

Ref:GGN/EAUCTION/2023/04

Date: 23.12.2022

To

M/s Balaji Construction Company
Hno 731, Plot no 6C, Kherki road, Village Dhankot
Kadipur, Gurugram

Sh. Om Prakash S/o Satbir Singh
R/o Village Chhara, Jhajjar
Haryana

Smt Raj Bala W/o Sh. Om Prakash
R/o Village Chhara, Jhajjar
Haryana

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 Gurgaon SSI Sukhrali 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 Gurgaon SSI Sukhrali 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 30 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:

1. SALE NOTICE
2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

30 DAY SALE NOTICE

E-Auction Sale Notice for

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 under Rules 8(6) and 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 property mortgaged/charged to the Secured Creditor, the **Symbolic** possession of which has been taken by the Authorised Officer of Canara Bank Gurgaon SSI Sukhrali Branch, Address- Suntowers, Mehrauli Road, Sukhrali, Gurgaon Haryana,122001 will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.01.2023**, for recovery of **Rs. 24340109.81** plus further interest & other charges as on 29.04.2022 (minus recovery ,if any) due to the Canara Bank Gurgaon SSI Sukhrali Branch, Address- Suntowers, Mehrauli Road, Sukhrali, Gurgaon Haryana,122001 from

M/s Balaji Construction Company
Hno 731, Plot no 6C, Kherki road, Village Dhankot
Kadipur, Gurugram

Sh. Om Prakash S/o Satbir Singh
R/o Village Chhara, Jhajjar
Haryana

Smt Raj Bala W/o Sh. Om Prakash
R/o Village Chhara, Jhajjar
Haryana

The Reserve Price will be **Rs.160.00Lakhs** and the total Earnest Money Deposit will be **Rs.16.00 Lakhs**. The Earnest Money Deposit shall be deposited on or before **25.01.2023 at 5.00 PM (OFFLINE OR ONLINE)**

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

- Garimumkin factory/ House no 731, measuring 661 sq yards having covered area 2500 sq fts comprised in Khewat / Khata no 318/328, rect no 59/11/1/1/1 (0-15), field 01, land measuring 0 kanal 15 Marla to the extent of 29/90 share i.e. 0 Kanal 04 Marla 08 Sarsai, and Khewat/ Khata no 319/329, rect no 59/10/2/2/2 (2-11) field 01, land measuring 02 Kanal 11 marla to the extent of 1/3 share i.e. 0 Kanal 17 Marla 0 Sarsai. Thus the total land of both the khewats comes to i.e. 01 Kanal 01 Marla 08 Sarsai, situated within the revenue estate of village Dhankot, sub tehsil Kadipur, district Gurugram belongs to Smt. Raj Bala W/o Om Prakash S/o Sh. Satbir Singh R/o village Chhara, tehsil and district Jhajjar, Haryana presently at H. no 731, plot no 6C, Kherki Road, village Dhankot, Sub tehsil Kadipur, district Gurugram. The property is bounded as:

North: Land of Satbir
South: Land of Satbir
EAST: Land of Satbir
West : Kherki Road

There are NIL encumbrances to the knowledge of bank.



(A GOVERNMENT OF INDIA UNDERTAKING)

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 Authorised Officer *Canara Bank Gurgaon SSI Sukhrali Branch*, Address- Suntowers, Mehrauli Road, Sukhrali, Gurgaon Haryana, 122001 , Mobile: 7496918243 during office hours on any working day.

Date: 23.12.2022

Place: Gurgaon

Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.12.2022

1. **Name and Address of the Secured Creditor** *Canara Bank Gurgaon SSI Sukhrali Branch,*
Address- Suntowers, Mehrauli Road, Sukhrali, Gurgaon Haryana, 122001

2. **Name and Address of the Borrower(s)/Guarantor (s)/Mortgagor (s):**

M/s Balaji Construction Company
Hno 731, Plot no 6C, Kherki road, Village Dhankot
Kadipur, Gurugram

Sh. Om Prakash S/o Satbir Singh
R/o Village Chhara, Jhajjar
Haryana

Smt Raj Bala W/o Sh. Om Prakash
R/o Village Chhara, Jhajjar
Haryana

3. **Total liabilities as on 29.04.2022:** Rs. 24340109.81 plus further interest & other charges
(minus recovery, if any)
- 4.
- **Mode of Auction:** Online
 - **Details of Auction service provider:** M/s CANBANK COMPUTER SERVICES LIMITED
 - **Date & Time of Auction:** 30.01.2023 between 12.30 PM– 1.30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
 - **Place of Auction:** Online
5. **Reserve Price:** Rs.160.00 Lakhs, EMD of Rs.16.00 Lakhs

Other terms and conditions:

- a) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser/bidders should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser/bidders 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 authorized officer/Secured Creditors in this regard at a later date.
- b) Auction/bidding shall be only through “Online Electronic Bidding” through the website WWW.indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c) The property can be inspected on or before 25.01.2023 with Prior Appointment with Authorized Officer

- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of *Authorized Officer, Canara Bank Gurgaon SSI Sukhrali branch*, Address- Suntowers, Mehrauli Road, Sukhrali, Gurgaon Haryana, 122001, or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Gurgaon SSI Sukhrali Branch, , A/c No 209272434 IFSC Code CNRB0018243 on or before **25.01.2023 by 05.00 pm**.
- f) 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 LIMITED Contact: Mr.Pakhare DD (9480691777/8553643144). Email id: eauction@ccsl.co.in through the website www.indianbankseuction.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.01.2023, 05.00 PM**, to Canara Bank Gurgaon SSI Sukhrali branch, Address- Suntowers, Mehrauli Road, Sukhrali, Gurgaon Haryana, 122001 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.*
- h) The intending bidders should register their names at portal www.indianbankseuction.com 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 LIMITED Contact: Mr.Pakhare DD (9480691777/8553643144). Email id: eauction@ccsl.co.in through the website www.indianbankseuction.com.
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.
- k) 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.

- l) **For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs only) 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.**
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) 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 Canara Bank Gurgaon SSI Sukhrli branch, Address- Suntowers, Mehrauli Road, Sukhrli, Gurgaon Haryana, 122001, who, as a facilitating centre, shall make necessary arrangements. For further details contact **Sh. Himanshu Kaushik (Authorized Officer)**, Canara Bank Gurgaon SSI Sukhrli branch, Address- Suntowers, Mehrauli Road, Sukhrli, Gurgaon Haryana, 122001, Contact No. Mobile: 7496918243, Mail ID: cb18243@canarabank.com or Mr.Pakhare DD (9480691777/8553643144). Email id: eauction@ccsl.co.in

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: Gurgaon
Date: 23.12.2022

Authorised Officer
Canara Bank