

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
HALDWANI-2, BRANCH

Ref: SALE/SARFAESI/KAMLA-PANT/2023-2024

Date: 20.02.2024

Mrs. Kamala Pant (Borrower/Mortgagor/Guarantor)
W/o Shri Hem Chandra Pant
Lalpur Nayak, Haripur Nayak
Haldwani 263139

Mr. Hem Chandra Pant (Borrower/Proprietor/Guarantor)
S/o Shri Govind Ballabh Pant
Lalpur Nayak, Haripur Nayak
Haldwani 263139

M/s Devbhoomi Multipurpose Production
Proprietor Shri Hemchandra Pant
II-nd Floor, Kapil Complex,
Near Mukhani Chauraha
Kaladungi Road, Haldwani 263139

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, **HALDWANI-2** 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 **HALDWANI-2** 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 thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last **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,

कृते केनरा बैंक / FOR CANARA BANK


अधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE - SALE NOTICE



(A GOVERNMENT OF INDIA UNDERTAKING)
HALDWANI-2, BRANCH

E-AUCTION 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 Canbank Computer Services Ltd , No. 218, J P Royale 1st Floor, Sampige Road, Malleshwaram Phone no. 080-2346 9661 /62 /64 /65** through the website <https://indianbankseauction.com>.

1. Name and Address of the Secured Creditor: Canara Bank, HALDWANI-2 Branch, District Nainital.

2. Name and Address of the Borrower: Kamala Pant (Borrower/Mortgagor/Guarantor) W/o Shri Hem Chandra Pant, Address: Lalpur Nayak, Haripur Nayak, Haldwani 263139.

& Hem Chandra Pant (Borrower/Proprietor/Guarantor) S/o Shri Govind Ballabh Pant, Lalpur Nayak, Haripur Nayak, Haldwani 263139.

& M/s Devbhoomi Multipurpose Production, Proprietor Shri Hemchandra Pant, II-nd Floor, Kapil Complex, Near Mukhani Chauraha, Kaladungi Road, Haldwani 263139

3. Total liabilities: As per demand notice Rs. 78,40,254.27 + Interest + other expenses.

4. Last Date & Time for receipt of tender documents: 25.03.2024, 4.00 PM) OFF LINE OR ONLINE

5. Address in which the tender document to be submitted: Canara Bank HALDWANI-2 Branch, Mukhani Chauraha, Kaladungi Road, Haldwani 263139.

6. (a) Date & Time of e- auction: 26.03.2024, 12.30 PM to 1.30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) Portal of e- auction: M/S Canbank Computer Services Ltd , No. 218, J P Royale 1st Floor, Sampige Road, Malleshwaram Phone no. 080-2346 9661 /62 /64 /65 through the website <https://indianbankseauction.com>

7. Details of Property/ies:

Residential Land & Building having ground floor, 1st floor & Mumty situated at Village Haripur Nayak, Tehsil Haldwani, Dist nainital in the name of Mrs. Kamala Pant W/o Shri Hem Chandra Pant bearing Khata No. 00625, Khasra No. 28 Min & measuring 2130 square feet or 197.95 square meters.

Boundaries:

East: Gool thereafter property of Hema Pant

West: Property of Bhatt Ji

North: Property of Bhatt Ji

South: 15 feet or 4.57 meter wide Road

8. Reserve Price: Rs. 73,80,000.00.

EMD & last date of deposit of EMD: Rs. 7,38,000/-Date: 25.03.2024, Time: up to 4.00 PM

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- a. The property will be sold in **"as is where is and as is what is"** basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website **www.indianbankseauction.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, on 25.03.2024 and time 12.00 to 4.00. 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. 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 Canbank Computer Services Ltd , No. 218, J P Royale 1st Floor, Sampige Road, Malleshwaram Phone no. 080-2346 9661 /62 /64 /65 or Mr. Sathianathan K M, Mob no. 9480691777 Or Mr. Ramesh t h , Mob no 888053116**. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- 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 , No. 218, J P Royale 1st Floor, Sampige Road, Malleshwaram Phone no. 080-2346 9661 /62 /64 /65 or Mr. Sathianathan K M, Mob no. 9480691777 Or Mr. Ramesh t h , Mob no 888053116**.
- g. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, HALDWANI-2 branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Regional Office Haldwani, A/c No: **209272434** IFSC Code: **CNRB0008308** on or before **25.03.2024** till **4.00 PM**.
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.03.2024** till **4.00 PM** to Canara Bank, HALDWANI-2 Branch, District Nainital 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.**
- i. EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000. 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.
- k. 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.

l. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

m. Authorised 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 haldwani-2 branch Ph. No. 8077432277. E-mail id cb6284@canarabank.com, who as a facilitating centre shall make necessary arrangements.

o. For further details **contact Canara Bank, Haldwani-2 Branch** (Ph.No. 8077432277) e-mail id cb6234@canarabank.com OR the service provider **M/S Canbank Computer Services Ltd , No. 218, J P Royale 1st Floor, Sampige Road, Malleshwaram Phone no. 080-2346 9661 /62 /64 /65 or Mr. Sathianathan K M, Mob no. 9480691777 Or Mr. Ramesh t h , Mob no 888053116.**

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: Haldwani
Date: 20.02.2024

कृते केनरा बैंक / FOR CANARA BANK

अधिकृत अधिकारी / Authorised Officer

**AUTHORISED OFFICER
CANARA BANK**