केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

REF:- ROPKL/6979/SN/2030/RAJLUXMI/2024-25/AB/03 **DATE:- 20.08.2024**

To,

1.M/S RAJ LUXMI TRADING CO. **(BORROWER)**
SHOP NO 400/8, BLOCK NO-04, MANDI BALI RAM
NEAR RAILWAY STATION, AMBALA CITY-134003.

2.MR. RAM CHANDER **(PROPRIETOR)**
ADD 01:- #47 BHAGAT SINGH MARKET, 1ST FLOOR, AMBALA CITY-134003.
ADD 02:-H. NO. 524 SHAKTI NAGAR, NEAR MANAV CHOWK, AMBALA CITY-134003.

3.MRS. MADHU BALA W/O MR. RAM CHANDER **(GUARANTOR)**
R/O H. NO. 524, SHAKTI NAGAR, NEAR MANAV CHOWK, AMBALA CITY-134003.

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 proviso to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank **Ambala City**Branch have taken **physical 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 **Ambala City**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 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,

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank

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REF:- ROPKL/6979/SN/2030/RAJLUXMI/2024-25/AB/03 **DATE:- 20.08.2024**

Auction Sale Notice for Sale of Immovable/Movable Properties

E-Auction Sale Notice for Sale of Immovable/Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 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 Authorized Officer of *Canara Bank* **Ambala City** Branch, *Haryana*, will be sold on "As is where is", "As is what is", and " Whatever there is" on **25.09.2024**, for recovery of **Rs. 18,46,417.15/-** plus further interest & other charges as on 29.04.2023 .(minus recovery ,if any) due to the *Canara Bank* **Now AMBALA CITY, DP Code-2030**, *Haryana* from:

1.M/S RAJ LUXMI TRADING CO. **(BORROWER)**
SHOP NO 400/8, BLOCK NO-04, MANDI BALI RAM
NEAR RAILWAY STATION, AMBALA CITY-134003.

2.MR. RAM CHANDER **(PROPRIETOR)**
ADD 01:- #47 BHAGAT SINGH MARKET, 1ST FLOOR, AMBALA CITY-134003.
ADD 02:-H. NO. 524 SHAKTI NAGAR, NEAR MANAV CHOWK, AMBALA CITY-134003.

3.MRS. MADHU BALA W/O MR. RAM CHANDER **(GUARANTOR)**
R/O H. NO. 524, SHAKTI NAGAR, NEAR MANAV CHOWK, AMBALA CITY-134003.

The reserve price for Property is Rs.12.00 Lakhs (EMD Rs.1.20 Lakh), .The Earnest Money Deposit shall be deposited on or before 23.09.2024 at 5.00 PM (OFFLINE OR ONLINE)

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

:- ALL THAT PART & PARCEL OF THE TWO STORIED SHOP NO. 01, MUNCIPAL CORPORATION HOUSE TAX NUMBER 400/8, BLOCK NO -04, SITUATED AT MANDI BALI RAM, NEAR RAILWAY LINE AMBALA CITY HAVING AREA OF 16 SQ. YARDS, VIDE SALE DEED NUMBER 7898 DATED 15.01.2015, REGISTERED WITHIN THE OFFICE OF SUB REGISTRAR, AMBALA IN NAME OF SMT. MADHU BALA W/O SH. RAM CHANDER, BOUNDED AS UNDER:-
NORTH- PRIVATE STREET, SOUTH-SHOP NO. 2, EAST-SHOP NO. 3., WEST- BLIND STREET

There are NIL encumbrances to the knowledge of bank.
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 Authorised Officer, Canara Bank **AMBALA CITY** Branch, Haryana, Ph. No. 85728-02030, during office hours on any working day.

कृते केनरा बैंक/For CANARA BANK
प्राधिकृत अधिकारी / Authorised Officer

DATE: 20.08.2024
PLACE: PANCHKULA

AUTHORIZED OFFICER
CANARA BANK

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

REF:- ROPKL/6979/SN/2030/RAJLUXMI/2024-25/AB/03 **DATE:- 20.08.2024**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.08.2024

1	Name and Address of the Secured Creditor	Canara Bank **AMBALA CITY**, LIC Bldg, Near Vijay Cinema, Ambala City
2	Name and Address of the Borrower(s)/ Guarantor	**1.M/S RAJ LUXMI TRADING CO.** **SHOP NO 400/8, BLOCK NO-04, MANDI BALI RAM NEAR RAILWAY STATION, AMBALA CITY-134003.** **2.MR. RAM CHANDER** **ADD 01:- #47 BHAGAT SINGH MARKET, 1ST FLOOR, AMBALA CITY-134003.** **ADD 02:-H. NO. 524 SHAKTI NAGAR, NEAR MANAV CHOWK, AMBALA CITY-134003.** **3.MRS. MADHU BALA W/O MR. RAM CHANDER** **R/O H. NO. 524, SHAKTI NAGAR, NEAR MANAV CHOWK, AMBALA CITY-134003.**
3	Total Liabilities as on **29.04.2023**	Rs. **18,46,417.15/-** plus further interest & other charges (minus recovery ,if any)
4(a)	Mode of Auction	Online Electronic Bidding
4(b)	Details of Auction service provider	**M/s PSB Alliance (Ebkray)** **Helpdesk Number- 8291220220** **Email : support.ebkray@psballiance.com** **Website : https://ebkray.in/**
4(c)	Date & Time of Auction	**25.09.2024** Time : 12:30 PM to 01:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale.)
4(d)	Place of Auction	Online auction
5	Reserve Price	**Rs.12.00 lakhs** (EMD Amount **Rs.1.20** lakhs)

6. Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://ebkray.in/** 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 Authorized Officer, on or before the date of submission of EMD i.e. **23.09.2024** on Banks working days within working 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, **AMBALA CITY, District Ambala** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **AMBALA CITY**, **District Ambala**, A/c No. **209272434** IFSC Code: **CNRB0002030** (Please select interbank transfer option) on or before **23.09.2024 by** 05:00 PM.

(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.09.2024** at 5.00 PM, to Canara Bank, **AMBALA CITY**, **District Ambala**, by hand or by email (**cb2030@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.

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(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 **https://ebkray.in/** 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 (Ebkray) Helpdesk No. 8291220220, E-mail: support.ebkray@psballiance.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. 10000.00.** 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 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.

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

(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 **AMBALA CITY, District Ambala** who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, **AMBALA CITY, District Ambala (85728-02030)** e-mail id: **cb2030@canarabank.com** OR the service provider **M/s PSB Alliance (Ebkray) Helpdesk No. 8291220220, E-mail: support.ebkray@psballiance.com.**

(n) 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.

(o)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.

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.

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

PLACE: PANCHKULA
DATE: 20.08.2024

AUTHORISED OFFICER
CANARA BANK