

SCHOLARS HOME, Dehradun -248001
PH-9411113675; Email: Cb18517@canarabank.com

Ref: CB/REC/SALE NOTICE/JAN/23

Date: 17.01.2024

To,

M/S THE WALL STREET (BORROWER) PROP. TUSHAR CHAUDHARY 159/12/297 JAKHAN RAJPUR ROAD, KISHANPUR DEHRADUN 248001 UTTARAKHAND	Mr. TUSHAR CHAUDHARY (PROPRIETOR) S/O RAVI CHAUDHARY 139 RAJPUR ROAD DELHI CHICKEN POINT JAKHAN, DEHRADUN- 248001 UTTARAKHAND
Mr. TUSHAR CHAUDHARY (PROPRIETOR) S/O RAVI CHAUDHARY A-6 CLASSIC APARTMENTS CANAL ROAD DEHRADUN - 248001 UTTARAKHAND	Mrs. NEELAM BAKSHI (GUARANTOR/MORTGAGOR) W/o MR. RAJENDRA KUMAR BAKSHI L 52 C L BLOCK SAKET MALVIYA NAGAR SO SOUTH DELHI DELHI-110017
Mrs. NEELAM BAKSHI (GUARANTOR/MORTGAGOR) W/o R.K BAKSHI 54 A, LANE NO III KESHAV VIHAR, GMS ROAD OPP. NIRANJANPUR SABJI MANDI DEHRADUN-248001 UTTARAKHAND	

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, **SCHOLARS HOME 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, **SCHOLARS HOME 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.

Confidential

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक/For CANARA BANK
AUTHORISED OFFICER
CANARA BANK
मुख्य प्रबंधक/Chief Manager
स्वच्छता होम, देहरादून/Scholars Home, Dehradun-248009

ENCLOSURE – SALE NOTICE

SCHOLARS HOME (RAJPUR ROAD II)
Dehradun -248001

PH- 9411113675; Email: cb18517@canarabank.com

(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 physical possession of which has been taken by the Authorised Officer of **SCHOLARS HOME** Branch of Canara bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 05.02.2024, for recovery Rs. 38,21,088.01(Rupees Thirty Eight Lakh Twenty One Thousand Eighty Eight and Paise One Only) as on 23.11.2022 + Future Interest w.e.f. 25.10.2022 + Incidental Expenses and Costs minus Recoveries w.e.f. 23.11.2022(if any) in the Term Loan A/c 170002277022, Rs.10,00,099.00(Rupees Ten Lakh and Ninty Nine Only)as on 23.11.2022 + Future Interest w.e.f. 01.11.2022 + Incidental Expenses and Costs minus Recoveries w.e.f. 23.11.2022(if any)in the OCC Limit A/c 125001125069, from 1.THE WALL STREET(Borrower)2.Mr. TUSHAR CHAUDHARYS/O RAVI CHAUDHARY(PROPRIETIOR) 3.Mrs. NEELAM BAKSHI W/o MR. RAJENDRA KUMAR BAKSHI(GUARANTOR/MORTGAGOR).

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

Residential property in the name of Mrs.Neelam Bakshi on Khata Khatauni No 2326(Fasli Year 1394-1399),Khasra No 1579/4 having total area 86.5 sq mtr out of which constructed on ground floor and first floor is 116.17 sq mtrs situated at Mauza Kanwali, (54-A, keshav Vihar),Pargana Kendriya Doon, Zila Dehradun,Uttarakahnd

BOUNDARIES:

EAST – Property of Asha Jauli and Ashok Kumar

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WEST – Land of other side measuring 37.5 ft
NORTH – Property of Smt. Sunita side measuring 25.75 ft
SOUTH - 14 ft wide road,side measuring 29.75 ft

The reserve price will be Rs.52.09 lakhs only and the earnest money deposit will be Rs.5.21 Lakhs only. The Earnest Money Deposit shall be deposited on or before 03.02.2024 Up to 4.00pm.

There are no known encumbrances on the above property as per the knowledge of the bank. For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) or may contact **Manager, SCHOLARS HOME Canara Bank**, Ph. No.9411113675 during office hours on any working day.

Date: 17.01.2024
Place: Dehradun

कृते केनरा बैंक/For CANARA BANK

 मुख्य प्रबंधक/Manager
 स्कॉलर्स होम, देहरादून/Scholars Home, Dehradun

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.01.2024

1.	Name and Address of the Secured Creditor	Canara Bank , SCHOLARS HOME Branch
2.	Name and Address of the Borrower(s)/ Guarantor(s)	THE WALL STREET (BORROWER) Mr. TUSHAR CHAUDHARY (PROPRIETOR) Mrs. NEELAM BAKSHI (GUARANTOR/MORTGAGOR)
	Property in the name of	Mrs . Neelam Bakshi W/o Rajendra Kumar Bakshi
3.	Total liabilities	Rs. 38,21,088.01(Rupees Thirty Eight Lakh Twenty One Thousand Eighty Eight and Pais One Only) as on 23.11.2022 + Future Interest w.e.f. 25.10.2022 + Incidental Expense and Costs minus Recoveries w.e.f. 23.11.2022(if any) in the Term Loan A/ 170002277022, Rs.10,00,099.00(Rupees Ten Lakh and Ninty Nine Only)as on 23.11.2022 + Future Interest w.e.f. 01.11.2022 + Incidental Expenses and Costs minus Recoveries w.e.f. 23.11.2022(if any)in the OCC Limit A/c 125001125069.
4.	a. Mode of Auction	Online Electronic Bidding
	b.Details	M/s.Canbank Computer Services Ltd,

	of Auction service provider	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	05.02.2024 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	All Over India
	Detailsof Property	Residential property in the name of Mrs.Neelam Bakshi on Khata Khatauni No 2326(Fasli Year 1394-1399),Khasra No 1579/4 having total area 86.5 sq mtr out of which constructed on ground floor and first floor is 116.17 sq mtrs situated at Mauza Kanwali, (54-A, keshav Vihar),Pargana Kendriya Doon, Zila Dehradun,Uttarakahnd BOUNDARIES: EAST – Property of Asha Jauli and Ashok Kumar WEST – Land of other side measuring 37.5 ft NORTH – Property of Smt. Sunita side measuring 25.75 ft SOUTH - 14 ft wide road,side measuring 29.75 ft
5.	Reserve Price	Rs.52.09 lakhs

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 03.02.2024, at 10.00 am.
- 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 03.02.2024 (Date mention here) upto 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/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.
- f) After payment of the EMD amount ,the intending bidders should submit a copy of the following documents /details on or before 03.02.2024 (date) up to 5:00PM, to Canara Bank, SCHOLARS HOME Branch by hand or by email.

- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTRNo.
- ii) Photocopies of PANCard, IDProof 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, Email Id.
- iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://indianbankseaauction.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 multiples of Rs. 50,000.00 (Rupees Fifty Thousand Only) (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 50,000.00 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/- (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 Canara Bank SCHOLARS HOME Branch, who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, SCHOLARS HOME Branch, (Ph.No 9411113675) e-mail id cb18517@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: 17.01.2024

कृते केनरा बैंक/For CANARA BANK



Authorised Officer
मुख्य प्रबंधक/Chief Manager
CANARA BANK

स्कॉलर्स होम, देहरादून/Scholars Home, Dehradun-248005