmail.com & 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.

कृते केनरा बैंक / For CANARA BANK

Authorised Officer

AUTHORISED OFFICER
CANARA BANK

Place: New Delhi
Date: 23.01.2024



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To