

COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/AUC 2025/NN TRADER

DATE: 05.05.2025

To,

**M/S N N TRADERS (Borrower)**  
PROPREITOR MR. TOPLAL BIEN  
WARD NO. 13, PIPAIHARI TEHSIL KIRNAPUR  
BALAGHAT (M.P.) 481115

**SHRI DHARMENDRA BIEN (Guarantor)**  
S/O SHRI TARACHAND BIEN  
PIPAIHARI TEHSIL KIRNAPUR  
BALAGHAT (M.P.) 481115

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, I on behalf of Canara Bank, **Balaghat 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, **Balathat Branch**.

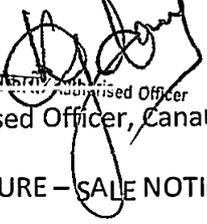
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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,

कृते केनरा बैंक/For Canara Bank

  
प्राधिकृत अधिकारी/Authorised Officer  
Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE



**ANNEXURE - III**  
**(Auction Sale Notice for Immovable properties)**

CANARA BANK  
(A GOVERNMENT OF INDIA UNDERTAKING)

**SALE NOTICE**

**AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

Notice is hereby given to the effect that the immovable properties described herein, taken **Symbolic** possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1	Name and Address of the Secured Creditor	Canara Bank, Balaghat Branch (DPCD-4118)
2	Name and Address of the Borrower	<b>M/S N N TRADERS (BORROWER)</b> PROPREITOR MR. TOPLAL BIEN WARD NO. 13, PIPAIJHARI TEHSIL KIRNAPUR BALAGHAT (M.P.) 481115  <b>SHRI DHARMENDRA BIEN (GUARANTOR)</b> S/O SHRI TARACHAND BIEN PIPAIJHARI TEHSIL KIRNAPUR BALAGHAT (M.P.) 481115
3	Total liabilities as on	<b>Rs. 18,04,827.84</b> (Rupees Eighteen Lakh Four Thousand Eight Hundred Twenty Seven and Paise Eighty Four Only)
4	(a) Mode of Auction:  (b) Details of Auction service provider:  (c) Contact No.:  (d) Email:  (e) Website:  (f) Date & Time of Auction:  (g) Place of Auction	Online e Auction  (M/s PSB Alliance Pvt. Ltd (BAANKNET)  +918291220220  <a href="mailto:support.BAANKNET@psballiance.com">support.BAANKNET@psballiance.com</a>  <a href="https://baanknet.com/">https://baanknet.com/</a>  <b>26.05.2025</b> 1:00 PM to 2:00 PM  Online



5	Details of Property/ies	All that part and parcel of Land at Khasra No. 169/2ga PH No. 13/1 Ward No. 33 Gaykhuri Balaghat admeasuring 1800 sq.ft. Village Gaykhuri District Balaghat MP.  Owner- Mr. Toplal Bisen  <b>Boundary:</b> On the North by- Plot of Devendra Gautam On the South by- Plot of Suresh On the East by- Rest land of Seller Smt. Priti On the West by- Road
6	Reserve Price	<b>Rs. 4,14,000.00</b> (Rupees Four Lakh Fourteen Thousand Only )

7 Other terms and conditions:

- a. The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **23.05.2025** between 3.00 PM and 5.00 PM.
- d. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.
- e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 1 day from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.



- h. 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.
- i. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. For further details Branch Manager, Canara Bank **Balaghat Branch (DPCD-4118)** (Ph.No **9669672788**) e-mail id [cb4118@canarabank.com](mailto:cb4118@canarabank.com) may be contacted during office hours on any working day.
- k. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. +918291220220, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)).

Place: JABALPUR  
Date: 05.05.2025

कृते केनरा बँक/For Canara Bank

प्राधिकृत अधिकारी/Authorised Officer

Authorised Officer  
Canara Bank