



Ref: ARM CR:TIRUPATI:SALE:NOV:2023

Date: 30.10.2023

To,

M/S TIRUPATI BALAJI TRADERS PROP. MR. SUNIL KUMAR 38, NISHANT PARK, OLD PALAM ROAD KAKROLA DWARKA NEW DELHI - 110078	SH. SUNIL KUMAR (PROP) B - 120, RAMA PARK UTTAM NAGAR NEW DELHI - 110059	SH. NITESH AGGARWAL B - 22 A, DUGGAL COLONY KHANPUR, NEW DELHI - 110062
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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 Authorized Officer of Canara Bank, West Regional Office, New Delhi 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 our Mohan Garden Branch, Delhi of Canara Bank subsequently the account was transferred to Canara Bank ARM Branch, Karol Bagh, Delhi for further followup for recovery of the dues.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

In furtherance to the earlier notice dtd. 03.10.2023 where in 15 days sale notice was given to settle the dues and in terms of the provisions of the subject Act and Rules made there under, I am herewith sending 15 days 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.

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,  
Asset Recovery Management Br.,  
Canara Bank,  
Karol Bagh, N. Delhi-5

ENCLOSURE - 1.SALE NOTICE

1. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE





## SALE NOTICE

### **E-Auction Sale Notice for Sale of immovable Property/ies under 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**

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 to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **20.11.2023** for recovery of **Rs. 63,20,703.82 (Rupees Sixty Three lakhs Twenty Thousand Seven Hundred Three and Eighty Two Paise Only)** in interest calculated upto 30.09.2023 in the account **M/s Tirupati Balaji Traders** plus applicable interest from 01.10.2023 along with expenses, other charges etc. dues to Canara Bank.

The reserve price will be **Rs. 70,94,000.00 (Rupees Seventy Lakh Ninety Four Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 7,09,400.00 (Rupees Seven Lakh Nine Thousand Four Hundred only)**. The Earnest Money Deposit (EMD) shall be deposited on or before **18.11.2023 upto 5 pm** at Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi.

Details and full description of the movable property :

S.No	Details of Property	Reserve Price (Rs)	EMD (Rs)
1	Built up property bearing portion of Plot No. B 120, Block B, area measuring 65 sq yards out of khasra no. 525 situated in the revenue estate of village Nawada, Delhi state delhi Colony Known as Rama Park , New Delhi. The property is G + 1 ½ Storeyed Building East: Road 20ft West: Lane South:Portion of plot North: Plot no B 121  <b>UNDER PHYSICAL POSSESSION</b>	70,94,000.00	7,09,400.00

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in [www.bankeauctions.com](http://www.bankeauctions.com) of M/s C1 India Ltd. Contact person Mr Vinod Chauhan - MOB: 9813887931 email: [support@bankeauctions.com](mailto:support@bankeauctions.com) Landline No 0124-4302020/21/22/23/24 or Canara Bank's website [www.canarabank.com](http://www.canarabank.com) or may contact SHRI RAJENDRA KUMAR JENA, Chief Manager, and/or SHRI ANAND RAJ R, Manager, SHRI DIKSHANT SARKAR OFFICER, Mob. 9667732023, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 Mobile 9560062365 (AGM) /9165277257 (CM) /9560521705 (M) /9667732023 (O) during office hours on any working day.

Date: 30.10.2023

Place: New Delhi

  
 Authorised Officer  
 Arya Samaj Road, Karol Bagh, N. Delhi-6  
**AUTHORISED OFFICER**  
**CANARA BANK**

**ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.**  
 PH-011-28751723, 28754731  
 Email: [cb2365@canarabank.com](mailto:cb2365@canarabank.com)



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.10.2023**

1. Name and Address of Secured Creditor : Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi-110005
2. Name and Address of the Borrower & Guarantors :

M/S TIRUPATI BALAJI TRADERS PROP. MR. SUNIL KUMAR 38, NISHANT PARK, OLD PALAM ROAD KAKROLA DWARKA NEW DELHI - 110078	SUNIL KUMAR (PROP) B - 120, RAMA PARK UTTAM NAGAR NEW DELHI - 110059	NITESH AGGARWAL B - 22 A, DUGGAL COLONY KHANPUR, NEW DELHI -110062
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3. **Total Liability : Rs. 63,20,703.82 (Rupees Sixty Three lakhs Twenty Thousand Seven Hundred Three and Eighty Two Paise Only)** in interest calculated upto 30.09.2023 in the account **M/s Tirupati Balaji Traders** plus applicable interest from 01.10.2023 along with expenses, other charges etc. dues to Canara Bank

4. a) Mode of Auction : E-auction  
b) Details of Auction service provider : M/s C1 India Ltd., Mr Vinod Chauhan  
MOB : 9813887931, Landline No.0124-4302020/21/22/23/24  
e- mail: support@bankeauctions.com  
c) Date & Time of Auction: :20.11.2023 between 11:30 AM to 12:30PM  
(With unlimited extensions of 5 minutes duration each)  
d) Place of Auction: E-auction

**5. Reserve Price:**

S.No	Details of Property	Reserve Price (Rs)	EMD (Rs)
1	Built up property bearing portion of Plot No. B 120, Block B, area measuring 65 sq yards out of khasra no. 525 situated in the revenue estate of village Nawada, Delhi state delhi Colony Known as Rama Park , New Delhi. The property is G + 1 ½ Storeyed Building East: Road 20ft West: Lane South: Portion of plot North: Plot no B 121  <b>UNDER PHYSICAL POSSESSION</b>	70,94,000.00	7,09,400.00



ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.  
PH-011-28751723, 28754731  
Email : cb2365@canarabank.com



**6. Other terms and Conditions:**

- A. Auction/bidding shall be only through "online Electronic Bidding" through the website **www.bankeauctions.com** . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- B. The property can be inspected, with Prior Appointment with Authorised Officer, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi on any working day during office hours.
- 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 is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of SL OL RTGS NEFT PMT ENS ZERO, A/c No 209272434 IFSC Code: CNRB0002365 on or before 18.11.2023 up to 05.00 p.m
- E. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 18.11.2023 upto 5:00 PM, to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi, by hand or by email (cb2365@canarabank.com).
  - 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.
- F. The intending bidders should register their names at portal [www.bankeauctions.com](http://www.bankeauctions.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 C1 India Ltd. Mr Vinod Chauhan. MOB: 9813887931, No. 0124-4302020/21/22/23/24 email: **support@bankeauctions.com**.
- G. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- H. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- ( Rs. One Lakh only). 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.
- 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, 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 above Rs. 50.00 Lakh (Rupees Fifty Lakh) , the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- K. All charges for registration etc. , as applicable shall be borne by the successful bidder only.

ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.







- 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, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi who, as a facilitating centre, shall make necessary arrangements.
- N. For further details contact SHRI RAJENDRA KUMAR JENA, Chief manager and/or SHRI ANAND RAJ R, Manager, and/or SHRI DIKSHANT SARKAR OFFICER, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 Mobile 9560062365 (AGM) /8165277257 (CM) /9560521705 (M) /9667732023 (O) e-mail id- [cb2365@canarabank.com](mailto:cb2365@canarabank.com) OR the service provider M/s C1 India Ltd., Mr Vinod Chauhan. MOB: 9813887931, Landline No 0124-4302020/21/22/23/24 email: [support@bankeauctions.com](mailto:support@bankeauctions.com)

### **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: 30.10.2023

श्री केनरा बैंक / For CANARA BANK  
Arya Recovery Management Br.  
Arya Samaj Rd, Karol Bagh, New Delhi-5  
Authorised Officer  
Canara Bank