

COVERING LETTER TO SALE NOTICE

Ref: E-AUC/ARM/TIRUPATI/2025-26/04

Date: 19.09.2025

To,

M/S TIRUPATI CONDUCTORS PVT LTD At Plot no. 8 & 8/1, Sector-A, Zone-B, Mancheswar Industrial Estate Bhubaneswar, District Khurda- 751010 9338772967	SRI HARSH MOHAN GUPTA (DIRECTOR) S/O: SUBHASH CHANDRA GUPTA AT – GUPTA NIWAS GUPTA CABLES COMPOUNDS, OLD STATION ROAD, BHUBANESWAR DIST – KHURDA ODISHA, PINCODE: 751006 9513056175
M/S TIRUPATI CONDUCTORS PVT LTD EN-62, SECTOR-V, 7 TH FLOOR SALT LAKE CITY, KOLKATA, PARAGANAS NORTH, WEST BENGAL 700091 9338772967	SRI RAHUL GUPTA(DIRECTOR) S/O: SHYAM SUNDAR GUPTA AT- RAMACHANDRAPUR BAZAR PO/PS-JATNI DIST – KHURDA ODISHA, PINCODE: 752050 9437029014
M/S TIRUPATI CONDUCTORS PVT LTD SEC A Shed no.S3 A3 ZONE A MANCHESWAR INDUSTRIAL ESTATE BHUBANESWAR DIST – KHURDA ODISHA, PINCODE: 751017 9338772967	Internal

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, I on behalf of Canara Bank, ARM branch, Cuttack 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 ARM Branch, Cuttack 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,

 Authorised Officer

Canara Bank

Canara Bank

ENCLOSURE – SALE NOTICE

ANNEXURE - 13 (Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 constructive/physical possession of which has been taken by the Authorized Officer of Specialized ARM Branch, Cuttack of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **28.10.2025**, for recovery of **Rs.13,68,61,587.07 (Rupees Thirteen Crore Sixty Eight Lakhs Sixty One Thousand Five Hundred Eighty Seven and Seven Paise Only)** as on **31.08.2025** along with further costs and interest thereon, due to the Specialized ARM Branch, Cuttack of Canara Bank from **M/S TIRUPATI CONDUCTORS PVT LTD, SRI HARSH MOHAN GUPTA, SRI RAHUL GUPTA**.

The reserve price and the earnest money deposit will be **as mentioned below:-**

The Earnest Money Deposit shall be deposited on or before **27.10.2025 at 5 pm**.

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

SI No	Immovable	Reserve Price	Earnest money deposit
1	LAND AT PLOT NO 175, KHATA NO. 65/20 (Old khata no. 56), MOUJA-GOPINATHPUR TAHASIL/SRO- NUAGAON, TAHASIL NO-332, THANA NO-25, PS/DIST- NAYAGARH, IN THE NAME OF HARSH MOHAN GUPTA.TOTAL AREA AC 14.00 DEC (609840 SQFT) BOUNDED AS FOLLOWS:- NORTH- BANAMALIPUR SARHAD, SOUTH- NIJI, EAST- BHATA SAHI SARHAD, WEST- GOLEKH SAHOO & OTHERS	Rs.1,53,00,000/- (One Crore Fifty Three Lakhs Only)	Rs.15,30,000/- (Fifteen Lakhs Thirty Thousand Only)
SI No	Movable		
01	MACHINERY SITUATED AT SHED NO S-3/3 , SEC A, A3 ZONE A, TEHSIL- BHUBANESWAR, MANCHESWAR INDUSTRIAL ESTATE IN THE NAME OF MS TIRUPATI CONDUCTOR PVT LTD.	Rs.16,20,000/- (Sixteen Lakhs Twenty Thousand Only)	Rs.1,62,000/- (One Lakh Sixty Two Thousand Only)
02	SITUATED AT KUNJ ALLOY PLOT NO 9 , SECTOR-9A, ZONE-B, TEHSIL- BHUBANESWAR, MANCHESWAR INDUSTRIAL ESTATE IN THE NAME OF MS TIRUPATI CONDUCTOR PVT LTD.	Rs.48,60,000/- (Forty Eight Lakhs Sixty Thousand Only)	Rs.4,86,000/- (Four Lakhs Eighty Six Thousand Only)

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 Chief Manager Sri Sanjay Shraavan Hedao, Canara Bank, ARM Branch (Ph.No 7077720530) during office hours on any working day.

Date: 19.09.2025

Place: Cuttack

Internal

Authorised Officer

Authorised Officer

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.09.2025

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Cuttack
2. Name and Address of the Borrower(s)/ Guarantor(s):

1. M/S TIRUPATI CONDUCTORS PVT LTD

Address 1:- At Plot no. 8 & 8/1, Sector-A, Zone-B, Mancheswar Industrial Estate
Bhubaneswar, District Khurda- 751010

Address 2:- EN-62, SECTOR-V, 7TH FLOOR SALT LAKE CITY, KOLKATA, PARAGANAS
NORTH, WEST BENGAL 700091

Address 3:- SEC A Shed no.S3 A3 ZONE A, MANCHESWAR INDUSTRIAL ESTATE
BHUBANESWAR, DIST – KHURDA, ODISHA, PINCODE: 751017

2. **Sri HARSH MOHAN GUPTA (DIRECTOR)**
S/O: SUBHASH CHANDRA GUPTA
AT – GUPTA NIWAS GUPTA CABLES COMPOUNDS, OLD STATION ROAD,
BHUBANESWAR, DIST – KHURDA, ODISHA, PINCODE: 751006
3. **SRI RAHUL GUPTA (DIRECTOR)**
S/O: SHYAM SUNDAR GUPTA
AT- RAMACHANDRAPUR BAZAR, PO/PS-JATNI, DIST – KHURDA, ODISHA, PINCODE:
752050

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3. Total liabilities as on 31.08.2025 : Rs.13,68,61,587.07 (Rupees Thirteen Crore Sixty Eight Lakhs Sixty One Thousand Five Hundred Eighty Seven and Seven Paise Only) as on 31.08.2025 along with further costs and interest thereon

4. (a) Mode of Auction : E- Auction
(b) Details of Auction service provider: M/s Baanknet
(c) Date & Time of Auction : **28.10.2025, 10:30 AM to 11:30 AM**
(d) Place of Auction : Bangalore

5. Reserve Price :

Immovable

Srl No 1 :- Rs.1,53,00,000/-

Movable

Machinery Srl No 1 :- Rs.16,20,000/-

Machinery Srl No 2 :- Rs.48,60,000/-

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 proceedings.
- b) The property can be inspected, with Prior Appointment with Authorized Officer, on **27.10.2025 between 11.00 am to 4.00 pm.**
- 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 Payment:** After registration your account will be activated after verification of KYC then you need to go to “e-Wallet>Add Funds” link. You can choose from various payment methods such as Net Banking, NEFT/RTGS.
- 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 BAANKNET, E-mail:support.BAANKNET@psballiance.com,Contact-91 8291220220

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f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.10.2025 5.00 PM**, to Canara Bank, **ARM Branch, Cuttack** by hand or by email.

i) **NEFT, acknowledgement receipt thereof with UTR No.**

ii) **KYC Documents:**

1) **Individual:**

a) PAN Card or Form 16

b) Address Proof (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

2) **Group of Individual:**

For Primary member

a) PAN Card or Form 16

b) Address Proof of all the members (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

For Group members

a) PAN Card or Form 16

b) Address Proof of all the members (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

c) Authorization letter in favor of lead member

3) **Proprietorship/Partnership firm:**

a) PAN Card or Form 16

b) GST Registration certificate

c) Address Proof of the company

d) Authorization letter of the company in f/o contact person

4) **Company (Private, Public):**

a) PAN Card

b) GST Registration Certificate

c) Address Proof of the company

d) Authorization letter of the company in f/o contact person

5) **Cooperative Society:**

a) PAN Card

b) GST/Society or Trust Registration Certificate

c) Address proof of the Cooperative society/Trust

d) Authorization letter of the company in f/o contact person

6) **Government Dept./PSU:**

a) PAN Card

b) GST Registration Certificate

c) Address Proof of the Govt. dept./PSU

d) Authorization letter of the company in f/o contact person

7) **Any other legal entity:**

a) PAN Card

b) Address proof

c) Authorization letter of the bidder in f/o contact person

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 (which registered with BAANKNET), Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

g) **Bidder Registration:** The intending bidders should register their names at portal <https://baanknet.com/eauction-psb/bidder-registration> get their User ID and password free of cost. E-mail: support.BAANKNET@psballiance.com, Contact-91 8291220220

h) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future 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. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid

i) **Bidding Process:** After successfully loading your wallet with requisite amount for your target property you require to login on to your <https://baanknet.com/eauction-psb/x-login> account and go to Auction>live

Auction tab on scheduled day of auction start bidding for the target property by clicking participate and then pay the required EMD amount and then Start Bidding .

J) **EMD REFUND:** There is an EMD REFUND link available in your login via which you can file EMD refund request. On approval of the EMD request the amount will be automatically credited to your registered bank account. Before that ensure that cancelled Cheque & bank mandate form is uploaded The EMD shall not carry any interest

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10, 000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.

l) 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 75% 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

m) For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer

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

p) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

q) 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 **ARM Branch, Cuttack** who, as a facilitating centre, shall make necessary arrangements.

r) For further details contact Authorized Officer, Canara Bank, **ARM Branch, Cuttack** (Mobile. No 7077720530) e-mail id: cb6817@canarabank.com OR the service provider M/s BAANKNET E-mail: support.BAANKNET@psballiance.com, Contact-91 8291220220

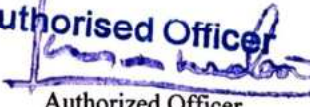
Internal

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: Cuttack

Date: 19.09.2025

Authorised Officer

Authorized Officer
Canara Bank