

o/c

(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 SHREE MAHABIR INFRA-PP V:2023 Date: 27-12-2023  
To,

|                                                                                                                                   |                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| M/S Shree Mahabir Infrastructure<br>21, Jain Nagar,-Near Panchwati colony<br>GT Road, Ghaziabad-201001                            | Mr.Jitender Kumar (Proprietor)<br>S/o Mr. Nain Singh, 21, Jain Nagar,<br>Near Panchwati colony<br>GT Road, Ghaziabad-201001         |
| Mr. Shiv Ratan Singh Raghav<br>S/o Mr. Shiv Das Singh<br>House No.63, C- Block<br>Sector-9, Thana Vijay Nagar<br>Ghaziabad-201009 | Mr. Shiv Ratan Singh Raghav<br>S/o Mr. Shiv Das Singh<br>Flat No TF-2,<br>Plot No. 45,46<br>PanchwatiKapda Mill<br>Ghaziabad-201001 |

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, 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,HauzKhas, 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 NOTICEAnnexure 13



### Annexure 13

**ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,  
A-27, 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016  
Email: [cb3038@canarabank.com](mailto: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 **15-01-2024 from 12.30 p.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 2,56,35,052.12 (Rupees Two Crore Fifty Six Lakhs Thirty Five Thousand Fifty Two Rupees and Paise Twelve only)** as on 31.01.2021 plus further interest thereon from 01.02.2021 and other expenses due to Canara Bank from M/S Shree Mahabir Infrastructure, Mr. Jitender Kumar S/o Nain Singh and Mr. Ratan Singh Raghav S/o Shiv Das Singh

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

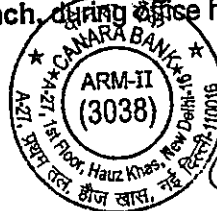
| S No | Description of Immovable Properties (Name of owner/mortgagor to be mentioned)                                                                                                                                                                                                                                         | Reserve Price of properties | Encumbrance (s)   |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------|
| 1    | Freehold Residential plot no: 19 & 20 in Khasra no: 21 M & 22 M, with area of 167.22 Sq mtrs situated at Village Mahama Sarai alias Kot Pargana Loni, Tehsil & Dist. Ghaziabad.<br>Bounded as under:<br>East : 22 feet rasta<br>West: plot no 18<br>North: 30 feet wide road<br>South: Part area of Plot No 19 and 20 | Rs. 85.00 lakhs             | Not known to Bank |
| 2    | Freehold residential plot no-21 admeasuring area 145.94 sqmtr, Khasra no-21 M and 22 M, Jain Nagar, Village Mahama Sarai alias Kot Pargana Loni, Tehsil & Dist. Ghaziabad. Bounded by:<br>East: Plot no-22<br>West: 22 feet wide road<br>North: 30 feet wide road<br>South: Plot no. 48                               | Rs. 122.00 Lakhs            | Not known to Bank |

**The EMD should be deposited on or before 12-01-2024 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 Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **SH. ABDHESH KUMAR**, Mobile No. 9990131310, **Mr. Manish Kumar Lohia** M-9821096386 and **SMT AKANSHA DP**, Mobile No 8826933887, Canara Bank, ARM II Branch, during office hours on any working day

Place: New Delhi  
Date: 27-12-2023



**AUTHORISED OFFICER  
CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27-12-2023**

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:-

|                                                                                                                                   |                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| M/S Shree Mahabir Infrastructure<br>21, Jain Nagar, Near Panchwati colony<br>GT Road, Ghaziabad-201001                            | Mr. Jitender Kumar (Proprietor)<br>S/o Mr. Nain Singh, 21, Jain Nagar,<br>Near Panchwati colony<br>GT Road, Ghaziabad-201001         |
| Mr. Shiv Ratan Singh Raghav<br>S/o Mr. Shiv Das Singh<br>House No.63, C- Block<br>Sector-9, Thana Vijay Nagar<br>Ghaziabad-201009 | Mr. Shiv Ratan Singh Raghav<br>S/o Mr. Shiv Das Singh<br>Flat No TF-2,<br>Plot No. 45,46<br>Panchwati Kapda Mill<br>Ghaziabad-201001 |

**3. Total liabilities : Rs. 2,56,35,052.12 (Rupees Two Crore Fifty Six Lakhs Thirty Five Thousand Fifty Two Rupees and Paise Twelve only) as on 31.01.2021 plus further interest thereon from 01.02.2021 along with expenses, other charges, etc.**

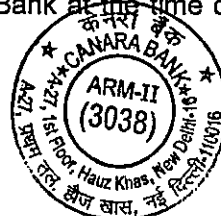
4. (a) Mode of Auction : Online E-Auction  
 (b) Details of : **M/s Canbank Computer Services Ltd**  
 Auction service provider : **Mr. Mr Pratap Kanjilal & D DPakhare.**  
**Mob. MOB: 9832952602 / 9911293517/**  
**8898418010**  
 Portal : [indianbankseaauction.com](http://indianbankseaauction.com)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

(c) **Date & Time of e- auction : Date 15-01-2024 Time 12.30 p.m. to 1.30 p.m**  
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

**5. Reserve Price:**  
**Property-1 Rs. 85.00 lakhs**  
**Property-2 Rs. 122.00 Lakhs**

**6. Other terms and conditions:**

- Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseaauctions.com](http://www.indianbankseaauctions.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.
- 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 ENS0, A/c No 209272434 IFSC Code: CNRB0003038** on or before **12-01-2024 up to 5.00 p.m.**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12-01-2024 up to 5:00 PM** to Canara Bank, ARM II Branch, A-27, 1st Floor, Hauz Khas, New Delhi, by hand or by email.
  - 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.



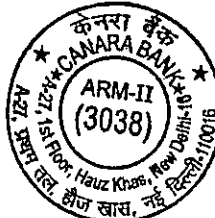


- iii. Bidders Name. Contact No. Address, E Mail Id.  
iv. Bidder's A/c details for online refund of EMD.

- f. The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.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 PratapKanjilal & D DPakhare. MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: [ccsleauktion@gmail.com&eauction@ccsl.co.in](mailto:ccsleauktion@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 multiples 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, 1st Floor, HauzKhas, 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.ABDHESH KUMAR , Mobile No.9990131310, Mr. Manish Kumar Lohia Mb-9821096386 and SMT AKANSHA DP, Mobile No 8826933887 Canara Bank, ARM II Branch, E-mail [ld-cb3038@canarabank.com](mailto:ld-cb3038@canarabank.com) OR the service provider M/S Canbank Computer Services Ltd. Mr PratapKanjilal & D DPakhare. MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: [ccsleauktion@gmail.com&eauction@ccsl.co.in](mailto:ccsleauktion@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: 27-12-2023

AUTHORISED OFFICER  
CANARA BANK