

HARIDWAR ROAD, Dehradun -248001  
PH-7830100499; Email: [Cb18518@canarabank.com](mailto:Cb18518@canarabank.com)

Ref: CB/REC/SALE NOTICE/DEC/23

Date: 01.12.2023

To,

M/S BHAGWATI PRASAD SHARMA  
(BORROWER)  
S/O URBI DUTT SHARMA  
A8 EKTA VIHAR PP IIP MOHKUMPUR  
DEHRADUN 248001  
UTTARAKHAND

MRS KAVITA SHARMA – BORROWER/MORTGAGER  
W/O BHAGWATI PRASAD SHARMA  
A8 EKTA VIHAR PO 11 MOHKUMPUR  
DEHRADUN 248001

MRS. KALPANA MAITHANI (GUARANTOR)  
W/O UMESH DUTT MAITHANI  
RISHI VIHAR D-25 PO MEHUWALA  
DEHRADUN 248007

MRS. RAJESHWARI DEVI – GUARANTOR/MORTGAGER  
W/O URBI DUTT SHARMA  
A-8 EKTA VIHAR  
LOWER NATHANPUR DEHRADUN 248001

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, the Authorised Officer of Canara Bank, **HARIDWAR ROAD 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 **HARIDWAR ROAD 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 **15 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,

  
**AUTHORISED OFFICER  
CANARA BANK**

ENCLOSURE – SALE NOTICE

**HARIDWAR ROAD**  
Dehradun -248001  
PH- 7830100499; Email: [cb18518@canarabank.com](mailto:cb18518@canarabank.com)  
(A GOVERNMENT OF INDIA UNDERTAKING)

**SALE NOTICE**

**E-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 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 physical possession of which has been taken by the Authorised Officer of **HARIDWAR ROAD Branch of Canara bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.12.2023**, for recovery 14,26,307.68 (Rupees Fourteen Lakhs Twenty Six Thousand Three Hundred Seven Rupees and Sixty Eight Paise Only) as on 31.07.2023+Interest w.e.f. 01.08.2023 + Expenses – Recoveries after 01.08.2023 in account no. 85189830000014, from 1) BHAGWATI PRASAD SHARMA (Borrower) 2. MRS KAVITA SAHRMA (BORROWER/MORTGAGER) 3. MRS. KALPANA MAITHANI (GUARANTOR) 4. MRS. RAJESHWARI DEVI (GUARANTOR/MORTGAGER)

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

<p>1. All that part and parcel of the property consisting of EMT of Commercial Property Shop in the name of Mrs. Kavita Sharma W/o Bhagwati Prasad Sharma measuring 117.05 sqft i.e 10.97 sq mtr situated at the second floor forming part of property bearing khasra no 200/2 Ajabpur Kalan pargana central doon district Dehradun presently know as Kailash palace 199 Haridwar Road Dehradun</p> <p><u><b>Boundaries:</b></u></p> <p>EAST- Shop/Property of Ajay pal measuring 15 ft WEST- Stairs for common use, side measuring 15 ft NORTH- Property of Smt Archana tyagi side measuring 7ft 10 inches SOUTH- 4ft wide gallery/roof projection, side measuring 7ft 10 inches</p>	<p><b>E-Auction Date – 26.12.2023</b></p> <p><b>Reserve Price – Rs 13.65 lakhs</b></p> <p><b>EMD Amount – Rs 1.37 Lakhs</b></p> <p><b>EMD Date – 22.12.2023 till 04:00PM</b></p>
<p>2. All that part and parcel of the property consisting of EMT of Commercial Property Shop in the name of Mrs. Rajeshwari Devi W/o Urbi Dutt Sharma measuring 10.90 sq mtr situated on second floor forming part of property comprised in khasra no 200/2 Ajabpur kalan pargana central doon district Dehradun (Municipal no F-24 nehru colony) presently known as Kailash palace 199 haridwar Road</p> <p><u><b>Boundaries:</b></u></p> <p>EAST- Nirman vihar colony road (ground) WEST- Shop of kheem singh ranger NORTH- Property of SK Tyagi (Below) SOUTH- 4ft wide common passage &amp; parking on ground floor then after Haridwar road</p>	<p><b>E-Auction Date – 26.12.2023</b></p> <p><b>Reserve Price – Rs 13.60 lakhs</b></p> <p><b>EMD Amount – Rs 1.36 Lakhs</b></p> <p><b>EMD Date – 22.12.2023 till 04:00PM</b></p>

There are no known encumbrances on the above property as per the knowledge of the bank.  
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, HARIDWAR ROAD Canara Bank , Ph. No.7830100499 during office hours on any working day.

Date: 01.12.2023  
Place: Dehradun

  
Authorised Officer  
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.12.2023

1.	Name and Address of the Secured Creditor	Canara Bank , SCHOLARS HOME Branch
2.	Name and Address of the Borrower(s)/ Guarantor(s)	<p>M/S BHAGWATI PRASAD SHARMA (BORROWER) S/O URBI DUTT SHARMA A8 EKTA VIHAR PP IIP MOHKUMPUR DEHRADUN 248001 UTTARAKHAND</p> <p>MRS KAVITA SHARAM – BORROWER/MORTGAGER W/O BHAGWATI PRASAD SHARMA A8 EKTA VIHAR PO 11 MOHKUMPUR DEHRADUN 248001</p> <p>MRS. KALPANA MAITHANI (GUARANTOR) W/O UMESH DUTT MAITHANI RISHI VIHAR D-25 PO MEHUWALA DEHRADUN 248007</p> <p>MRS. RAJESHWARI DEVI – GUARANTOR/MORTGAGER W/O URBI DUTT SHARMA A-8 EKTA VIHAR LOWER NATHANPUR DEHRADUN 248001</p>
	Property in the name of-	Mr. Bhagwati Prasad Sharma S/o Urbi Dutt Sharma
3.	Total liabilities	14,26,307.68 (Rupees Fourteen Lakhs Twenty Six Thousand Three Hundred Seven Rupees and Sixty Eight Paise Only) as on 31.07.2023+Interest w.e.f. 01.08.2023 + Expenses – Recoveries after 01.08.2023 in account no. 85189830000014
4.	a. Mode of Auction	Online Electronic Bidding
	b.Details of Auction service provider	M/s.Canbank Computer Services Ltd, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore.



		Contact No. 9480691777/ 8880531165/ 9832952602 or email- eauction@ccsl.co.in
c. Date & Time of Auction		26.12.2023 Time: 12.30 pm to 03.00 pm for property mentioned in Column 1 26.12.2023 Time: 12.30 pm to 03.00 pm for property mentioned in Column 1 (with unlimited extension of 5 minutes duration each till the conclusion of the sale).
d.Place of Auction		All Over India
	<b><u>Details of Property</u></b>	<p>1. All that part and parcel of the property consisting of EMT of Commercial Property Shop in the name of Mrs. Kavita Sharma W/o Bhagwati Prasad Sharma measuring 117.05 sqft i.e 10.97 sq mtr situated at the second floor forming part of property bearing khasra no 200/2 Ajabpur Kalan pargana central doon district Dehradun presently know as Kailash palace 199 Haridwar Road Dehradun</p> <p><b><u>Boundaries:</u></b></p> <p>EAST- Shop/Property of Ajay pal measuring 15 ft WEST- Stairs for common use, side measuring 15 ft NORTH- Property of Smt Archana tyagi side measuring 7ft 10 inches SOUTH- 4ft wide gallery/roof projection, side measuring 7ft 10 inches</p> <p>2. All that part and parcel of the property consisting of EMT of Commercial Property Shop in the name of Mrs. Rajeshwari Devi W/o Urbi Dutt Sharma measuring 10.90 sq mtr situated on second floor forming part of property comprised in khasra no 200/2 Ajabpur kalan pargana central doon district Dehradun (Municipal no F-24 nehru colony) presently known as Kailash palace 199 haridwar Road</p> <p><b><u>Boundaries:</u></b></p> <p>EAST- Nirman vihar colony road (ground) WEST- Shop of kheem singh ranger NORTH- Property of SK Tyagi (Below) SOUTH- 4ft wide common passage &amp; parking on ground floor then after Haridwar road</p>
5.	<b>Reserve Price</b>	Rs.13.65 lakhs for property mentioned in Column 1 Rs 13.60 lakhs for property mentioned in Column 2

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.com/> (Mention the website). 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 22.12.2023, at 10.00 am.
- 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 shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Dehradun-1, A/c 209272434 IFSC Code: CNRB0008305 on or before 22.12.2023 (Date mention here) up to 4:00 pm.

- 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.Canbank Computer Services Ltd, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.12.2023 (date) up to 5:00 PM, to Canara Bank, HARIDWAR ROAD Branch**, by hand or by email.
- 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.
- iii) Bidders Name. Contact No. Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal **<https://indianbankseauction.com/>** (mention the website address of service provider) 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. Canbank Computer Services Ltd, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)** (mention the name of the service provider, office address, e-mail address and Contact Number here).
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000.00 (Rupees Fifty Thousand Only)** (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. **50,000.00** 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) 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 30 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.
- k) **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.**
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised 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 concerned Regional office or Canara Bank **HARIDWAR ROAD Branch**, who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, **HARIDWAR ROAD Branch**, (Ph.No **7830100499**) e-mail id **[cb18518@canarabank.com](mailto:cb18518@canarabank.com)** OR the service provider **M/s. Canbank Computer Services Ltd, No 218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Bangalore. Contact No. 9480691777/ 8880531165/ 9832952602 or email- [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)** (mention the name of the service provider,

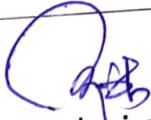
office address,e-mail address and Contact Number here).

**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: Dehradun

Date: 01.12.2023

  
Authorised Officer  
CANARA BANK