

(Auction Sale Notice for Sale of Immovable Properties)

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 provision 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/movable property/ies mortgaged/charged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of Rs. 1,25,80,478.59 (One Crore Twenty Five Lakh Eighty Thousand Four Hundred Seventy Eight Rupees and Fifty Nine Paise Only) liability as on 31.01.2024 plus interests and other charges thereon due to the Janakpuri Branch of Canara Bank from M/s Ridhi Sidhi enterprises and M/s Sidhi vinayak enterprises (Borrower).

The reserve price will be Rs.90,90,000/- (Rupees Ninety Lakh Ninety Thousand Only) and the earnest money deposit will be Rs.9,09,000/-.

The Earnest Money Deposit shall be deposited on or before 22.02.2024 at 5:00 pm.

Description of property:

All that part and parcel of 3rd Floor residential flat (with roof rights) built on property bearing No. 171, Block J known as J 171, In A G+3 storeyed building situated at Vikaspuri New Delhi standing in name of Kanchan Wadhwan.

Boundaries:

EAST: Other property No.72

WEST: parking and open space

NORTH: Other House

SOUTH: 7m wide road

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 Authorized Officer at CANARA BANK, , New Delhi: 110018, Mob. No.7735448508 (D K Gauttam) or 9821711328 (Praveen Kumar) during office hours on any working day.

Date: 01.02.2024

Place: DELHI



AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Name and Address of the Secured Creditor	CANARA BANK, Janakpuri Branch, Regional Office, Soniya Complex, Vikaspuri, West Delhi-110018
Name and Address of the Borrower(s)/ Guarantor(s):	1. M/S Ridhi Sidhi Enterprises regd office :: J 171 Vikaspuri, West Delhi -110018 2. Mr. Ajay Wadhwan (Propreitor) 3. Mrs. Kanchan Wadhwan (Guarantor)
Name and Address of the Borrower(s)/ Guarantor(s):	1. M/S Sidhi Vinayak Enterprises regd office :: J 171 Vikaspuri, West Delhi -110018 2. Mrs. Kanchan Wadhwan (Propreitor) 3. Mr. Ajay Wadhwan (Guarantor)
Total liabilities as on 31.01.2024	Rs.1,25,80,478.59 (One Crore Twenty Five Lakh Eighty Thousand Four Hundred Seventy Eight Rupees and Fifty Nine Paise Only)+ interest & other charges thereon
Mode of Auction	Online Electronic Bidding
Details of Auction service provider	M/s Canbank Computer Services Ltd Email id: eauction@ccsl.co.in CCSSL contact details: Mr. Pakhare DD/ Mr. Ramesh T H, Contact no. 9480691777, 8553643144
Date & Time of Auction	26.02.2024, 11.00am to 01:00pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
Place of Auction	https://indianbankseaction.com
Reserve Price and Earnest Money Deposit	Reserve Price: Rs.90,90,000/- EMD: Rs.9,09,000/-
Outstanding dues of local self Government	Not known to bank.

Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaction.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 20.02.2024, at 12:00 pm to 5.00 pm.

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) For downloading further details, Process, Compliance and terms & conditions, please visit: <https://www.canarabank.com>, b. website address of our e-Auction service provider:- <https://indianbankseaction.com>. Prospective bidder may avail online training on E- auction from the service provider M/s Canbank Computer Service Ltd, may contact Authorized Officer at CANARA BANK, , New Delhi: 110018, Mob. No.7735448508 (D K Gauttam) or 9821711328 (Praveen Kumar) during office hours on any working

day.

email: eauction@ccsl.co.in.

Bidders have to complete following formalities well in Advance:

Step 1: Bidder/purchaser Registration: Bidder to register on e-auction Platform (link given above) using his mobile number and email id

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: Transfer of EMD amount to Canara Bank A/c No 209272434 CANARA BANK, SL-OL-RTGS/NEFT , IFSC Code CNRB0019054 before submitting bids through online/off-line transfer of fund using NEFT/ Transfer, using challan. EMD can also be paid by way of Pay Order/Demand Draft in favour of Canara Bank Payable at New Delhi.

Step 4: Bidding Process and Auction Results: Interested Registered Bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

Please note that Step 1 to 3 should be completed by bidder well in advance, before e-Auction date.

Indenting bidders shall hold a valid digital signature certificate and email address.

Bids shall be submitted through online procedure only.

e) After payment of the EMD amount, the intending bidders should submit copy of the following documents/details on or before **22.02.2024** by 5.00 pm, to Canara Bank, , New Delhi – 110018 by hand or by email.

i) 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) Bidders A/c details for online refund of EMD.

f) Auction price to be submitted shall be above the Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.50,000/- 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.

g) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

h) For sale proceeds of Rs.50 lakh (Rupees Fifty Lakh 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.

i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

j) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

k) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach to Janakpuri Branch who, as a facilitating centre, shall make necessary arrangements.

1) For further details contact may contact Authorized Officer at CANARA BANK, , New Delhi: 110018, Mob. No.7735448508 (D K Gauttam) or 9821711328 (Praveen Kumar) during office hours on any working day.

email: 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: 01.02.2024



Authorised Officer
CANARA BANK