



(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,
A-27, 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016
Email: cb3038@canarabank.com

Ref: ARM II: CR:SARFAESI: SALE :PEARLINTERNATIONAL:01:2024

Date: 08.01.2024

To,

1.M/S PEARL INTERNATIONAL PARTNER SHRI ABRAR AHMAD REG OFFICE: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPUKHUD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713 ALSO AT: PLOT NO- 33, KHASRA NO. 86 MIN, VILLAGE- MAHUAKHERA GANJ, KASHIPUR, DIST- UDHAM SINGH NAGAR, PIN- 244713	2. SHRI. ABRAR AHMAD S/O IRSHAD HUSSAIN RESIDENCE ADDRESS: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPUKHUD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713
3.SMT. RAFAT ABRAR W/O- SHRI ABRAR AHMAD RESIDENCE ADDRESS: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPUKHUD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713	4. SHRI. FARAZ AHMAD S/O SHRI ABRAR AHMAD RESIDENCE ADDRESS: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPUKHUD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713

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, has 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27, 1st Floor ,Hauz Khas, New Delhi for further follow up in recovery of the dues.

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,

Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE Annexure 13





Annexure 13
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016 Email: cb3038@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 possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **12.02.2024 from 12.30 a.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 4,77,01,340.32 (Rupees Four Crore Seventy Seven Lakhs One Thousand Three Hundred Forty & Thirty Two Paise Only)** which include interest up to 31.12.2023 plus further interest at applicable rate from 01.01.2024 along with expenses, other charges, etc. due to Canara Bank from **M/s PEARL INTERNATIONAL (Partnership Firm).**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

S N o	Details of Properties	Reserve Price of properties	Encumbrance (s)
1	Factory land & building situated at Village- Mahuakhera Ganj, Tehsil- Kashipur bearing Plot No- 33, Khasra No. 86 Min Measuring area 0.4000 hectare in the name of M/s Pearl International through its partner Shri Saket rathi S/o Shri NandKishore Rathi. Boundaries: East: Road (of Nandnagar Industrial area) West: Land of other person North: Plot No. 32 South: Plot No. 34	Rs. 238 Lakhs (Rupees Two Crores Thirty Eight Lakhs only) EMD: 23,80,000/- (Rupees Twenty Three Lakhs Eighty Thousand only)	Not known to the Bank
2	Residential house situated at Khasra No. 62 Min Village- Jaspurkhurd, Girithal Road, Tehsil – Kashipur, Dist- Udham Singh Nagar measuring area 3321.50 sq.ft. Or 308.69 square meter standing in the name of Smt. Rafat Abrar W/o Shri Abrar Ahmad ("The Blessings", Near Dak Bunglow, SDM Residence Road") Boundaries: East: Kaccha Rasta 18 feet wide West: Property of Shri Badri vishal Builders North: Property of seller South: Property of Seller	Rs. 124.00 Lakhs (Rupees One Crore Twenty Four Lakhs only) EMD: 12,40,000/- (Rupees Twenty Lakhs Forty Thousand only)	Not known to the Bank
3	Residential plot situated at Khasra No 62 Min, Mouza Jaspur Khurd, Tehsil Kashipur, Dist- Udham Singh Nagar Measuring 2500.00 Sqft or 232.34 Sq mtrs in the name of Smt. Rafat Abrar W/o Abrar Ahmed (Partner of Firm) Boundaries: East: 20 ft wide kachha rasta West: Plot of Ashok Luthra North: Plot of seller South: Plot of seller	Rs. 41.47 Lakhs (Rupees Forty One Lakhs Forty Seven Thousand only) EMD: 4,14,700/- (Rupees Four Lakhs Fourteen Thousand Seven Hundred only)	

The EMD should be deposited on or before 09.02.2024 up to 5.00 pm.

The property will not be sold below the Reserve Price.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s Canbank Computer Services Ltd's website www.ccsl.co.in and <https://indianbankseauction.com> contact person Mr. Pratap Kanjilal / Mr. DDPakhare-MOB:9832952602/8898418010Landline080-23469665 email: ccsl@ccsl.co.in and ccsl@ccsl.co.in
SH. SANJAY DUTTA SHUKLA . Mobile No: 9015045010, SH.ABDHESH KUMAR, Mobile No.9990131310 and SMT. AKANSHA DP, Mobile No 8826933887, Canara Bank, ARM II Branch, during office hours on any working day.

Place: New Delhi
Date: 08.01.2024



**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.01.2024

1. Name and address of the Secured Creditor : **Canara Bank ARM II Branch**
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1.M/S PEARL INTERNATIONAL PARTNER SHRI ABRAR AHMAD REG OFFICE: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPURKHURD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713 ALSO AT: PLOT NO- 33, KHASRA NO. 86 MIN, VILLAGE- MAHUAKHERA GANJ, KASHIPUR, DIST- UDHAM SINGH NAGAR, PIN- 244713	2. SHRI. ABRAR AHMAD S/O IRSHAD HUSSAIN RESIDENCE ADDRESS: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPURKHURD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713
3.SMT. RAFAT ABRAR W/O- SHRI ABRAR AHMAD RESIDENCE ADDRESS: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPURKHURD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713	4. SHRI. FARAZ AHMAD S/O SHRI ABRAR AHMAD RESIDENCE ADDRESS: THE BLESSINGS, NEAR DAK BUNGALOW, SDM RESIDENCE ROAD, KHASRA NO. 62 MIN VILLAGE- JASPURKHURD GIRITAL, KASHIPUR, DIST- UDHAM SINGH NAGAR PIN- 244713

3.Total liabilities Rs. 4,77,01,340.32 (Rupees Four Crore Seventy Seven Lakhs One Thousand Three Hundred Forty & Thirty Two Paise Only) which include interest up to 31.12.2023 plus further interest at applicable rate from 01.01.2024 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction : **M/s Canbank Computer Services Ltd**
service provider Mr. Mr Pratap Kanjilal & D D Pakhare.
Mob. **MOB: 9832952602 / 9911293517/ 8898418010**
Portal : indianbankseauction.com
email : eauction@ccsl.co.in

(c) **Date & Time of e- auction : Date 12.02.2024 Time 12.30 p.m. to 1.30 p.m**
(With unlimited extension of 05 minutes duration each till the conclusion of the sale)

- 5. Reserve Price:**
- 1. Rs. 238 Lakhs** (Rupees Two Crores Thirty Eight Lakhs only)
 - 2. Rs. 124.00 Lakhs** (Rupees One Crore Twenty Four Lakhs only)
 - 3. Rs. 41.47 Lakhs** (Rupees Forty One Lakhs Forty Seven Thousand only)

6. Other terms and conditions:

- Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauctions.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 Authorised Officer between **11.00 A.M to 4.00 P.M.** on working days only.
- The property will not be sold below 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 favour of **Authorized Officer, Canara Bank, ARM II Branch, A-27, 1st Floor, New Delhi**, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM II Branch, New Delhi, **A/C Name – SL OL RTGS NEFT PMT ENS 0 A/c No 209272434 IFSC Code: CNRB0003038** on or before **09.02.2024 up to 5.00 p.m.**





- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **09.02.2024 up to 5.00 p.m** to Canara Bank, ARM II Branch, A-27, IST Floor, Hauz Khas, New Delhi, by hand or by email.
 - 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.
- f. The intending bidders should register their names at portal www.indianbankseaction.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: ccsleaction@gmail.com&eauction@ccsl.co.in**
- g. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. 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.1,00,000/-**. 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.
- 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 lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable 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 Circle office, Delhi or Canara Bank ARM II Branch, A-27, Ist Floor, Hauz Khas, New Delhi 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 **SH. SANJAY DUTTA SHUKLA**. Mobile No: 9015045010, **SH.ABDHESH KUMAR**, Mobile No.9990131310 and **SMT. AKANSHA DP**, Mobile No 88269338876 , Canara Bank, ARM II Branch, E-mail Id-cb3038@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: ccsleaction@gmail.com&eauction@ccsl.co.in**

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: New Delhi
Date: 08.01.2024



**AUTHORISED OFFICER
CANARA BANK**