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SPLSD Asset Recovery Management Branch(D.P.-7259)
2nd Floor, Dee Bee Grande, 6 Mile, Panjabari Road, Guwahati- 781022
E-mail – cb7259@canarabank.com

Ref. No. CB/7259/ARMB/GUWA/181/2023-24

26/12/2023

To,

1. North East Region Housing Co. Ltd, Kharghuli Beltol House No 71, Near Borthakur Clinic, Guwahati, Assam 781005	2. Mrs Lal Remsiem, W/o Mr Keishing James Lalrongbawl, Sikulpuikawn, Republic Veng Aizwal Sadar, Mizoram - 796001
3 Mr Keishing Ashang Vivian, S/o Mr Keishing James Talrongbawl, C 14, New Krishna Park, Vikaspuri, New Delhi 110018	4 Mr. Keishing James Lalrongbawl, S/o Louise Keishing, C 14, New Krishna Park, Vikaspuri, New Delhi 110018
5 Mr Ram Lal Keshri, S/o Late Kanhaiya Lal Keshri, C 14, 2 ND Floor(Back side), New Krishna Park, Vikaspuri, New Delhi 110018,	6 M/s North East Region Finservices Ltd, Registered office : Jim Blessing Home, Ground Floor, Sangai prou, Mamang Leikai, Airport Road, Imphal 795001, Manipur
7 M/s Asian Bulls Construction & Developers Ltd. Registered Office : Room No 1A, Top Floor, Millenium Centre, Dawrpui, Aizwal, Mizoram – 796001 Corporate Office : M-Block, Plot No 2, Ground Floor, Jim Plaza, Local Shopping Complex, Vikaspuri, New Delhi 110018	

Sub- Notice under section 13 (4) of the securitization and reconstruction of the 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, Specialized ARM Branch Guwahati, 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 Specialized ARM Branch Guwahati.

The undersigned proposes to resell the assets more fully described in sale notice.

Hence, in terms of the provisions of the subject Act and rules made thereunder, I am herewith sending the sale 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 **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 sale notice.

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

Yours Faithfully,

Authorised officer

Encl : Sale Notice dated 26/12/2023.



2nd Floor, Dee Bee Grande, 6 Mile, Panjabari Road, Guwahati- 781022
E-mail – cb7259@canarabank.com

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULES 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/physical possession of which has been taken by the Authorised Officer of the Canara Bank will be sold on "As is where is" and "Whatever there is" on **07.02.2024** for recovery of dues to the following Branch of Canara Bank from Borrower & Guarantor provided hereinafter.

The Earnest Money Deposit (EMD) shall be deposited on or before **05.02.2024** at 4.00 pm. The auction will be "Online E-auctioning" through website: <https://indianbankseauction.com>.

Date and time of auction: 07.02.2024 between 11:00 AM TO 01:00 PM

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

Details of branch, borrower/guarantor, liability, description of the property and EMD, reserve price:

Name & Address of Secured Creditor/Branch	Name of Borrower/Partner	Brief Description of immovable Property	(A)Total Liabilities (Rs): (B)Reserve price (Rs): (C)EMD (Rs): (D)Increment amount:
Specialised ARM Branch Guwahati 1 st Floor Dee Bee Grande, Panjabari Road, Six Mile, Guwahati- 781022	1) North East Region Housing Finance Co. Ltd Kharghuli, Beltol House No 71, Near Borthakur Clinic, Guwahati, Assam 781005 2) Mrs Lal Remsiem W/o Mr Keishing James Lalrongbawl Sikulpukawn, Republic Veng Aizwal Sadar Mizoram – 796001 3) Mr Keishing Ashang Vivian S/o Mr Keishing James Talrongbawl C 14, New Krishna Park, Vikaspuri, New Delhi 110018 4) Mr Keishing James Lalrongbawl S/o Luise Keishing, C 14, New Krishna Park, Vikaspuri, New Delhi 110018 5) Mr Ram Lal Keshri S/o Late Kanhaiya Lal Keshri, C 14, 2 ND Floor (Back side), New Krishna Park, Vikaspuri, New Delhi 110018 6) M/s North East Region Finservices Ltd Registered Office : Jim Blessing Home, Ground Floor, Sangaiprou, Mamang Leikai, Airport Road, Imphal – 795001, Manipur 7) M/s Asian Bulls Construction & Developers Ltd. Registered Office : Room No 1A, Top Floor, Millenium Centre, Dawrpui, Aizwal, Mizoram- 796001 Corporate Office : M-Block, Plot No 2, Ground Floor, Jim Plaza, Local Shopping Complex, Vikaspuri, New Delhi 110018.	All that part & parcel of the property consisting of Commercial office space at Third Floor, Plot No -2, Jim Plaza, M Block, Local Shopping Complex, Vikas Puri, New Delhi measuring 1292 sq. ft. in the name of M/s Asian Bulls Construction & Developers Ltd. Boundary of the property : East : Passage and Road West: Parking North : Plot No – 03 (Mahajan Plaza) South : Plot No-01 (Balaji Plaza)	A) Total Liability: Rs. 5866.33 Lacs + further interest & cost. (B) Reserve price: Rs.138.00 Lacs (C) EMD :Rs.13.80 Lacs (D) Increment Amount: Rs.1.00 Lacs

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 the Branch Head of Specialized ARM Branch Guwahati, 2nd floor, Dee.Bee Grande, Panjabari Road, Six Mile, Guwahati PIN 781022, Contact no. +919971343295 during office hours on any working day.

Date: 26.12.2023
Place: Guwahati

1.

Authorised Officer
Guwahati

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.12.2023

1. Name and Address of the Secured Creditor : Canara Bank, Specialized ARM Branch Guwahati, 1st Floor, Dee Bee Grande, Panjabari Road Six Mile Guwahati- 781022

Name and Address of the Borrower(s)/ Guarantor(s):

i) North East Region Housing Finance Co. Ltd

Kharghuli, Beltol House No 71, Near Borthakur Clinic, Guwahati, Assam 781005

Guarantors :-

ii) Mrs Lal Remsiem

W/o Mr Keishing James Lalrongbawl
Sikulpuikawn, Republic Veng Aizwal Sadar
Mizoram – 796001

iii) Mr Keishing Ashang Vivian

S/o Mr Keishing James Talrongbawl
C 14, New Krishna Park, Vikaspuri, New Delhi 110018

iv) Mr Keishing James Lalrongbawl

S/o Luise Keishing, C 14, New Krishna Park, Vikaspuri, New Delhi 110018

v) Mr Ram Lal Keshri

S/o Late Kanhaiya Lal Keshri, C 14, 2ND Floor (Back side), New Krishna Park, Vikaspuri, New Delhi 110018

vi) M/s North East Region Finservices Ltd

Registered Office :

Jim Blessing Home, Ground Floor, Sangaiprou, Mamang Leikai, Airport Road, Imphal – 795001, Manipur

vii) M/s Asian Bulls Construction & Developers Ltd.

Registered Office :

Room No 1A, Top Floor, Millenium Centre, Dawrpui, Aizwal, Mizoram-

Corporate Office :

M-Block, Plot No 2, Ground Floor, Jim Plaza, Local Shopping Complex, Vikaspuri, New Delhi 110018

2. Total liabilities as on (15.12.2023) : Rs. 5866.33 Lacs + Further interest + other charges.

- 3 (a) Mode of Auction : E-auction

(b) Details of Auction service provider: M/S Canbank Computer Services Limited.

(c) Date & Time of Auction: **07.02.2024 between 11:00 AM TO 01:00 PM**

(d) Place of Auction: NA

(e) Reserve Price: Property: Rs.138.00 lacs

Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbanksauction.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 Office/branch Manager between 11.00 am to 04.00 pm till 05.02.2024.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favor of Authorized Officer, Canara Bank OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Specialized ARM Branch Guwahati, **Collection A/c No 209272434 IFSC Code: CNRB0007259** on or before **05.02.2024 till 4.00pm**.
- 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 Contact Mr. Pakhare DD, Mr. Pratap and Mr. Ramesh T H Ph no 09480691777/8553643144/9823352602, Email id: eauction@ccsl.co.in; ccsl@gmail.com
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **05.02.2024 till 4.00 PM**, to Canara Bank, Specialized ARM Branch Guwahati or by hand or by email to cb7259@canarabank.com
 - 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.
- The intending bidders should register their names at respective portal 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 Limited.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000.00. 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank
- All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- 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 Specialized ARM Branch Guwahati who, as a facilitating centre, shall make necessary arrangements.

For further details contact Branch Head, Specialized ARM Branch Guwahati, Contact No. +919971343295 or M/S Canbank Computer Services Ltd Contact Mr. Pakhare DD, Mr. Pratap and Mr. Ramesh T H Ph no: 09480691777/ 8553643144/ 9823352602, E-mail id: eauction@ccsl.co.in; ccsl@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: Guwahati
Date: 26.12.2023

