



A GOVERNMENT OF INDIA UNDERTAKING)

Ajabpur Kalan Branch

Ajabpur Kalan, Haridwar Bye Pass Road -248001

PH- 0135-2669890/ 2671100; 9456591173 Email: cb5579@canarabank.com

Ref: CB/CRM/SALE NOTICE/DEC/23

Date: 01.12.2023

To,

M/S RASHI INDUSTRIES
KHASRA NO 235/CH, OPP. TITAN,
HARIDWAR ROAD, KUANWALA DEHRADUN

SMT. SHEETAL JOSHI W/O SRI. RAKESH JOSHI
R/O H. NO. 397, RAJESHWARI PURAM, LOWER
NATHANPUR, DEHRADUN 248001

3. SRI. RAKESH JOSHI S/O SRI. RAVIDUTT JOSHI R/O H. NO. 397,
RAJESHWARI PURAM, LOWER NATHANPUR, DEHRADUN 248001

Dear Sir/ Madam,

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, **Ajabpur Kalan 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 **Ajabpur Kalan 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. 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,

**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE – SALE NOTICE

Ajabpur Kalan Branch

Ajabpur Kalan, Haridwar Bye Pass Road -248001

PH- 0135-2669890/ 2671100; 9456591173 Email: cb5579@canarabank.com

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 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 Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Dehradun, **Ajabpur Kalan Branch** (Name of the Branch) of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **26.12.2023** (mention date of the sale), for recovery of **Rs. 56,01,799.70 + Interest w.e.f. 01.10.2018 + expenses & other charges** – Recoveries after 28.10.2018 (if any), to the Dehradun, **Ajabpur Kalan Branch** (Name of the Branch) of Canara Bank from **M/s Rashi Industries, Partners** (1) Smt. Sheetal Joshi w/o Sh. Rakesh Joshi, (2) Sh. Rakesh Joshi S/o Sh. Ravi Dutt Joshi,

The reserve price will be **Rs. 27.45 Lakhs** (Twenty seven lakh forty five thousand only) and the earnest money deposit will be **Rs. 2.75 Lakhs**. The Earnest Money Deposit shall be deposited on or before **22.12.2023 up to 4:00 pm**.

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

Residential property situated at Khata Khatauni No. 501, Bearing part of Khasra No. 2093 at Mauza Raipur, Pargana Parwa Doon, Dehradun, in the name of Smt. Sheetal Joshi W/o Sri. Rakesh Joshi ".

Boundaries:

EAST- 20 feet wide Road, SM 18 FT

WEST- Lane of Others SM 18 FT

NORTH- Wall, S.M. 72 FT

SOUTH – Land of Others, 72 FT

Date: 01.12.2023

Place: Dehradun


Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.12.2023

01. Name and address of the Secured Creditor ::Canara Bank, Dehradun Ajabpur Kalan Branch

1.	Name and Address of the Secured Creditor	Canara Bank , Ajabpur Kalan (Branch)
2.	Name and Address of the Borrower(s)/ Guarantor(s)	<p>(1) M/s Rashi Industries (Borrower) Partners (1) Smt. Sheetal Joshi W/O Sh. Rakesh Joshi, (2) Sh. Rakesh Joshi S/O Sh. Ravi Dutt Joshi, Khasra No. 235/Ch Opp. Titan Haridwar Road, Kuanwala, Dehradun Uttarakhand</p> <p>(2) Smt. Sheetal Joshi W/o Sri. Rakesh Joshi (Mortgager) R/o H. No. 397, Rajeshwari Puram, Lower Nathanpur, Dehradun 248001</p> <p>(3) Sri. Rakesh Joshi S/o Sri. Ravidutt Joshi (Guarantor) R/o H. No. 397, Rajeshwari Puram, Lower Nathanpur, Dehradun 248001</p>
	Property in the name of	Smt. Sheetal Joshi
3.	Total liabilities	Rs. 56,01,799.70 as on 28.10.2018 + Interest w.e.f. 01.10.2018 + expenses & other Charges – Recoveries after 28.10.2018 (if any)
4.	a. Mode of Auction	Online Electronic Bidding
	b.Details of Auction service provider	M/s Canbank Computer Services Ltd, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- eauction@ccsl.co.in
	c. Date & Time of Auction	26.12.2023 Time: 12.30 pm to 03.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale).
	d.Place of Auction	Online
	<u>Details of Property/ies</u>	<p>Residential property situated at Khata Khatauni No. 501, Bearing part of Khasra NO. 2093 at Mauza Raipur, Pargana Parwa Doon, Dehradun in the name of Smt. Sheetal Joshi W/o Rakesh Joshi</p> <p>Boundaries: EAST- 20 feet wide Road, SM 18 FT WEST- Lane of Others SM 18 FT NORTH- Wall, S.M. 72 FT SOUTH- Land of Others, 72 FT</p>
5.	Reserve Price	Rs. 27.45 Lakhs (Twenty seven lakh forty five thousand only)

Reserve Price : Rs. 27.45 Lakhs (Twenty seven lakh forty five thousand only) and the earnest

money deposit will be Rs. 2.75 Lakhs. The Earnest Money Deposit shall be deposited on or before 22.12.2023 up to 4:00 pm.

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.com/> (Mention the website). 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 **22.12.2023 between 11.00 AM to 4.00 PM.** (Date and time mention here).

c) 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.

d) **EMD amount of 10% of the Reserve Price shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Dehradun-1, A/c 209272434 IFSC Code: CNRB0008305 on or before 22.12.2023 (Date mention here) up to 4:00 pm.**

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, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- eauction@ccsl.co.in** (mention the name of the service provider, office address, e-mail address and Contact Number here).

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.12.2023 (date) up to 5:00 PM,** to Canara Bank, **Ajabpur Kalan Dehradun** Branch 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.

g) The intending bidders should register their names at portal <https://indianbankseauction.com/> (mention the website address of service provider) 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, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- eauction@ccsl.co.in** (mention the name of the service provider, office address, e-mail address and Contact Number here).

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 25,000.00** (Rupees Twenty Five Thousand Only. The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 25,000.00 as incremental value). 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.

j) 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 30 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.

k) For sale proceeds of Rs. 50,00,000.00 (Rupees Fifty Lakhs Only) 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.

l) All charges for conveyance, stamp duty/GST 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 concerned Regional office or **Ajabpur Kalan Dehradun** branch who as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, **Ajabpur Kalan Dehradun** Branch (Ph.No **9456591173**) e-mail id **cb5579@canarabank.com** OR the service provider M/s.Canbank Computer Services Ltd, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- **eauction@ccsl.co.in** (mention the name of the service provider, office address,e-mail address and Contact Number here).

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: Dehradun
Date: 01.12.2023



Authorised Officer
Canara Bank