

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref:ETAH/SALENOTICE/4938/30/AS/2025-26

08.05.2025

To

1. BORROWER/S
- 1.SHIFA ELECTRONICS AND SPARE PARTS
PROP-SAHID WARSI H.NO.169/2 KATRA,
MAINPURI,UP-205001 MOB: 9259713508
- 2.SAHID WARSI S/O LATE SHAHBUDDIN
H.NO.169/2 KATRA, MAINPURI,UP-205001
MOB: 9259713508
2. Guarantor/Mortgagor : 1. ASIF VARSİ S/O LATE SHAHBUDDIN
H.NO.169/2 KATRA MAINPURI,UP-205001
- 2.WARIS VARSİ S/O LATE SHAHBUDDIN
H.NO.169/2 KATRA MAINPURI,UP-205001

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, I on behalf of Canara Bank, NAGRIYA 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 Canara Bank, NAGRIYA Branch of Canara Bank.

The undersigned proposes to sell the assets 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 containing terms and conditions under the subject Act/ or any other law in force.

Yours faithfully,

Authorised Officer, Canara Bank
ENCLOSURE - SALE NOTICE

(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 **Canara Bank, NAGRIYA** branch of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **25.06.2025**, for recovery of **Rs. 1234469 + interest from 1/1/2025** + other charges due to the **Canara Bank, NAGRIYA branch** of Canara Bank from SHIFA ELECTRONICS AND SPARE PARTS PROP-SAHID WARSII H.NO.169/2 KATRA, MAINPURI,UP-205001 MOB: 9259713508

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	UREM of COMMERCIAL PROPERTY SHOP AT MOHALLA KATRA, TEHSIL AND DISTT-MAINPURI,UP-205001 admeasuring 25.45 SQM. Owned by ASIF VARSII AND WARIS VARSII S/O LATE SHAHBUDDIN VARSII	1125000/-	112500/-

The Earnest Money Deposit shall be deposited on or before **24.06.2025** up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries
1	UREM of COMMERCIAL PROPERTY SHOP AT MOHALLA KATRA, TEHSIL AND DISTT-MAINPURI,UP-205001 admeasuring 25.45 SQM. Owned by ASIF VARSII AND WARIS VARSII S/O LATE SHAHBUDDIN VARSII	EAST - SHOP SHIV SARAN UPADHYAY WEST - SHOP OF SACHIN NORTH - HOUSE OF TARUN SAXENA SOUTH - RASTA 12' WIDE

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 Manager, **Canara Bank, NAGRIYA** Canara Bank, Ph. No. **8272082356** during office hours on any working day.

Date: **08.05.2025**
Place: **NAGRIYA**

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.05.2025

1. Name and Address of Secured Creditor :Canara Bank, Canara Bank, NAGRIYA
2. Name and Address of the Borrower & Guarantors :

1. BORROWER/S
 1. SHIFA ELECTRONICS AND SPARE PARTS
 PROP-SAHID WARSİ H.NO.169/2 KATRA,
 MAINPURI,UP-205001 MOB: 9259713508
 - 2.SAHİD WARSİ S/O LATE SHAHBUDDİN
 H.NO.169/2 KATRA, MAINPURI,UP-205001
 MOB: 9259713508

2. Guarantor/Mortgagor :
 1. ASİF VARSİ S/O LATE SHAHBUDDİN
 H.NO.169/2 KATRA MAINPURI,UP-205001
 - 2.WARİS VARSİ S/O LATE SHAHBUDDİN
 H.NO.169/2 KATRA MAINPURI,UP-205001

Total Liabilities : RS 1234469 + interest from 1/1/2025 + other charges

3. a) Mode of Auction : E-auction
- b) Details of Auction service provider : **M/s PSB Alliance Pvt. Ltd),**
 (Contact No. 7046612345 , 6354910172,
 8291220220,9892219848,8160205051
 Email:support.ebkay@psballiance.com
 / support.ebkay@procure247.com)
- c) Date & Time of Auction : 25.06.2025 between 11:00 AM to 12:00 PM
- d) Place of Auction : <http://baanknet.com/>

2. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	UREM of COMMERCIAL PROPERTY SHOP AT MOHALLA KATRA, TEHSIL AND DISTT-MAINPURI,UP-205001 admeasuring 25.45 SQM. Owned by ASİF VARSİ AND WARİS VARSİ S/O LATE SHAHBUDDİN VARSİ	1125000/-	112500/-

3. Other terms and Conditions:

- a) The property/ies will be sold in “AS IS WHERE IS” condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
- b) Auction/bidding shall be only through “online Electronic Bidding” through the website <http://baanknet.com/> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, **Canara Bank, NAGRIYA** Branch from **08.05.2025 TO 24.06.2025**.
- d) 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.
- e) **"EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan."**
- f) "The service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.ebkray@psballiance.com/ support.ebkray@procure247.com)."
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24.06.2025** 05:00 PM, to Canara Bank, **Canara Bank, NAGRIYA** 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.
- h) The intending bidders should register their names at portal <http://ebkray.in/> and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from The service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email:support.ebkray@psballiance.com/ support.ebkray@procure247.com).
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online'

