

(A GOVERNMENT OF INDIA UNDERTAKING)
 CANARA BANK MORIGATE BRANCH,
 NEW DELHI-110007

PH-011-22044382, 7739689079 Email: cb19045@canarabank.com

Ref: CR: SARFAESI SALE: VICTORIOUS: 04: 2023

Date: 18.01.2024

To,

| | |
|--|--|
| <p>M/S VICTORIOUS REAL ESTATE PRIVATE LIMITED (BORROWER/COMPANY)</p> <p>7B, SANJAY NAGAR, GULABI BAGH NEAR NKS HOSPITAL DELHI, SOUTH WEST DELHI, DELHI- 110007</p> <p>&</p> <p>LIG DDA FLATS, 268, JAIDEV PARK, EAST PUNJABI BAGH, NEW DELHI, WEST DELHI, DELHI - 110026</p> | <p>MAYANK KUMAR (DIRECTOR/GUARANTOR)</p> <p>S/O RAJ NARAYAN PANDEY, H. NO. 121, H-BLOCK, KARAMPURA, WEST DELHI, DELHI-110015</p> |
| <p>ARVIND KUMAR (DIRECTOR/GUARANTOR)</p> <p>S/O NARESH, RAUSHAN HALWAI K SAMNE WAKI GALI, 98, SHYODUTTA-1, GULAVATHI RURAL NATTHUGARI, GULAOTHI, BULANDSHAHAR, UTTAR PRADESH- 245408</p> | <p>ANIL KUMAR SHARMA (GUARANTOR/MORTGAGOR)</p> <p>S/O LATE JAI PRAKASH SHARMA H. NO. 233, VIVEKANAND PURI, SARAI ROHILLA, NEW DELHI- 110007</p> <p>&</p> <p>211/1-B, PADAM NAGAR, KISHANGANJ, DELHI - 110007</p> |

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, the Authorised Officer of Canara Bank, Morigate, Delhi 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, Morigate, Delhi Branch.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice. 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 NOTICE Annexure 13



**ANNEXURE 13
CANARA BANK MORIGATE BRANCH,
NEW DELHI-110007**

PH-011-22044382, 7739689079 Email: cb19045@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 physical possession of which has been taken by the Authorised Officer of Canara Bank Morigate Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.02.2024 from 12.30 p.m. to 1.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs. 51,38,423.80 (Rupees Fifty One Lakhs Thirty Eight Thousand Four Hundred Twenty Three and eighty paise only) which include interest up to 31.08.2023 plus further interest at applicable rate from 01.09.2023 along with expenses, other charges, etc. due to the Canara Bank, Morigate Branch from M/S VICTORIOUS REAL ESTATE PRIVATE LIMITED (BORROWER/COMPANY), MAYANK KUMAR (DIRECTOR/GUARANTOR), ARVIND KUMAR (DIRECTOR/GUARANTOR), ANIL KUMAR SHARMA (GUARANTOR/MORTGAGOR)

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

| Sr. No | Details of Properties | Reserve Price | EMD | Encumbrance(s) | Outstanding Dues of Local Self Government |
|--------|--|----------------|---------------|-----------------------|---|
| 1. | UREM OF PART OF FREEHOLD PROPERTY MUNICIPAL NO. 302 AREA MEASURING 222 SQ. YARDS. APPROX (OUT OF TOTAL AREA MEASURING 1000 SQ. YARDS. APPROX.) SITUATED AT BAGH KARE KHAN NEAR PADAM NAGAR, KISHANGANJ, DELHI - 110007 EAST - PART OF PROPERTY NO. 302 WEST- GALI 15 FT. WIDE NORTH - ROAD 25 FT. WIDE SOUTH- PART OF PROPERTY NO. 302 | Rs.460.00 Lacs | Rs.46.00 Lacs | Not known to the Bank | Nil as per Bank's Record |

The EMD should be deposited on or before 22.02.2024 up to 5.00 pm.

The property will not be sold below 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) or may contact For further details contact Mr. Shalu Kumar, Mobile No- 7739689079, Manager, Morigate Branch, Canara Bank, Land Line No. 011-22044382, email- cb19045@canarabank.com, during office hours on any working day.

Date: 18.01.2024
Place: New Delhi

Shalu
AUTHORISED OFFICER
CANARA BANK



Internal



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.01.2024

1. Name and address of the secured creditor: Canara Bank Morigate Branch
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

| | |
|---|---|
| <p>M/S VICTORIOUS REAL ESTATE PRIVATE LIMITED (BORROWER/COMPANY)</p> <p>7B, SANJAY NAGAR, GULABI BAGH NEAR NKS HOSPITAL DELHI, SOUTH WEST DELHI, DELHI- 110007</p> <p>&</p> <p>LIG DDA FLATS, 268, JAIDEV PARK, EAST PUNJABI BAGH, NEW DELHI, WEST DELHI, DELHI - 110026</p> | <p>MAYANK KUMAR (DIRECTOR/GUARANTOR)</p> <p>S/O RAJ NARAYAN PANDEY, H. NO. 121, H-BLOCK, KARAMPURA, WEST DELHI, DELHI-110015</p> |
| <p>ARVIND KUMAR (DIRECTOR/GUARANTOR)</p> <p>S/O NARESH, RAUSHAN HALWAI K SAMNE WAKI GALI, 98, SHYODUTTA-1, GULAVATHI RURAL NATTHUGARI, GULAOTHI, BULANDSHAHR, UTTAR PRADESH- 245408</p> | <p>ANIL KUMAR SHARMA (GUARANTOR/MORTGAGOR)</p> <p>S/O LATE JAI PRAKASH SHARMA H. NO. 233, VIVEKANAND PURI, SARAI ROHILLA, NEW DELHI- 110007</p> <p>&</p> <p>211/1-B, PADAM NAGAR, KISHANGANJ, DELHI - 110007</p> |



3. Total liabilities as on 31.08.2023 : Rs. 51,38,423.80 (Rupees Fifty One Lakhs Thirty Eight Thousand Four Hundred Twenty Three and eighty paise only) which include interest up to 31.08.2023 plus further interest at applicable rate from 01.09.2023 along with expenses, other charges, etc.
4. Mode of Auction: Online Electronic Bidding.
5. Details of Auction Provider: M/S CANBANK COMPUTERS SERVICES LTD, Mr. Pratap Kanjilal & D.D Pakhare having mobile 9832952602/9911293517/8898418010/080-23469655/9480691777,email: eauction@ccsl.co.in Helpdesk Number for e-auction - 080-23469661/62/64/65.
6. Reserve Price: Rs.460.00 Lakhs (Rupees Four Crore and Sixty Lacs only)
7. Date of Auction: 26.02.2024. Time: 12.30 am to 1.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
8. Other terms and conditions:
 - ❖ Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.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 on 14.02.2024 and 16.02.2024 between 10.00 A.M to 5.00 P.M.
 - ❖ 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, Morigate Branch, Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Morigate Branch A/c No 209272434, IFSC Code: CNRB0019045 on or before 22.02.2024 up to 05.00 p.m

- ❖ 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 LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/080-23469665/9480691777 email: ccsleauktion@gmail.com. Website address: www.indianbankseauktion.com immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- ❖ After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.02.2024 up to 5:00 PM, to Canara Bank Morigate Branch, Delhi, by hand or by email.
 - i. 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.
 - ii. Bidders Name. Contact No. Address, E Mail Id.
 - iii. Bidder's A/c details for online refund of EMD.
- ❖ 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.
- ❖ Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-. 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.
- ❖ 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.
- ❖ For sale proceeds of Rs. 50.00 Lakhs (Rupees fifty lakhs) and above, the successful bidder will have to deduct TDS at a rate 1% on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- ❖ All charges for conveyance, stamp duty/GST/Registration charges etc. As applicable shall be borne by the successful bidder only.
- ❖ Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- ❖ In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Central Regional Office Delhi or Canara Bank Morigate Branch, Delhi who as a facilitating centre shall make necessary arrangements.
- ❖ 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.
- ❖ For further details contact Shri Shalu Kumar, Mobile No-7739689079, Manager, Morigate Branch, Canara Bank, Land Line No. 011-22044382, email-cb19045@canarabank.com OR the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602/9911293517/8898418010/080- 23469665/ 9480691777 email: ccsleauktion@gmail.com.



केनरा बैंक

Canara Bank



भारतीय संस्थापक बैंक

A Government of India Undertaking



सिंडिकेट Syndicate

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: 18.01.2024


CANARA BANK
AUTHORISED OFFICER

