Ref: Date:17.02.2023

To

Borrower:

i. Sh. Sunder Singh S/o Padam Singh, Balai
Amarpur, Palwal-121102

ii. Smt. Sanyogeeta W/o Sunder Singh
Balai, Amarpur, Palwal-121102

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, I on behalf of Canara Bank Faridabad PalwalBranch have takenSymbolic 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 Palwal Branch Faridabad 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 30 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

30 DAY SALENOTICE

E-AuctionSaleNoticeforSaleofImmovableAssetsundertheSecuritisationand ReconstructionofFinancialAssetsandEnforcementofSecurityInterestAct,2002 read with provisoto Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Noticeisherebygiventothepublicingeneralandinparticulartothe Borrower(s)andGuarantor(s)thatthe belowdescribed immovablepropertymortgaged/chargedtotheSecuredCreditor,thephysicalpossessionofwhichhasbeentakenby theAuthorisedOfficerofPalwalBranchoftheCanara Bank, Palwal Branch, Address – NEAR AMRITA MATERNITY HOME, AGRA CHOWK, PALWAL -121102 Haryanawillbesoldon"Asiswhereis","Asiswhatis",and"Whateverthereis"on **27.03.2023**,forrecoveryof **Rs. 30,21,823.82/-**plus further interest & other charges as on 01.12.2017**(minus recovery ,if any)**dueto thePalwalBranchoftheCanaraBankfrom**:**

i. Sh. Sunder Singh S/o Padam Singh, Balai
Amarpur, Palwal-121102

ii. Sanyogeeta W/o Sunder Singh
Balai, Amarpur, Palwal-121102

Thereservepricewillbe**Rs.31.45 Lakhs –** andtheearnestmoneydepositwillbe**Rs. 3.15Lakhs– for property**.TheEarnestMoneyDepositshallbedepositedonorbefore**23.03.2023 at5.00 PM(OFFLINE OR ONLINE)**

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

Residential House located at Mustkil No. 134, Killa No. 12/2(1-0), 13/1(6-17), 18/2(6-4), Rajeev Nagar, Palwal Situated in Total land measuring 14 Kanal 1 Marla, The share comes 4-3/4 Marla (150 Sq. Yards), Tehsil &Distt. Palwal in the name of Sunder singh&Sanyogita.

Bounded as under
North – Lala Ram
South – Bhim Singh
East- Rasta
West- Rasta

There are NIL encumbrances to the knowledge of bank.

For detailed terms and conditions of the sale please refer the link "E-Auction"provided inCanara Bank'swebsite(www.canarabank.com,www.ibapi.in) or maycontactAuthorised Officer,Canara Bank,PalwalNEAR AMRITA MATERNITY HOME, AGRA CHOWK, PALWAL -121102,Contact No.8572802328during office hours onanyworkingday.

Date:
Place: **Authorized Officer**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.02.2023

1. **Name and Address of the Secured Creditor**-Canara Bank,Palwal Branch Address –NEAR AMRITA MATERNITY HOME, AGRA CHOWK, PALWAL -121102

1. **Name and Address of the Borrower(s)**:

iii. Sh. Sunder Singh S/o Padam Singh, Balai
Amarpur, Palwal-121102

iv. Sanyogeeta W/o Sunder Singh
Balai, Amarpur, Palwal-121102

2. **Total liabilitiesas on01.12.2017: Rs. 30,21,823.82/-**plus further interest & othercharges (minus recovery ,if any)

- **Mode of Auction**: Online
- **Details of Auction service provider**:M/s CANBANK COMPUTER SERVICES LIMITED.
- **Date & Time of Auction**:**27.03.2023 between 12.30 PM– 1.30 PM**(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- **Place of Auction**: Online

6. **Reserve Price: Property - Rs. 31.45 Lakhs (EMD of Rs.3.15 Lakhs)**

Other terms and conditions:

a) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date.

b) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.

c) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date

d) Auction/bidding shall be only through "Online Electronic Bidding'' through the website www.Indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

e) The property can be inspected, any time with Prior Appointment with Authorized Officer on or before the date of submission of EMD i.e**. 23.03.2023.**

f) 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.

g) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of *Authorized Officer,* Canara Bank, Palwalbranch, HaryanaBranch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account No -209272946IFSC Code CNR*B0002328*on or before **23.03.2023**by**05.00 pm**.

h) 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 LIMITED, Contact: Mr. Pakhare DD (9480691777/8553643144). Email id: eauction@ccsl.co.in through the website www.indianbankseauction.com

i) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.03.2023, 05.00 PM**, to Canara Bank,Palwal 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.

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

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,000/-. 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.

l) 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.

m) **For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.**

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

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

3. In case there are bidders who do not have access to the internet but interested in participating

the e-auction, they can approach concerned Circle office or Canara Bank Palwal Branch who, as a facilitating centre, shall make necessary arrangements. For further details contact Sh.Sunil Kumar Malik **(Authorized Officer),** Canara Bank,FaridabadPalwalNEAR AMRITA MATERNITY HOME, AGRA CHOWK, PALWAL -121102Contact No.8572802328 service provider, or Mr. Pakhare DD (9480691777/8553643144). Email id: 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: **Authorised Officer**

Date: **Canara Bank**