

MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED Head Office: N-2, Second Floor, South Extension-1, New Delhi - 110049

"APPENDIX-IV-A" [See proviso to rule 8(6)] Sale notice for sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED (Secured Creditors), the possession of which has been taken by the Authorised Officer of MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **09.10.2024**, for recovery of amount as mentioned below, due to the Secured Creditors from following Borrower(s), Guarantor(s) and Corporate Guarantor(s). The reserve price and earnest money to be deposited is mentioned below respectively.

S. No.	Name of Borrower, Co-Borrower/ Guarantor(s) with address/es	Description & Owner(s) of Properties	Reserve Price (RP) & EMD Amount 10% of the Reserve Price & Incremental Amount	Recovery Amount as per Demand Notice	Date & Time of On-Site Inspection of Property	Date & Time of E-Auction
1.	HARISH CHANDRA YADAV S/O RAMJI YADAV PROPRIETOR OF ALL THAT PIECES AND PARCEL RESIDENTIAL ADARSH GENERAL STORE, 2, PARIYANKA DEVI W/O HARISH CHANDRA PLOT NO. 18/3, AREA MEASURING 20.90 SQ. YADAV, BOTH RESIDING AT - H. NO. C-65, NEHRU GARDEN, KHORA, METRES, ON KH. NO. 309/5, AT NEHRU COLONY, GHAZIABAD, UTTAR PRADESH-201309, ALSO AT: D/8, NEHRA GARDEN/ANKUR VIHAR, VILLAGE KHORA, GARDEN, KHORA COLONY, GHAZIABAD, UTTAR PRADESH 201309 SR NO. 1	PARGANA LONI, TEHSIL & DISTRICT - GHAZIABAD (U.P.). BOUNDARIES: EAST: PLOT OF DIGAR NEHRU GARDEN, NR POST OFFICE NOIDA, UTTAR PRADESH 201309 MALIK, WEST: PLOT OF DIGAR MALIK, NORTH: PLOT OF DIGAR MALIK, SOUTH: ROAD 15 FEET	17,00,000/- 17,00,000/- 17,00,000/-	Rs. 20,44,294.03/- as on 31.01.2023	07-10-2024 to 08-10-2024 From 10.00 AM to 5.00 PM	09-10-2024 10 AM to 12 PM (with unlimited extensions of 5 Minutes each)

EMD amount shall be remitted through NEFT/RTGS/Funds Transfer in favor of "Manibhavnam Home Finance India Private Limited" Bank Account No. 1921210422141794, AU Small Finance Bank, IFSC code AUBL0002104, Branch - East of Kailash, New Delhi. Last date for deposit of EMD and uploading Bid documents: 08-10-2024 Till 12.00 PM at <https://www.bankauctions.com>

The balance 25% of final purchase price minus EMD Amount shall be deposited by the successful bidder, latest by the next working day by way of RTGS / NEFT in the E-Auction account of Manibhavnam Home Finance India Private Limited, as detailed above. The balance 75% of the final purchase shall be deposited by way of RTGS / NEFT within 15 days from the date of auction in the same E-Auction account as above. The refund of EMD to the unsuccessful bidders shall be made only in the account number mentioned by such bidder in the Bid form within 5 working days.

Terms and Conditions: E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through Manibhavnam's approved service provider M/s 4 Closure at the web portal <https://www.bankauctions.com>. Bid Documents, Declaration, General Terms and Conditions of online auction sale are available in <https://www.bankauctions.com>. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights / dues/ affecting the property/ies, prior to submitting their bid, in this regard, the a-uction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Manibhavnam. Bidders can also contact E-auction service provider, M/s 4 Closure, Hyderabad, helpline No.: 0814200062/65/66; email: info@bankauctions.com Contact Person : Vikas Kumar : 0814200089, 08076427383, email: vikas@bankauctions.in. For further details please contact Mr. Ratan Gulia on Mobile : +91 8376902766. It may please be noted that in case of any discrepancy/ inconsistency between auctions notices published in English and in Hindi then the contents of the notice published in English shall prevail. The Authorised Officer/ Secured Creditor shall not be responsible in anyway for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. **STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

Place : Ghaziabad, Date: 07.09.2024
Authorized Officer, MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION PVT. LTD. CIN: U67100T22014PTC020363
Corporate Office: Kohinor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email: rajesh.juman@omkaraarc.com/zuber.khan@omkaraarc.com, Tel.: 022-69231111 [Authorised Officer M. No.: +91 86579 89231]
[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMovable PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8(6) r/w 9(1) 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, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indust Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorised Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorised Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is" and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 04.09.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s Unicorn World Logiware Private Limited, Mr. Yogesh Malhotra, Mr. Sunil Kumar Mishra, Mrs. Pushpa Malhotra	All that piece and parcel of property Ground Floor with roof rights with measurement of 15x40 1/2 approx back side (Northern Side) of Built-up Property No. WZ-170, built on portion of Plot No. GA/2, area measuring 100 Sq. Yards (except One Shop having a size of 16x19 1/2 Without Roof Rights in Southern Western side out of Kharsa No. 802, 803, 839, 840, situated in the area of Village Tihar, Delhi State Delhi, Colony known as G-Block Hari Nagar, New Delhi-110058	Yogesh Malhotra Pushpa Malhotra	2,13,85,589.99 Rupees Two Crore Thirteen Lakh Eighty Five Thousand, Five Hundred, Eighty Nine & Paise Ninety (Ninety)	24.03.2022	05.08.2024 (Physical)	1,90,00,00/- (Rupees One Crore Ninety Lakh)	50,00,00/- (Rupees Fifty Thousand Only)	19,00,00,00/- (Rupees Nineteen Lakh)	19.09.2024 From 11.00 AM to 1.00 PM (As per prior appointment)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 15.10.2024 up to 6:00 PM

Date of E-Auction & Time: 17.10.2024 at 12:00 PM to 2.00 PM

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice for not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date: 07.09.2024
Place: New Delhi
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Indian Overseas Bank Regional Office : 595, Malik Chowk, Indra Nagar, Dehradun, Uttarakhand-248001

POSSESSION NOTICE (For Immovable Property Rules 8 (1))

Whereas, the undersigned being the authorised officer of the Indian Overseas Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on mentioned in the notice calling upon the Borrower/ Guarantor/ Mortgagor/Through Their Legal heirs to repay the amount mentioned in the notice within 60 days from the date of receipt of said notice. The Borrower's/Legal heirs and other having failed to repay the amount, the notice is hereby given to the borrower/Through Their Legal heirs and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned are below. The borrower's/Legal heirs in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **INDIAN OVERSEAS BANK**. The borrower's/Legal Heirs attention is invited to provisions of Sub Section (8) of Section 13 of the Act, in respect of time available to them, to redeem the secured asset.

S. No.	Name of the Branch/ Borrower/Guarantor	Description of the Immovable Property	Date of Demand Notice	Outstanding Amount
1.	Branch: Kotdwar, Pauri Garhwal (2543) Borrower :- Mr. Ajay Kumar S/o Sh. Vishalmani Chamoli and Legal Heirs of deceased Mortgagor /Guarantor Sh. Vishalmani Chamoli S/o Sh. Jagnath Chamoli ie. Mr. Ajay Kumar (S/o of late Sh. Vishalmani Chamoli), Mrs. Bimla Devi (W/o of late Sh. Vishalmani Chamoli), Mr. Sanjay Kumar (S/o of late Sh. Vishalmani Chamoli & Mr Santosh (S/o of late Sh. Vishalmani Chamoli, whose Permanent Address: is Vill. Ramdayalpur, P.O. Kishanpur, Kotdwar, Pauri Garhwal Uttarakhand-246149	Primary: Hypothecation- Stocks. Immovable property with house constructed situated at Khait No 35Ma of Khatauni Khata No 25 (Old Khatauni Khata No. 23) of Village Ramdayalpur, Patti Haldukhata, Tehsil Kotdwar, Dist-Pauri Garhwal, Uttarakhand - 246149, Extent of property: 6806 Sq.ft. Name of Owner: Mr. Vishal Mani Chamoli S/o Sh. Jagnath Chamoli Boundaries: (as per sale deed/registry dated 16.01.2002) East- Land of Gendharan Prasad Gaur, West- Land of the vendor, North- Path and then land of forest, South-Land of vendor	19.01.2024	Rs 14,14,051.00 as on 30.08.2024 together with further interest at contractual rates, expenses and other charges etc From 31.08.2024

Date: 04.09.2024
Authorized Officer, Indian Overseas Bank

CAPRI GLOBAL CAPITAL LIMITED Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)] Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) 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 Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1.M/S Raj Exports ("Borrower") 2.Mr. Raj Kumar 3.Mrs. Rajani 4.Mr. Rakesh Kumar (Co-borrower) LOAN ACCOUNT NO. LNCGCJKPTL0000005531 (Old) 80330005445588 (New) and LNCGCFRDTL0000003658 (Old) 80300005434432 (New) Rupees 27,37,714/- (Rupees Twenty Seven Lacs Thirty Seven thousand Seven Hundred Fourteen Only) along with interest from 05.09.2024 along with applicable future interest.	All Piece and Parcel of property being Plot No. 158 and 159 Area Admeasuring 162 Sq. Yds. i.e., 135.44 Sq. Mts. Situated in Khasra no. 1331, Ratan Enclave, Village Raispur, Pargana Dasna, Tehsil and District- Ghaziabad-201005 Bounded as follows: North: Plot No. 156 and 157 South: Remaining part of Plot East: Plot No. 152 and 153 West: 20 feet wide road	1. E-AUCTION DATE: 15.10.2024 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.10.2024 3. DATE OF INSPECTION: 12.10.2024	RESERVE PRICE : Rs. 34,50,000/- (Rupees Thirty Four Lacs Fifty Thousand Only) EARNEST MONEY DEPOSIT: Rs. 3,45,000/- (Rupees Three Lacs Forty Five Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www.Capriglobal.in/auction/

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad Ahmedabad (Contact No. 079-61200531/576/596/559/598/587/594/), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559 Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 14-Oct-2024.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office/Plot no. 3B, 2nd Floor, Pusa Road, New Delhi 110 005 latest by 03:00 PM on 14-Oct-2024. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name."
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enter them to allow only those bidders to participate in the online inter-se-bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of 10' minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made within 10 minutes.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office/Plot no. 3B, 2nd Floor, Pusa Road, New Delhi 110 005 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 Hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorised officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Movable Article (if any) lying in the property is not part of this sale.
- Please Note that there is one securitization Application pending before DRT-Lucknow vide SA no. 400/2024.
- For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Deepak Sahani Mobile No. 9557696098 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) AND 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder 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 : Ghaziabad (Delhi/NCR) Date : 07-09-2024
Sd/- (Authorised Officer) Capri Global Capital Ltd.

Canara Bank (A Govt. of India Undertaking)

E-AUCTION SALE NOTICE

Branch Office:- Karnal ARM Branch (DP- 6290), E-mail: cb6290@canarabank.com

E-AUCTION SALE NOTICE

E-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) & 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" in Auction arranged by the service provider M/s PSB Alliance (Ebkray), (8291220220), E-mail: support.ebkray@psballiance.com through the website <https://ebkray.in/>

LAST DATE OF RECEIPT OF EMD IS 21.09.2024 UPTO 5:00 P.M.

DATE OF E-AUCTION IS 25.09.2024 (12:30 PM TO 1:30 P.M)
(with unlimited extension of 5 minutes duration each till the conclusion of the sale)

Sl. No.	Branch Name/Name & Address of the Borrower(s)/ Guarantor(s)	Brief Description of Property/ies	Total Liabilities as on specified Date	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Details of A/c No. IFSC CODE
1.	ARMB, Novelty Road, Karnal branch, Authorised officer :- Mr. Ranjeet Kumar, (M) 85728-16290, Mail ID: cb6290@canarabank.com	All the part and parcel of the property land and building measuring 2389 sq yards, opposite NIMS Hospital, Sector 23-A, Faridabad in the name of M/s Dronacharya Educational Trust. Which is Bounded as under : East : 1. M/s Dronacharya Educational Trust (Borrower) Add 1: Opposite NIMS Hospital, Sector-23A, Faridabad -121005, Haryana, Add 2: House No. 1062 Sector 16 Faridabad 121001 Haryana, 2. Sh Naveen Chaudhary S/o Sh. Ram Chand Chaudhary (Trustee & Guarantor) Add: House No. 1062 Sector 16 Faridabad 121001 Haryana, 3. Smt. Harsh Chaudhary W/o Sh. Naveen Chaudhary (Trustee) Add: House No. 1062 Sector 16 Faridabad 121001 Haryana.	Total liabilities as per Demand Notice dated 22.12.2020, Rs. 5,53,62,055.00/- plus further interest & other charges (minus recovery, if any)	Rs. 5,84,00,000.00	Rs. 58,40,000.00	209272434 CNRB0006290 SYMBOLIC POSSESSION
2.	ARMB, Novelty Road, Karnal branch, Authorised officer :- Mr. Ranjeet Kumar, (M) 85728-16290, Mail ID: cb6290@canarabank.com	All the part and parcel of the property measuring 185 sq yds on ground floor and 520 sq yards on the first floor along with its roof rights forming part of Northern portion of bungalow Plot no 46 situated at Neelam Bata Road, NIT, Faridabad in the name of Sri. Naveen Chaudhary S/o Sri Ram Chand Chaudhary. Which is Bounded as under : East : Property of Others, West : Property of Others, North : Property of Others.	Total liabilities as per demand notice dated 22.12.2020, Rs. 4,54,92,898.99/- plus further interest & other charges (minus recovery, if any)	Rs. 4,87,00,000.00	Rs. 48,70,000.00	209272434 CNRB0006290 SYMBOLIC POSSESSION

OTHER TERMS AND CONDITIONS:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, on (10.09.2024).
- 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.
- 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.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 on or before (21.09.2024) by 05:00 PM.
- 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 (Ebkray), Help Desk No. (8291220220), E-mail: support.ebkray@psballiance.com through the 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 (21.09.2024) by 05:00 PM, to Canara Bank, ARM Branch, Novelty Road, Karnal by hand or by email.
 - Demand Draft/ Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name, Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- The intending bidders should register their names at portal <https://ebkray.in/> and get their User ID and password free of cost. Prospective Bidders 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) and Sh. Animesh Jain, Mobile Number 7046612345/Email animesh@procure247.com, through the website <https://ebkray.in/>.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 50,000/- 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.
- 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. This amount shall be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, A/c. No. 209272434, IFSC Code: CNRB0006290.
- For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) 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.
- All charges for conveyance, stamp duty/ GST/ registration charges etc., as applicable shall be borne by the successful bidder only.
- Authorised Officer reserves the right to postpone/ cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach concerned Circle office or Canara Bank, ARMB, Novelty Road, Karnal branch who, as a facilitating centre, shall make necessary arrangements.
- For further details contact Mr. Ranjeet Kumar, Chief Manager Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 0184-4041820, 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider E-bkray (M/s PSB Alliance Pvt. Ltd.), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email : support.ebkray@psballiance.com/ support.ebkray@procure247.com).

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.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002
Date :- 06.09.2024 Place :- Karnal Authorised Officer, Canara Bank