

(A GOVERNMENT OF INDIA UNDERTAKING)

SRINAGAR BRANCH

Email: cb3485@canarabank.com

Ref: RODDN2: CR: SARFAESI: SRINAGAR: 10/2023

Date: 26.10.2023

To,

M/s Panwar General Store, Proprietor – Mr. Arjun Singh Panwar S/o Mr. Dayal Singh Panwar R/o Near Police Chowki, Srikot, Gangnali, Srinagar, Garhwal, District – Pauri - 246174	Mr. Arjun Singh Panwar S/o Mr. Dayal Singh Panwar R/o Near Police Chowki, Srikot, Gangnali, Srinagar, Garhwal, District – Pauri – 246174
Guarantor/s: Mr. Trilok Singh Panwar S/o Mr. Dayal Singh Panwar R/o H No- 155, Srikot, Gangnali, Srinagar, District – Pauri – 246174	Guarantor/s: Mr. Dayal Singh Panwar S/o Mr. Nandu Singh Panwar Add 1: R/o Near Police Chowki, Srikot, Gangnali, Srinagar, Garhwal, District – Pauri – 246174 Add 2: Badrinath Road, Village Kothad, Patti Katslyun, Srinagar, Pauri Garhwal - 246174
Guarantor/s Mr. Ajay Singh Negi S/o Mr. Vijay Singh Negi R/o Farsu Dungripanth, Srinagar, District – Pauri - 246174	NA

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, SRINAGAR** 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 **SRINAGAR** 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: SRINAGAR: 9/2022 Date: 23.09.2022** 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, बैंक / For Canara Bank


प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय-II, देहरादून / Regional Office-II, Dehradun
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE



SRINAGAR BRANCH

Email: cb3485@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 **SRINAGAR** Branch of the **Canara Bank**, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **14.11.2023** 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. 13,13,386.29** (Rupees Thirteen Lakhs Thirteen Thousand Three Hundred Eighty Six and Twenty Nine Paise only) as on **30.11.2020** + Interest w.e.f. **01.12.2020** + Expenses - Recoveries after **30.11.2020** due to the **SRINAGAR** Branch of Canara Bank, from **1. M/s Panwar General Store, Proprietor – Mr. Arjun Singh Panwar S/o Mr. Dayal Singh Panwar** **2. Mr. Arjun Singh Panwar S/o Mr. Dayal Singh Panwar, Guarantor/s** **1. Mr. Trilok Singh Panwar S/o Mr. Dayal Singh Panwar, 2. Mr. Dayal Singh Panwar S/o Mr. Nandu Singh Panwar, 3. Mr. Ajay Singh Negi S/o Mr. Vijay Singh Negi.**

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

Sr No	Details of Properties	Reserve Price	EMD
1.	EMT of all that of commercial property (shop) in the name of Mr. Dayal Singh Panwar S/o Mr. Nandu Singh Panwar Khasra No. 167, Khatauni No. 78, Badrinath Road, Village Kothad, Patti Katslyun, Srinagar, Pauri Garhwal – 246174. Total Land Area measuring 119.58 Sq. Ft. i.e. 11.11 Sq. Mt. Boundaries: EAST- Shop of Bhagwan Singh WEST- Shop of Madan Singh Rawat NORTH- Badrinath Road SOUTH- Municipality Road	Rs. 13.10 lakh	Rs. 1.31 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 **Branch Manager, Mobile No 9411113686, Canara Bank SRINAGAR, e-mail [id-cb3485@canarabank.com](mailto:cb3485@canarabank.com)** during office hours on any working day.

Date: 26.10.2023
Place: SRINAGAR

कृते केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय-॥ Regional Office
AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.10.2023

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

M/s Panwar General Store, Proprietor – Mr. Arjun Singh Panwar S/o Mr. Dayal Singh Panwar R/o Near Police Chowki, Srikot, Gangnali, Srinagar, Garhwal, District – Pauri – 246174	Mr. Arjun Singh Panwar S/o Mr. Dayal Singh Panwar R/o Near Police Chowki, Srikot, Gangnali, Srinagar, Garhwal, District – Pauri – 246174
Guarantor/s: Mr. Trilok Singh Panwar S/o Mr. Dayal Singh Panwar R/o H No- 155, Srikot, Gangnali, Srinagar, District – Pauri – 246174	Guarantor/s: Mr. Dayal Singh Panwar S/o Mr. Nandu Singh Panwar Add 1: R/o Near Police Chowki, Srikot, Gangnali, Srinagar, Garhwal, District – Pauri – 246174 Add 2: Badrinath Road, Village Kothad, Patti Katslyun, Srinagar, Pauri Garhwal - 246174
Guarantor/s Mr. Ajay Singh Negi S/o Mr. Vijay Singh Negi R/o Farsu Dungripanth, Srinagar, District – Pauri – 246174	NA

3. Total liabilities : **Rs. 13,13,386.29 (Rupees Thirteen Lakhs Thirteen Thousand Three Hundred Eighty Six and Twenty Nine Paise only) as on 30.11.2020 + Interest w.e.f. 01.12.2020 + Expenses - Recoveries after 30.11.2020**
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 : **14.11.2023 between 12.30 p.m. to 1.30 p.m.**
(With unlimited extensions of 5 minutes duration each)
5. Reserve Price : **Rs. 13.10 lakh (Rupees Thirteen Lakhs 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-auction 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 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 SRINAGAR**, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank SRINAGAR, A/c No 209272434, IFSC Code: CNRB0003485** on or before **10.11.2023** 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 **10.11.2023** up to 5:00 PM, to **Canara Bank, SRINAGAR**, 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: ccsleauction@gmail.com.
- g. The property can be inspected, with Prior Appointment with Authorised Officer on any working day during office hours.
- 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 SRINAGAR** 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 **Branch Manager, Mobile No 9411113686, Canara Bank SRINAGAR, e-mail id-cb3485@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: ccsleauction@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: SRINAGAR
Date: 26.10.2023

कुते केनरा बैंक / For Canara Bank
AUTHORISED OFFICER
CANARA BANK