

Ref:-CB/ARM/NAVEEN/2024-25/085/DB

Date: 16.07.2024

To,

1. Sh. Naveen Chaudhary S/o Sh. Ram Chand Chaudhary
House no. 1062 Secor 16, Faridabad -121001
2. Smt. Harsh Chaudhary W/o Sh. Naveen Chaudhary
House no. 1062 Secor 16, Faridabad -121001

AND

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.

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, Authorised Officer of Canara Bank has taken possession of the assets described in Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our ARM Branch Karnal of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the 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.

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

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE –

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





(A GOVERNMENT OF INDIA UNDERTAKING)
30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) 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 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" on **28.08.2024**, for recovery of **Rs. 4,54,92,898.99/- (Rs. Four Crore Fifty Four Lakh Ninety Two Thousand Eight Hundred Ninety Eight Rupees and Ninety Nine Paise only)** as per Demand Notice dated **03.04.2021** in the accounts of **Naveen Choudhary** and **Rs. 5,53,62,055.00/- (Rs. Five Crore Fifty Three Lakh Sixty Two Thousand Fifty Five Rupees only)** as per Demand Notice dated **22.12.2020** in account of **M/s Dronacharya Educational Trust** plus further interest & other charges(minus recovery, if any) due to the **ARM Branch, Novelty Road, Karnal** of Canara Bank from

1. **Sh. Naveen Chaudhary S/o Sh. Ram Chand Chaudhary**
House no. 1062 Secor 16, Faridabad -121001
2. **Smt. Harsh Chaudhary W/o Sh. Naveen Chaudhary**
House no. 1062 Secor 16, Faridabad -121001

AND

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.

The reserve price will be **Rs 572.00.00 Lakh** and the Earnest Money Deposit (EMD) will be **Rs. 57.20 Lakh**. The Earnest Money Deposit shall be deposited on or before **23.08.2024** by **05:00 PM**.

Sr. No	Description of the Property Mortgaged/Owner's Name/Boundaries	Nature of Possession	Reserve Price (EMD)	Details of encumbrances known to the Secured Creditors
1.	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	Symbolic	Rs. 572.00 Lakh (Rs. 57.20 Lakh)	Not known to Secured Creditor



(A GOVERNMENT OF INDIA UNDERTAKING)

West: Road			
North: Property of Others			
South: Property of Others			

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 Chief Manager, Asset Recovery Management Branch (ARMB), Canara Bank, Ph. No. 0184-4041820, 85728-16290 during office hours on any working day.

Date: 16.07.2024

Place: Karnal

कृते केनरा बैंक/For Canara Bank
प्राधिकृत अधिकारी/Authorised Officer
Authorised Officer
CANARA BANK





(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.07.2024

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch (ARMB), Novelty Road, Karnal
2.	Name and Address of the Borrower(s)/ Guarantor(s)	1. Sh. Naveen Choudhary S/o Sh. Ram Chand Chaudhary House no. 1062 Secor 16, Faridabad -121001 2. Smt. Harsh Choudhary W/o Sh. Naveen Chaudhary House no. 1062 Secor 16, Faridabad -121001 AND 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 Choudhary S/o Sh. Ram Chand Chaudhary (Trustee & Guarantor) Add: House No. 1062 Sector 16 Faridabad 121001 Haryana. 3. Smt. Harsh Choudhary W/o Sh. Naveen Chaudhary (Trustee) Add: House No. 1062 Sector 16 Faridabad 121001 Haryana.
3.	Total liabilities	Rs. 4,54,92,898.99/- (Rs. Four Crore Fifty Four Lakh Ninety Two Thousand Eight Hundred Ninety Eight Rupees and Ninety Nine Paise only) as on Demand Notice dated 03.04.2021 in the account of Naveen chaudhary plus further interest & other charges(minus recovery, if any). Rs. 5,53,62,055.00/- (Rs. Five Crore Fifty Three Lakh Sixty Two Thousand Fifty Five Rupees only) as per Demand Notice dated 22.12.2020 in the account of m/s Dronacharya Educational Trust plus further interest & other charges(minus recovery, if any).
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s e-Procurement Technologies Limited -Auction Tiger
	(c) Date & Time of Auction	28.08.2024 between 12:30 PM – 01:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	Online
5.	Reserve Price (Property-wise)	Rs. 572.00 Lakh (Rs. Five Crore and Seventy Two lakh only)

6. Other terms and conditions:

a) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://canarabank.auctiontiger.net>. 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 Authorised Officer, on **20.08.2024**.
- c) 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.
- d) 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.
- e) 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.
- f) The EMD amount of 10% of the Reserve Price is to 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, Karnal **A/c No 209272434 IFSC Code : CNRB0006290 on or before 23.08.2024 by 05:00 PM.**
- g) 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 e-Procurement Technologies Limited -Auction Tiger**, Mr. Praveen Kumar Thevar (**97227-78828/92655-62818/92655-62821**), E-mail: **support@auctiontiger.net** and **praveen.thevar@auctiontiger.net** through the website **https://canarabank.auctiontiger.net**
- h) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.08.2024 by 05:00 PM**, to **Canara Bank, ARM Branch, Novelty Road, Karnal** 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.

(Faint signature and text)



(A GOVERNMENT OF INDIA UNDERTAKING)

- v) i) The intending bidders should register their names at portal <https://canarabank.auctiontiger.net> 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 **e-Procurement Technologies Limited - Auction Tiger**, Mr. Praveen Kumar Thevar (97227-78828/92655-62818/92655-62821), E-mail: support@auctiontiger.net and praveen.thevar@auctiontiger.net through the website <https://canarabank.auctiontiger.net>
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) 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.
- l) 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.
- m) 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.
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p) 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, ARMB, Novelty Road, Karnal branch who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Chief Manager, Asset Recovery Management Branch (ARMB), Canara Bank**, Ph. No. 0184-4041820, 4049577, 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR Mr. Praveen Kumar Thevar (97227-78828/92655-62818/92655-62821), E-mail: support@auctiontiger.net and praveen.thevar@auctiontiger.net

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.

Date: 16.07.2024
Place: Karnal



कृते केनरा बैंक/For Canara Bank

[Signature]
प्राधिकृत अधिकारी/Authorised Officer
Authorised Officer
CANARA BANK