

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

REF: MANDIDEEP /MANJEET /SARFAESI/20/2023
DATE: 07.05.2025

To,

BORROWER

Mr. Manjeet Singh
S/o Harnam Singh

Address: 323 A Soudhje Nagar
Piplani Huzur Bhopal MP 462022

Contact no. 7000820561

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 Securitisation and Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, MANDIDEEP Branch Bhopal, have taken possession of 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 MANDIDEEP Branch of Canara Bank.

The undersigned proposes to sell the assets mentioned above described in the Schedule of Sale Notice in terms of the provisions of the subject Act and Rules made there under, I am herewith enclosing the Notice containing terms and conditions of sale.

This is without prejudice to any other rights available to the Bank under the subject Act or any law in force.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, भोपाल/Regional Office, Bhopal
Authorised Officer,
Canara Bank

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ENCLOSURE - SALE NOTICE



(Auction Sale Notice for Sale of Immovable Properties)
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 also to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

It is hereby given to the public in general and in particular to the Borrower (s) and Guarantor that the below described immovable property mortgage and/or charged to the Secured Creditor, the security / physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Bhopal MANDIDEEP Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.05.2025, for recovery of Rs. 58,565.86 (Rupees Eleven Lakh Fifty Eight Thousand Five Hundred Six and Paise Eighty Six) from 01.11.2024 and other charges - recoverable if any due to the MANDIDEEP Branch of Canara Bank from above mentioned Borrower(s) / Guarantor (s).

1. Name and full description of the immovable property with known encumbrances, if any.

1. of property consisting of, Flat No.403 Fourth Floor Plot no.6 situated at Khasra No. 51/1/2/1/1 Kings Paradise Betwa Colony Mandideep MP 462046

Total area: 3 sq.mts.

Boundaries:

East: Other land

West: Common Area

North: Flat No.402

South: Flat No.404

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) or may contact Manager, MANDIDEEP Branch, Canara Bank, Contact no. 9575560444 during office hours on any working day.

Date :: 07.05.2025

Place :: Bhopal

कृते केनरा बैंक / For CANARA BANK

Authorised Officer

प्रमाणित अधिकारी / Authorised Officer
केनरा बैंक, भोपाल / Regional Office, Bhopal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.05.2025

1. Name and Address of the Secured Credit: Canara Bank, MANDIDEEP Branch.
2. Name and Address of the Borrower :

BORROWER

Mr. Manjeet Singh
S/o Harnam Singh

Address: 323 A Sec Rajeev Nagar
Piplani Huzur Bhopal, MP-462022

Contact no.7000820561

3. Total liabilities Rs.11,58,506.86(Rupees Eleven Lakh Fifty Eight Thousand Five Hundred Six and Paise Eighty Six Only) from 30.11.2024 and interest and other recoveries, if any

4. (a) Mode of Auction : E-Auction
(b) Details of Auction service provider: M/s PSB Alliance (Ebkray).
(c) Date & Time of Auction: 29.05.2025; 12:00 PM to 1:00 PM
(d) Place of Auction: Online Auction.

5. Reserve Price : Rs. 1005000.00/- (Rupees Ten Lakh Five Thousand Only)

7. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through website www.bankeauctions.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 any working day

c) The property will be sold for the price higher than the Reserve Price and 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, MANDIDEEP Branch (4594) OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, MANDIDEEP Branch, A/c No 209272434 IFSC Code: CNRB0004594 on or before 27.05.2025 up to 5:30 pm.

Online bidders shall hold a valid digital signature certificate and e-mail address. For details regarding digital signature please contact the service provider M/s PSB Alliance (Ebkray) desk No. 8291220220 Email : support.ebkray@psballiance.com Website : <https://ebkray.in/>

After payment of the EMD amount, the intending bidders should submit a copy of the following documents details on or before 27.05.2025 at 4 PM to Canara Bank, MANDIDEEP Branch, Mandideep (d or by email).

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No.

ii) Copies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original in the Bank at the time of making payment of EMD 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.

Intending bidders should register themselves at portal <https://ebkray.in> and get their User ID and password free of cost. Prospective bidder may avail online training on auction from the service provider M/s PSB Alliance (Ebkray).

EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry interest.

Auction would commence at Reserve Price as mentioned above. Bidders shall improve their bids in multiples of Rs. 10000. The bidder who submits the highest bid (above the Reserve price) at the end 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.

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

Successful bidder shall deposit Rs. 50 (Rupees Fifty) 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 to the Bank.

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

m) Authorized 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 Regional office or respective branch where as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, MANDIDEEP Branch, Manager, Canara Bank (Ph. No. 9575560444) e-mail id cb4594@canara.bank.com OR may contact Authorised Officer of our Bank Mob No - +91- 9340090889 or the service provider, M/s PSB Alliance (Ebkay) Helpdesk No: 8291220220 Email :support.ebkay@psb.alliance.com Website : <https://ebkay.org/>

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 :: BHOPAL
Date :: 07.05.2025

कृते केन्स बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय भोपाल / Regional Office, Bhopal

CNR B 310652469