

(A GOVERNMENT OF INDIA UNDERTAKING)

ROORKEE-I BRANCH

Email: cb2200@canarabank.com

Ref: RODDN2: CR: SARFAESI: ROORKEE: 02/2024

Date: 05.02.2024

To,

Mr. Ashu Saini (Borrower) S/o Sri Deepchand Saini, 88 Sherpur, Roorkee, Uttarakhand-247667	Smt. Sarvesh Devi (Borrower & Mortgagor) W/o Sri Deepchand Saini, 88 Sherpur, Roorkee Uttarakhand-247667
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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 Authorised Officer of **Canara Bank, ROORKEE-I** 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 **ROORKEE-I** Branch of **Canara Bank**.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

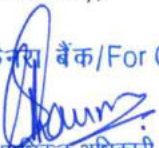
Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e auction notice) containing terms and conditions of the sale.

In furtherance to the earlier notice with **Ref: RODDN2: CR: SARFAESI: ROORKEE: 10/2023** Date: **17.10.2023** where in 30 days sale notice was given to settle the dues and in terms of the provisions of the subject Act and Rules made there under, I am herewith sending 15 days Sale Notice (e-auction 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 15 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,

केनरा बैंक/For Canara Bank


प्रमाणित अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय निरीक्षक / Regional Office Handwa
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE



ROORKEE-I Branch

Email: cb2200@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 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 creditors, the **constructive possession** of which has been taken by the Authorised Officer of **ROORKEE-I Branch** of the **Canara Bank**, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **26.02.2024 from 12.30 p.m. to 1.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale] for recovery of **Rs. 5,07,099.00 (Rupees Five Lakh Seven Thousand and Ninety Nine Only)** as on **05.12.2022 + Interest w.e.f. 12.11.2022 + Expenses - Recoveries after 05.12.2022** in A/c no. **2200605001132** due to the **ROORKEE I Branch** of **Canara Bank**, from **1. Mr. Ashu Saini (Borrower) S/o Sri Deepchand Saini, 88 Sherpur, Roorkee, Uttarakhand-247667, 2. Smt. Sarvesh Devi (Borrower & Mortgagor) W/o Sri Deepchand Saini, 88 Sherpur, Roorkee Uttarakhand-247667**

Full description of the immovable property, Reserve Price and EMD are as under:-

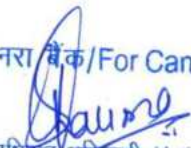
Sr No	Details of Properties	Reserve Price	EMD
1.	Name of Title holder: Smt Sarvesh Saini W/o Sri Deepchand Saini. EMT of residential house belonging to Part of old Khasra No 58/1m, New Khasra No 193, situated at Village Sherpur, Pargana and Tehsil Roorkee ,having land measuring in East 31.67 feet, West 31.67 feet, North 28.418 feet & South 28.418 feet, total land area 900 square feet i.e. 83.643 square meter. <u>Boundaries:</u> EAST- Remaining Part of Seller WEST- Property of Seller NORTH- Property of Digar SOUTH- Rasta 9 feet wide	Rs. 20.10 lakh	Rs. 2.01 lakh

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 **Chief Manager, Mobile No 9456591029, Canara Bank ROORKEE-I, e-mail [id-cb2200@canarabank.com](mailto:cb2200@canarabank.com)** during office hours on any working day.

Date: 05.02.2024

Place: Roorkee

अकृते केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
संज्ञीय कार्यालय, **ROORKEE-I**
AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.02.2024

1. Name and address of the secured creditor : **ROORKEE-I BRANCH**
2. Name and address of the Borrower(s)/Guarantor(s): Details as under:-

Mr. Ashu Saini (Borrower) S/o Sri Deepchand Saini, 88 Sherpur, Roorkee, Uttarakhand-247667	Smt. Sarvesh Devi (Borrower & Mortgagor) W/o Sri Deepchand Saini, 88 Sherpur, Roorkee Uttarakhand-247667
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3. Total liabilities : Rs. 5,07,099.00 (Rupees Five Lakh Seven Thousand and Ninety Nine Only) as on 05.12.2022 + Interest w.e.f. 12.11.2022 + Expenses - Recoveries after 05.12.2022 in A/c no. 2200605001132
4. (a) Mode of Auction : Online E-Auction
 - (b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602/ 9911293517/ 8898418010/ 080-23469665/ 9480691777 email: ccsleauktion@gmail.com.
 - (c) Date & Time of Auction : 26.02.2024 between 12.30 p.m. to 1.30 p.m. (With unlimited extensions of 5 minutes duration each)
5. Reserve Price : Rs. 20,10,000.00 (Rupees Twenty Lakh Ten Thousand only)
6. Other terms and conditions:
 - a. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauktion.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auktion sale proceedings.
 - b. The property can be inspected, with Prior Appointment with Authorised Officer on any working day during office hours.
 - c. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auktion 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 ROORKEE-I, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ROORKEE, A/c No 209272434, IFSC Code: CNRB0002200 on or before 23.02.2024 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 23.02.2024 up to 5:00 PM, to Canara Bank, ROORKEE-I, 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.indianbankseauction.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.** Mr Pratap Kanjilal & D D Pakhare. **MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: ccsleauktion@gmail.com.**
- 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/- (The amount can be decided by the authorised officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value). 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 Lakhs (Rupees Fifty lakhs) and above, the successful bidder will have to deduct TDS at the applicable rate 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 ROORKEE-I** 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 **Chief Manager, Mobile No 9456591029, Canara Bank ROORKEE-I, e-mail cb2200@canarabank.com OR the service provider M/S CANBANK COMPUTER SERVICES LTD.** Mr Pratap Kanjilal & D D Pakhare. **MOB: 9832952602 / 9911293517/ 8898418010/ 080-23469665/ 9480691777 email: ccsleauktion@gmail.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: Roorkee
Date: 05.02.2024

प्रति केनरा बैंक/For Canara Bank
प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय / Regional Office Handwar
AUTHORISED OFFICER
CANARA BANK