

COVERING LETTER TO 30 DAYS SALE NOTICE

Ref: ROKPR/AKBARPUR/18497/SN/BUDDHILAL /SALE AUG_2025

Date: 30/06/2025

To

<p>LATE BUDDHI LAL S/o MOTILAL (Borrower)</p>	<p>LATE SUMITRA DEVI W/o LATE BUDDHI LAL (CO-BORROWER AND MORTGAGOR)</p>
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LATE BUDDHI LAL S/o MOTILAL (BORROWER) AND LATE SUMITRA DEVI W/o LATE BUDDHI LAL (CO-BORROWER AND MORTGAGOR) SINCE DECEASED AND REPRESENTED THROUGH ITS LEGAL HEIRS:

A. SHRI BAL KRISHNA KUSHWAHA S/o LATE BUDDHI LAL [SINCE DECEASED REPRESENTED THROUGH LEGAL HEIR (SON) OF LATE BUDDHI LAL (FATHER) AND LATE SUMITRA DEVI (MOTHER)]
ADDRESS 1: RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT GATA NO. 952, AGHUKAMALPUR LINK ROAD, TEHSIL AKBARPUR, DISTRICT KANPUR DEHAT UTTAR PRADESH- 209101.

ADDRESS 2: VILLAGE NIRANJANPUR, MAJRA BANAR ALIPUR, TEHSIL- AKBARPUR, DISTRICT- KANPUR DEHAT, UTTAR PRADESH- 209101.

B. Mrs. SUMAN KUSHWAHA D/o LATE BUDDHI LAL [SINCE DECEASED REPRESENTED THROUGH LEGAL HEIR (DAUGHTER) OF LATE BUDDHI LAL (FATHER) AND LATE SUMITRA DEVI (MOTHER)]
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ADDRESS 2: VILLAGE NIRANJANPUR, MAJRA BANAR ALIPUR, TEHSIL- AKBARPUR, DISTRICT- KANPUR DEHAT, UTTAR PRADESH- 209101.

C. Mrs. KIRAN KUSHWAHA D/o LATE BUDDHI LAL [SINCE DECEASED REPRESENTED THROUGH LEGAL HEIR (DAUGHTER) OF LATE BUDDHI LAL (FATHER) AND LATE SUMITRA DEVI (MOTHER)]
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D. SHRI SAMRENDRA PRATAP SINGH S/o SHRI G.S. KUSHWAHA (GUARANTOR)

ADDRESS 1: NEW TEACHERS COLONY, GANDHI NAGAR, TEHSIL AKBARPUR, DISTRICT KANPUR DEHAT UTTAR PRADESH- 209101.

ADDRESS 2: STATION ROAD, DEBIAPUR, DISTRICT AURAIYA, UTTAR PRADESH- 206244.



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) and rule 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, CANARA BANK, AKBARPUR 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 AKBARPUR of Canara Bank.

The undersigned proposes to sell the assets 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 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,


कुले केनरा बैंक
For CANARA BANK

Authorised Officer, Canara Bank

ENCLOSURE SALE NOTICE
Authorised Officer
Regional Officer, Kanpur



30 DAYS 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) and Rule 9 of the Security Interest (Enforcement) Rules, 2002.

- 1) 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 constructive/Physical possession of which has been taken by the Authorised Officer of AKBARPUR Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.08.2025** for recovery of Rs. 3,54,374.27/- (Rupees Three Lakh Fifty Four Thousand Three Hundred Seventy Four and Paise Twenty Seven Only) as on 31.01.2025 (plus interests, costs and other charges MINUS Recovery if any) due to the AKBARPUR Branch of Canara Bank from LATE BUDDHI LAL S/o MOTILAL (BORROWER) AND LATE SUMITRA DEVI W/o LATE BUDDHI LAL(CO-BORROWER AND MORTGAGOR)

Reserve Price and Earnest Money Deposit:

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	ALL THAT PART AND PARCEL OF RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT HOUSE NO. 952, TEHSIL AND DISTRICT AKBARPUR, KANPUR DEHAT UTTAR PRADESH ADMEASURING AREA- AREA- 84 SQ. MTR. OR 0.0084 HECTARE IN THE NAME OF Mr. LATE SUMITRA DEVI W/o LATE BUDDHI LAL	Rs. 16,00,605/-	Rs. 1,60,060.5/-

The Earnest Money Deposit shall be deposited on or before 06.08.2025 up to 5:00 PM.

Details of Properties:

S.no	Property	Boundaries (As per Sale Deed)	
1.	ALL THAT PART AND PARCEL OF RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT HOUSE NO. 952, TEHSIL AND DISTRICT AKBARPUR, KANPUR DEHAT UTTAR PRADESH ADMEASURING AREA- AREA- 84 SQ. MTR. OR 0.0084 HECTARE IN THE NAME OF Mr. LATE SUMITRA DEVI W/o LATE BUDDHI LAL	East	REST LAND OF SELLER ARAJI NO. 952
		West	PLOT OF SMT. LAXMI DEVI
		North	AGHUKAMALPUR LINK ROAD
		South	REST LAND OF SELLER ARAJI NO. 952

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 Branch Head,AKBARPUR Canara Bank, Ph. No. **8840743873** during office hours on any working day.

Place: AKBARPUR BRANCH
Date: 30.06.2025

कुले केनरा बैंक
For CANARA BANK
Authorised Officer
Canara Bank

प्रधिकृत अधिकारी / Authorised Officer
कीर्ति कान्तिन शर्मा / Regional Officer, Kanpur



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30-06-2025

1. Name and Address of Secured Creditor : Canara Bank, AKBARPUR
 2. Name and Address of the Borrower & Guarantors :

<p>LATE BUDDHI LAL S/o MOTILAL (Borrower)</p>	<p>LATE SUMITRA DEVI W/o LATE BUDDHI LAL (CO-BORROWER AND MORTGAGOR)</p>
<p>LATE BUDDHI LAL S/o MOTILAL (BORROWER) AND LATE SUMITRA DEVI W/o LATE BUDDHI LAL (CO-BORROWER AND MORTGAGOR) AND SINCE DECEASED AND REPRESENTED THROUGH ITS LEGAL HEIRS:</p> <p>E. SHRI BAL KRISHNA KUSHWAHA S/o LATE BUDDHI LAL [SINCE DECEASED REPRESENTED THROUGH LEGAL HEIR (SON) OF LATE BUDDHI LAL (FATHER) AND LATE SUMITRA DEVI (MOTHER)] <u>ADDRESS 1:</u> RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT GATA NO. 952, AGHUKAMALPUR LINK ROAD, TEHSIL AKBARPUR, DISTRICT KANPUR DEHAT UTTAR PRADESH- 209101. <u>ADDRESS 2:</u> VILLAGE NIRANJANPUR, MAJRA BANAR ALIPUR, TEHSIL- AKBARPUR, DISTRICT- KANPUR DEHAT, UTTAR PRADESH- 209101.</p> <p>F. Mrs. SUMAN KUSHWAHA D/o LATE BUDDHI LAL [SINCE DECEASED REPRESENTED THROUGH LEGAL HEIR (DAUGHTER) OF LATE BUDDHI LAL (FATHER) AND LATE SUMITRA DEVI (MOTHER)] <u>ADDRESS 1:</u> RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT GATA NO. 952, AGHUKAMALPUR LINK ROAD, TEHSIL AKBARPUR, DISTRICT KANPUR DEHAT UTTAR PRADESH- 209101. <u>ADDRESS 2:</u> VILLAGE NIRANJANPUR, MAJRA BANAR ALIPUR, TEHSIL- AKBARPUR, DISTRICT- KANPUR DEHAT, UTTAR PRADESH- 209101.</p> <p>G. Mrs. KIRAN KUSHWAHA D/o LATE BUDDHI LAL [SINCE DECEASED REPRESENTED THROUGH LEGAL HEIR (DAUGHTER) OF LATE BUDDHI LAL (FATHER) AND LATE SUMITRA DEVI (MOTHER)] <u>ADDRESS 1:</u> RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT GATA NO. 952, AGHUKAMALPUR LINK ROAD, TEHSIL AKBARPUR, DISTRICT KANPUR DEHAT UTTAR PRADESH- 209101. <u>ADDRESS 2:</u> VILLAGE NIRANJANPUR, MAJRA BANAR ALIPUR, TEHSIL- AKBARPUR, DISTRICT- KANPUR DEHAT, UTTAR PRADESH- 209101.</p> <p>H. SHRI SAMRENDRA PRATAP SINGH S/o SHRI G.S. KUSHWAHA (GUARANTOR) <u>ADDRESS 1:</u> NEW TEACHERS COLONY, GANDHI NAGAR, TEHSIL AKBARPUR, DISTRICT KANPUR DEHAT UTTAR PRADESH- 209101. <u>ADDRESS 2:</u> STATION ROAD, DEBIAPUR, DISTRICT AURAIYA, UTTAR PRADESH- 206244.</p>	

3. Total Liabilities as on 31.01.2025 : Rs. 3,54,374.27/- (Rupees Three Lakh Fifty Four Thousand Three Hundred Seventy Four and Paise Twenty Seven Only)

4. (plus further interest, costs and expenses MINUS Recovery if any).

- a) Mode of Auction : E-auction
 b) Details of Auction service provider : M/s PSB Alliance Pvt. Ltd, Helpdesk Number- 8291220220;
 Email id: support.baanknet@psballiance.com
 c) Date & Time of Auction : 07.08.2025 between 02:00 PM to 05:00 PM
 d) Place of Auction : online

5. Reserve Price:

S. No.	Property Address	Reserve Price (Rs)	EMD (Rs)
1	ALL THAT PART AND PARCEL OF RESIDENTIAL HOUSE (LAND AND BUILDING) SITUATED AT HOUSE NO. 952, TEHSIL AND DISTRICT AKBARPUR, KANPUR DEHAT UTTAR PRADESH ADMEASURING AREA- AREA- 84 SQ. MTR. OR 0.0084 HECTARE IN THE NAME OF Mr. LATE SUMITRA DEVI W/o LATE BUDDHI LAL	Rs. 16,00,605/-	Rs. 1,60,060.5/-

6. Other terms and Conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.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, AKBARPUR from 01.07.2025 TO 05.08.2025.
- 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 AKBARPUR OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, AKBARPUR BRANCH, A/c No 209272434 IFSC Code: CNRB0018497 on or before 06.08.2025 up to 5:00 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 M/s PSB Alliance Pvt. Ltd, Helpdesk Number- 8291220220; Email id: support.baanknet@psballiance.com.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 06.08.2025 up to 5.00 PM, to Canara Bank, AKBARPUR 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.
- g) The intending bidders should register their names at portal <https://baanknet.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 PSB Alliance Pvt. Ltd, Helpdesk Number- 8291220220; Email id: support.baanknet@psballiance.com.
- 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 multiplies of Rs.10,000/-. 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.
- 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 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.
- k) For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty lakh) 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., and other non-encumbrance charges like House Tax, Water Tax, and Electricity Payment 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 Circle office or Regional Office who, as a facilitating center, shall make necessary arrangements.



केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

o) For further details contact, Canara Bank, Circle Office Lucknow, Kanpur Regional Office (Ph. **9532548122**), AkBARPUR (Ph. No. **8840743873**) e-mail id: cb18497@canarabank.com OR the service provider M/s PSB Alliance Pvt. Ltd, Helpdesk Number- 8291220220; Email id: support.baanknet@psballiance.com.

p) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised 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 Authorised officer/Secured Creditors in this regard at a later date.

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: AKBARPUR BRANCH
Date: 30.06.2025



कुले केनरा बैंक
For CANARA BANK

Authorised Officer
Canara Bank

प्राधिकृत अधिकारी
Authorised Officer
केनरा बैंक, कानपुर / Regional Officer, Kanpur