

(A GOVERNMENT OF INDIA UNDERTAKING)

Branch – Rohtak Main (1171)
Phone – 01262-279313, 08572801171
E-Mail – cb1171@canarabank.com

Ref: RO/REC/SARFAESI/SALE NOTICE/1171/306/10

DATE: 25.04.2023

To

| | |
|---|--|
| M/s Ramayani Hisar Shop No. 1742, Ground Floor Old Delhi Road, Vill Dundahera Gurgaon - 122001 | Proprietor Sh. Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street Jhajjar Road, Rohtak – 124001 |
| M/s Shri Ram Sales SCF 51, Urban Estate Hisar -125001 | Proprietor Smt. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak - 124001 |
| M/s Ramayani Gurgaon 23/18, Suman Complex Civil Lines, Near Sec – 15 Gurgaon - 122022 | Proprietor Sh. Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street Jhajjar Road, Rohtak – 124001 |
| M/s Ramayani Creation Vill Badshapur, Sohna Road Gurgaon - 122101 | Proprietor Sh. Rakesh Goyal S/o Sh. Ramesh Chand 236/17, Vijay Nagar Jhajjar Road, Rohtak- 124001 |
| M/s RB Enterprises SCF 110, First Floor Brass Market, Rewari - 123401 | Proprietor Avinash Goyal HUF 334/17, Nehru Street, Jhajjar Road, Rohtak - 124001 |
| M/s Goyal Sons 218/17, Nehru Street Jhajjar Road, Rohtak - 124001 | Proprietor Smt. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak – 124001 |
| M/s Ram Associates Railway Road, Partap Talkies Rohtak -124001 | Proprietor Sh. Ram Babu Goyal S/o Sh. Chandgi Ram 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |

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 **Rohtak Main** 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 **Rohtak Main** 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**

CC To:

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|--|
| Mrs. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak – 124001 |
| Sh Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |
| Sh. Ram Babu Goyal S/o Sh. Chandgi Ram 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |

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30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 **Physical Possession** of which has been taken by the Authorised Officer of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **29.05.2023**, for recovery of **Rs. 8,83,68,096.00** as on **09/06/2021** plus further interest & other charges (minus recovery , if any) due to Canara Bank, Rohtak Main Branch, Model Town, Delhi Road, Rohtak -124001 from:

Borrowers

| | |
|---|--|
| M/s Ramayani Hisar Shop No. 1742, Ground Floor Old Delhi Road, Vill Dundahera Gurgaon - 122001 | Proprietor Sh. Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street Jhajjar Road, Rohtak – 124001 |
| M/s Shri Ram Sales SCF 51, Urban Estate Hisar -125001 | Proprietor Smt. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak - 124001 |
| M/s Ramayani Gurgaon 23/18, Suman Complex Civil Lines, Near Sec – 15 Gurgaon - 122022 | Proprietor Sh. Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street Jhajjar Road, Rohtak – 124001 |
| M/s Ramayani Creation Vill Badshapur, Sohna Road Gurgaon - 122101 | Proprietor Sh. Rakesh Goyal S/o Sh. Ramesh Chand 236/17, Vijay Nagar Jhajjar Road, Rohtak- 124001 |
| M/s RB Enterprises SCF 110, First Floor Brass Market, Rewari - 123401 | Proprietor Avinash Goyal HUF 334/17, Nehru Street, Jhajjar Road, Rohtak - 124001 |
| M/s Goyal Sons 218/17, Nehru Street Jhajjar Road, Rohtak - 124001 | Proprietor Smt. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak – 124001 |
| M/s Ram Associates Railway Road, Partap Talkies Rohtak -124001 | Proprietor Sh. Ram Babu Goyal S/o Sh. Chandgi Ram 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |

And Guarantors:

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|--|
| Mrs. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak – 124001 |
| Sh Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |
| Sh. Ram Babu Goyal S/o Sh. Chandgi Ram 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |

The Reserve Price will be **Rs. 730.00 Lakhs** and the Earnest Money Deposit will be **Rs. 73.00 Lakhs**. The Earnest Money Deposit shall be deposited on or before **25.05.2023 at 05:00 PM**.

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

1. ½ Share of Shop No. 306/10 MC 1436/29, New Property ID 142C232U249A situated at jhang colony, Model Town, Rohtak, measuring Area 83.33 Sq. Yds, registered in the name of Mr. Avinash Goyal vide Sale Deed no. 5856 dated 06.10.2006, further measuring and bounded as under:
 North: 50' – Plot No. 305 and Part of Plot no. 306P
 South: 50' – Plot No. 308 & 309 of Others
 East: 30' – Plot No. 305 of Others
 West: 30' – Plot No. 306 P of Others

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2. ½ Share of Shop No. 306/10 MC No. 1436/29, New Property ID 142C232U249A situated at Jhang Colony, Model Town, Rohtak, measuring Area 83.33 sq. Yds, registered in the Name of Mrs. Kavita Goyal vide Sale Deed no. 5857 dated 06.10.2006, further Bounded as under:
North: 50' – Plot No. 305 and Part of Plot no. 306P
South: 50' – Plot No. 308 & 309 of Others
East: 30' – Plot No. 305 of Others
West: 30' – Plot No. 306 P of Others
3. Western Part of Plot No. 306P, MC No. 1435/29, New Property ID 142C232U249 situated at Jhang Colony, Model Town, Rohtak, registered in the name of Smt. Kavita Goyal W/o Rakesh Goyal, having measuring area 83.33 sq. Yds (actual area is 75.33 sq. Yds) vide sale deed no. 4168 dated 09/08/2006. Due to Clerical ,mistake east & west side of plot was written as 67'-0" whereas actual possession is 60'-0", hence correct measurement of plot is 60x11.3 = 75.33 sq yds. Bounded as under:
North : 11'-3" – Road 40' wide
South: 11'-3" – Plot No. 306/10
East: 67'-0" (Actual 60'-0") – Eastern Part of Property
West : 67'-0" (Actual 60'- 0") - Plot No. 305 of Others
4. Eastern Part of Plot No. 306P MC Id No. 1435/29, New Property Id 142C232U249 situated at Jhang Colony, Model Town, Rohtak, registered in the name of Mr. Ram Babu Goyal S/o Sh. Chandgi Ram measuring area 83.33 sq. Yds. (actual area 75.33 sq yds) registered vide Sale Deed no. 4167 dated 09/08/2006. Due to Clerical ,mistake east & west side of plot was written as 67'-0" whereas actual possession is 60'-0", hence correct measurement of plot is 60x11.3 = 75.33 sq yds. Bounded as under:
North : 11'-3" – Road 40' wide
South: 11'-3" – Plot No. 306/10
East : 67'-0" (Actual 60'-0") – Part of plot no 306P (33.33 Sq yds)
West: 67'-0" (Actual 60'-0") – Western Part of Property
5. Part of Plot no 306P, situated at jhang colony, Model Town, Rohtak, Standing jointly in the name of Sh. Ram Babu Goyal and Smt. Kavita Goyal, measuring 33.33 sq yds registered vide sale deed no. 10398 dated 22.12.2009. Bounded as under:
North : 5'-0" - Road 40' wide
South : 5'-0" – Plot No. 306/10
East: 60'-0" – Plot no. 305 of Others
West: 60' -0" – Eastern part of Plot No 306P (75.33 sq. Yds)

(Reserve Price - Rs. 730.00 Lakhs (EMD - Rs. 73.00 Lakhs) – All Properties to be sold at Once)

There are NIL encumbrances to the knowledge of bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com, www.ibapi.in) and also in the IBA common web portal (IBAPI) (https://ibapi.in/sale_info_login.aspx) or may contact Authorised Officer, Canara Bank, Rohtak Main Branch Model Town, Rohtak - 124001, Ph. No. 01262-279313, 8572801171, 9728106084 during office hours on any working day.

Date: 25.04.2023

Place: Rohtak

Authorized Officer

Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.04.2023

1. Name and Address of the Secured Creditor- Canara Bank, Rohtak Main Branch, Model Town, Delhi Road, Rohtak – 124001.

2. Name and Address of the Borrower(s):

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|---|--|
| M/s Ramayani Hisar Shop No. 1742, Ground Floor Old Delhi Road, Vill Dundahera Gurgaon - 122001 | Proprietor Sh. Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street Jhajjar Road, Rohtak – 124001 |
| M/s Shri Ram Sales SCF 51, Urban Estate Hisar -125001 | Proprietor Smt. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak - 124001 |
| M/s Ramayani Gurgaon 23/18, Suman Complex Civil Lines, Near Sec – 15 Gurgaon - 122022 | Proprietor Sh. Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street Jhajjar Road, Rohtak – 124001 |
| M/s Ramayani Creation Vill Badshapur, Sohna Road Gurgaon - 122101 | Proprietor Sh. Rakesh Goyal S/o Sh. Ramesh Chand 236/17, Vijay Nagar Jhajjar Road, Rohtak- 124001 |
| M/s RB Enterprises SCF 110, First Floor Brass Market, Rewari - 123401 | Proprietor Avinash Goyal HUF 334/17, Nehru Street, Jhajjar Road, Rohtak - 124001 |
| M/s Goyal Sons 218/17, Nehru Street Jhajjar Road, Rohtak - 124001 | Proprietor Smt. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak – 124001 |
| M/s Ram Associates Railway Road, Partap Talkies Rohtak -124001 | Proprietor Sh. Ram Babu Goyal S/o Sh. Chandgi Ram 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |

3. Name and Address of the Guarantor(s):

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|--|
| Mrs. Kavita Goyal W/o Sh. Rakesh Goyal 236/17, Vijay Nagar, Jhajjar Road, Rohtak – 124001 |
| Sh Avinash Goyal S/o Sh. Ram Babu Goyal 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |
| Sh. Ram Babu Goyal S/o Sh. Chandgi Ram 334/17, Nehru Street, Jhajjar Road, Rohtak – 124001 |

4. Total liabilities as on 09.06.2021: Rs. 8,83,68,096.00 plus further interest & other charges .(minus recovery ,if any)

5.

Mode of Auction: Online

- **Details of Auction service provider:** M/s CANBANK COMPUTER SERVICES LIMITED
- **Date & Time of Auction:** 29.05.2023 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

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6. Details of Properties:

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

1. ½ Share of Shop No. 306/10 MC 1436/29, New Property ID 142C232U249A situated at jhang colony, Model Town, Rohtak, measuring Area 83.33 Sq. Yds, registered in the name of Mr. Avinash Goyal vide Sale Deed no. 5856 dated 06.10.2006, further measuring and bounded as under:
North: 50' – Plot No. 305 and Part of Plot no. 306P
South: 50' – Plot No. 308 & 309 of Others
East: 30' – Plot No. 305 of Others
West: 30' – Plot No. 306 P of Others
2. ½ Share of Shop No. 306/10 MC No. 1436/29, New Property ID 142C232U249A situated at Jhang Colony, Model Town, Rohtak, measuring Area 83.33 sq. Yds, registered in the Name of Mrs. Kavita Goyal vide Sale Deed no. 5857 dated 06.10.2006, further Bounded as under:
North: 50' – Plot No. 305 and Part of Plot no. 306P
South: 50' – Plot No. 308 & 309 of Others
East: 30' – Plot No. 305 of Others
West: 30' – Plot No. 306 P of Others
3. Western Part of Plot No. 306P, MC No. 1435/29, New Property ID 142C232U249 situated at Jhang Colony, Model Town, Rohtak, registered in the name of Smt. Kavita Goyal W/o Rakesh Goyal, having measuring area 83.33 sq. Yds (actual area is 75.33 sq. Yds) vide sale deed no. 4168 dated 09/08/2006. Due to Clerical ,mistake east & west side of plot was written as 67'-0" whereas actual possession is 60'-0", hence correct measurement of plot is 60x11.3 = 75.33 sq yds. Bounded as under:
North : 11'-3" – Road 40' wide
South: 11'-3" – Plot No. 306/10
East: 67'-0" (Actual 60'-0") – Eastern Part of Property
West : 67'-0" (Actual 60'- 0") - Plot No. 305 of Others
4. Eastern Part of Plot No. 306P MC Id No. 1435/29, New Property Id 142C232U249 situated at Jhang Colony, Model Town, Rohtak, registered in the name of Mr. Ram Babu Goyal S/o Sh. Chandgi Ram measuring area 83.33 sq. Yds. (actual area 75.33 sq yds) registered vide Sale Deed no. 4167 dated 09/08/2006. Due to Clerical ,mistake east & west side of plot was written as 67'-0" whereas actual possession is 60'-0", hence correct measurement of plot is 60x11.3 = 75.33 sq yds. Bounded as under:
North : 11'-3" – Road 40' wide
South: 11'-3" – Plot No. 306/10
East : 67'-0" (Actual 60'-0") – Part of plot no 306P (33.33 Sq yds)
West: 67'-0" (Actual 60'-0") – Western Part of Property
5. Part of Plot no 306P, situated at jhang colony, Model Town, Rohtak, Standing jointly in the name of Sh. Ram Babu Goyal and Smt. Kavita Goyal, measuring 33.33 sq yds registered vide sale deed no. 10398 dated 22.12.2009. Bounded as under:
North : 5'-0" - Road 40' wide
South : 5'-0" – Plot No. 306/10
East: 60'-0" – Plot no. 305 of Others
West: 60' -0" – Eastern part of Plot No 306P (75.33 sq. Yds)

(Reserve Price - Rs. 730.00 Lakhs (EMD - Rs. 73.00 Lakhs) – All Properties to be sold at Once)

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 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

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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) 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.
- c) 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 should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date
- d) Auction/bidding shall be only through “Online Electronic Bidding” through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- e) The property can be inspected, any time with Prior Appointment with Authorized Officer on or before the date of submission of EMD i.e. **25.05.2023**.
- f) 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.
- g) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of *Authorized Officer*, Canara Bank, Rohtak Main Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Rohtak Main Branch, at Model Town, Delhi Road, Rohtak - 124001, A/c No- 209272946 IFSC Code CNRB0001171 on or before **25.05.2023** by **05.00 pm**.
- h) 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
- i) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.05.2023, 05.00 PM**, to Canara Bank, Rohtak Main Branch, at Model Town, Delhi Road, Rohtak – 124001 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.
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

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- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,000/-. 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 (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.**
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- o) Authorized 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 Rohtak Main Branch who, as a facilitating centre, shall make necessary arrangements. For further details contact **Sh. Manish Saini (Authorized Officer)**, Canara Bank, Rohtak Main Branch, at Model Town, Delhi Road, Rohtak - 124001, Ph. No. 01262-279313, 8572801171, 9728106084 or <mailto:cb1171@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: Rohtak

Date: 25.04.2023

Authorised Officer

Canara Bank