

**ASSET RECOVERY MANAGEMENT BRANCH (D.P.- 17415)
GROUND FLOOR, LUV KUSH TOWER, EXHIBITION ROAD, PATNA-800001**

REF: - CB/17415/ARMB/PAT/136/2024-25

DATE: 26.02.2025

1)M/s Jai Maa Bhawani Construction Pvt. Ltd (Borrower), Registered Office at Village-Deodha, P.O Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101.	2)Lalit Kumar Singh (Director/Guarantor) S/o Sri Bhism Narayan Singh Residing at Village-Deodha, P.O- Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Bihar-803101.
3)Smt. Indu Devi (Director/Guarantor) W/o Lalit Kumar Singh Residing at Village- Deodha, P.O- Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.	4)Sri Shambhu Sharan Singh (Guarantor) S/o Sri Bhism Narayan Singh Residing at Village- Deodha, P.O- Mahanandpur P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar- 803101.
5)Sri. Awadh Kishore Singh(Guarantor) S/o Sri Bhism Narayan Singh Residing at Village- Deodha, P.O- Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near Pawapuri station, Bihar- 803101.	6) Smt. Manju Devi (Guarantor) W/o Late Parshuram Singh Residing at Village- Deodha, P.O- Mahanandpur P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar- 803101.

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization 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, Authorised officer on behalf of Canara Bank 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 **Patna South Gandhi Maidan Branch now transferred to ARM Branch, Patna** 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.

This is without prejudice to any other rights available to the Bank under the subject Act or any other law in force.

Yours faithfully,
FOR CANARA BANK

AUTHORISED OFFICER
AUTHORISED OFFICER
ENCLOSURE - SALE NOTICE dated 26.02.2025

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PATNA ARM BRANCH (17415)

(15 days E-Auction Sale Notice for Sale of Immovable Properties)

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 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 properties mortgaged/charged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Patna South Gandhi Maidan Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **18.03.2025** for recovery of **Rs. 4,29,37,878.58 (Rupees Four Crore Twenty Nine Lakh Thirty Seven Thousand Eight Hundred Seventy Eight & Fifty Eight Paise Only)** as on 31.10.2023 together with future interest and charges from 01.11.2023 till clearance of entire liability of Patna ARM Branch of Canara Bank from 1) M/s Jai Maa Bhawani Construction Pvt. Ltd. (Borrower), Address- Registered Office at Village-Deodha, P.O-Mahanandpur, P.S - Dipnagar, Bihar Sharif, Dist-Nalanda, Bihar-803101, 2) Lalit Kumar Singh (Director/ Guarantor) S/o Sri Bhism Narayan Singh residing at Address - Village-Deodha, P.O- Mahanandpur, P.S - Dipnagar, Bihar Sharif, Dist-Nalanda, Bihar-803101, 3) Smt. Indu Devi (Director/ Guarantor) W/o Lalit Kumar Singh, 4) Sri Shambhu Sharan Singh (Guarantor) S/o Sri Bhism Narayan Singh, 5) Sri. Awadh Kishore Singh (Guarantor) S/o Sri Bhism Narayan Singh, 6) Smt. Manju Devi (Guarantor) W/o Late Parshuram Singh all four (i.e .sl.no.3, 4, 5, 6) residing at Village- Deodha, P.O- Mahanandpur, P.S- Dipnagar, Bihar Sharif, Nalanda, Near- Pawapuri station, Bihar-803101.

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

Property no.1): -

EMT of three Properties (a), (b)&(c) are jointly in the name of as follows: -

A) Sri. Shambhu Sharan Singh

B) Sri. Prashuram Singh

C) Sri. Awadh Kishore Singh

(All name mentioned A,B,C are sons of Late Bhishm Narayan Singh)

D) Smt. Indu Devi W/o Sri. Lalit Kumar Singh

(a)

All that part and parcel of land situated at Mauza- Kamarpur Paharpur, Thana Dipnagar, Thana No.-97 Tauzi No. 17507, 11091 and 11013 Khata No 548,522,510. Khesra (Plot) No-2365, 2366, 2367. Total area Of Land 34 and 3/4 decimal as per deed no.7580 dated 07.07.2000 and **Bounded by:-**

North	Rajendra Yadav and Ram Pravesh Yadav
South	Alang and Nathun Sao
East	Gita Devi
West	Dayamanti Devi (Vendor no.2)

(b)

All that part and parcel of land situated at Mauza- Kamarpur Paharpur, Thana Dipnagar, Thana No.-97 Tauzi No. 17507, 11091 and 11013 Khata No 548,522,510. Khesra (Plot) No-2365, 2366, 2367. Total area Of Land 34 and 3/4 decimal as per deed no.7580 dated 07.07.2000 and **Bounded by:-**

North	Nawal Yadav
South	Alang and Nathun Sao
East	Awadesh Prasad Verma(Vendor no.1)
West	Shakuntla Devi (Vendor no.3)

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(c)

All that part and parcel of land situated at Mauza- Kamarpur Paharpur, Thana Dipnagar, Thana No.-97 Tauzi No. 17507, 11091 and 11013 Khata No 548,522,510. Khesra (Plot) No-2365, 2366, 2367. Total area Of Land 33 and 3/4 decimal as per deed no.7580 dated 07.07.2000 and **Bounded by:-**

North	Nawal Yadav
South	Alang and Nathun Sao
East	Dayamanti Devi (Vendor no.2)
West	Demarcation Line (Siman) of village Dewdha

Thus total area of land is 103.25 Decimal as per deed no.7580 dated 07.07.2000 (Actual Area as per site-102.32 decimal is only on sale)

Property no.2): -

All that part and parcel of land situated at Mauza- Kamarpur Paharpur Thana- Dipnagar Thana No.-97, Tauzi No-17507, Khata No. 581 and 574, Khesra No.- 2379,2380, Total area of land is 14 ½ decimal (2 ¾+ 2+ 2 ¾+ 4+3) as per deed no.13925,13926,13927,13928,13929 all dated 03.08.1987 (Actual Area as per site-10.50 Decimal is only on sale) Distt and Sub Registry office, Nalanda (Biharsharif) Owned by Lalit Kumar Singh S/o Sri Bhism Narayan Singh.

Bounded by :- North-Paen, South-Mangaru Yadav, East-Ranchi Road NH 31, West- Plot no.2379

The **reserve price** will be as below.

1. For Property No 1. a), b) & c) Reserve price will be Rs.2,61,00,000/- (Rupees Two Crore Sixty One Lakh Only) and the earnest money deposit will be Rs.26,10,000/- (Rupees Twenty Six Lakh Ten Thousand Only).
2. For Property No.2 Reserve Price will be Rs.37,80,000 (Rupees Thirty Seven Lakh Eighty Thousand only) and the earnest money deposit will be Rs.3,78,000/- (Rupees Three Lakh Seventy Eight Thousand only).

Note- All two properties will be sold separately for Reserve Price mentioned above and Earnest Money Deposit will be deposited separately. The Earnest Money Deposit shall be deposited on 17.03.2025 by 5:00PM.

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

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com or Canara Bank's website www.canarabank.com or may contact Branch Manager through of ARM Branch Patna, Mob No.- +91-8102916048 During office hours on any working day.

Date: 26.02.2025

Place: Patna

कृते केनरा बैंक
FOR CANARA BANK

Authorised Officer
अधिकृत अधिकारी
Canara Bank
आर.एम.बी., पाटना

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.02.2025

1. **Name and Address of the Secured Credit:** Canara Bank, ARM Branch, Ground Floor, Luv Kush Tower, Patna
2. **Name and Address of the Borrower(s)/Director(s)/Guarantor(s):**
 - a.) M/s Jai Maa Bhawani Construction Pvt. Ltd. (Borrower),
Address :-Registered Office at Village-Deodha, P.O-Mahanandpur, P.S -Dipnagar, Biharsharif, Dist-Nalanda, Near- Pawapuri station, Bihar-803101.
 - b.) Lalit Kumar Singh (Director/Guarantor) S/o Sri Bhism Narayan Singh
 - c.) Smt. Indu Devi (Director/Guarantor) W/o Lalit Kumar Singh
 - d.) Sri Shambhu Sharan Singh (Guarantor) S/o Sri Bhism Narayan Singh
 - e.) Sri. Awadh Kishore Singh (Guarantor) S/o Sri Bhism Narayan Singh
 - f.) Smt. Manju Devi (Guarantor) W/o Late Parshuram Singh

b, c, d, e, f, residing at Village- Deodha, P.O-Mahanandpur, P.S- Dipnagar, Biharsharif, Nalanda, Near- Pawapuri station, Bihar-803101.
3. **Total liabilities as on:** 31.10.2023, **Rs. 4,29,37,878.58** plus future interest & costs, expenses etc.
 - a) **Mode of Auction** : Online E-Auction
 - b) **Details of Auction service provider:** M/s PSB Alliance(Baanknet), website -
<https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345,email:support.baanknet@psballiance.com
 - c) **Date & Time of Auction** : **18.03.2025 Time: 11:00 am to 1:00 pm** with unlimited extension of 5 minutes' duration each till the conclusion of the sale.
 - d) **Place of Auction** : <https://baanknet.com>
4. **Reserve Price & EMD AMT:**
 - (a) **For Properties separately as under: -**
 - a) **For Property No 1.** a), b) & c) will be **Rs.2,61,00,000/- (Rupees Two Crore Sixty One Lakh Only)** and the earnest money deposit will be **Rs.26,10,000/- (Rupees Twenty Six Lakh Ten Thousand Only).**
 - b) **For Property No.2** Reserve Price will be **Rs.37,80,000 (Rupees Thirty Seven Lakh Eighty Thousand only)** and the earnest money deposit will be **Rs.3,78,000/- (Rupees Three Lakh Seventy Eight Thousand only).**

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5. EMD Last Date & Time

: 17.03.2025, by 5:00 PM (Canara Bank, ARM Branch Patna)

Other terms and conditions:

1. Auction/bidding shall be only through "Online Electronic Bidding" through the website: [website: https://baanknet.com](https://baanknet.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
2. The property can be inspected, with Prior Appointment with Authorised Officer, Patna ARM Branch between **11 AM TO 1.00 PM on 12.03.2025**.
3. 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.
4. EMD amount of 10% of the Reserve Price is to be deposited by way of UPI/Credit Card/Debit Card/Internet Banking/ RTGS/NEFT/Fund Transfer to credit of E-Wallet on <https://baanknet.com> **between 10:00 am till 5:00 pm on 17.03.2025**.
5. Intending bidders shall register themselves on <https://baanknet.com> and complete there KYC and 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(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 17.03.2025 by 5.00 PM**, to Canara Bank, Patna, ARM Branch by hand or by email: cb17415@canarabank.com:
 - a) Payment receipt towards EMD amount.
 - b) 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.
 - c) Bidders Name. Contact No. Address, E Mail Id.
 - d) Bidder's A/c details for online refund of EMD.
7. The intending bidders shall register themselves on <https://baanknet.com> and complete there KYC and 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(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00 (The amount can be decided by the Authorised

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Officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value).

10. 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.
11. 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.
12. **For sale proceeds of Rs. 50 (Rupees Fifty) Lakh 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.**
13. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
14. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
15. 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 Patna ARM Branch that, as a facilitating center, shall make necessary arrangements.
16. For further details, contact Branch manager, **ARM BRANCH, PATNA, Canara Bank** (Mobile. No +91-8102916048 & e-mail id cb17415@canarabank.com) OR npacopat@canarabank.com the service provider M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345, email:- 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: Patna
Date: 26.02.2025

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कृते केनरा बैंक
FOR CANARA BANK

Authorised Officer
Canara Bank
आर.एम.बी. शाखा
A.R.M.B., PATNA