

(A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH, B-6, SETHI COLONY, JAIPUR-302004

Ref: CB7258/SALE NOTICE/2022/12/08

Date: 18.11.2022

To,

1. M/s PRATEEK ENTERPRISES (Partnership Firm) of (BORROWER)
Mr Ashok Joshi & Shri Mahesh Joshi (Partners)
Jhalkari Nagar, Panchsheel, Ajmer-305001
2. Mr. ASHOK JOSHI S/O SHRI MANAK CHAND JOSHI (Partner and Guarantor)
Jhalkari Nagar, Panchsheel, Ajmer-305001
3. Mr MAHESH JOSHI S/O SHRI MANAK CHAND JOSHI (Partner and Guarantor)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001
4. SMT MADHU JOSHI W/O SHRI MAHESH KUMAR JOSHI (Mortgagor and Guarantor)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001
5. MANJU JOSHI D/O SHRI MANAK CHAND JOSHI (Mortgagor and Guarantor)
Chandra Nagar, Ramganj, Ajmer- 305001
6. SHRI NIKHLESH JOSHI S/O SHRI MAHESH KUMAR JOSHI (Co-Borrower)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001
7. SHRI PRATEEK JOSHI S/I SHRI MAHESH KUMAR JOSHI (Co-Borrower)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001

Dear Sir/Mam,

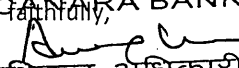
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, Authorized Officer on behalf of secured creditor **Canara Bank**, 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 ARM, Jaipur Branch of Canara Bank. (Originally with CANARA BANK, M G MARG, AJMER (RAJASTHAN) DP-0167).

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 thereunder, 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.

कुले केनरा बैंक
FOR CANARA BANK
Yours faithfully,

अधिकृत अधिकारी
AUTHORISED OFFICER
ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
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E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions, M/s Canbank Computer Services Limited (CCSL) through the website www.indianbankseauction.com

1. Name and Address of the Secured Creditor: CANARA BANK, ARM Branch, Sethi Colony, Jaipur, Rajasthan-302004

2. Name and Address of the Borrowers:

- M/s PRATEEK ENTERPRISES (Partnership Firm) of (BORROWER)
Mr Ashok Joshi & Shri Mahesh Joshi (Partners)
Jhalkari Nagar, Panchsheel, Ajmer-305001
- Mr. ASHOK JOSHI S/O SHRI MANAK CHAND JOSHI (Borrower ,Partner and Guarantor)
Jhalkari Nagar, Panchsheel, Ajmer-305001
- Mr MAHESH JOSHI S/O SHRI MANAK CHAND JOSHI (Co-borrower, Partner and Guarantor)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001
- SMT MADHU JOSHI W/O SHRI MAHESH KUMAR JOSHI (Borrower and Guarantor)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001
- MANJU JOSHI D/O SHRI MANAK CHAND JOSHI (Mortgagor and Guarantor)
Plot No 8 , New Ganesh Nagar, Taragarh Road, Ajmer
- SHRI NIKHLESH JOSHI S/O SHRI MAHESH KUMAR JOSHI (Co-Borrower)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001
- SHRI PRATEEK JOSHI S/I SHRI MAHESH KUMAR JOSHI (Co-Borrower)
F Block, Chanderbardai Nagar, Ramganj, Ajmer-305001

3. Total liabilities as on 31.10.2022: Rs. 1,95,89,556.03 (Rupees One Crore Ninety Five Lacs Eighty Nine Thousand Five Hundred Fifty Six and Paise Three only) + further interest & other expenses thereon. (As per Annexure Attached)

4. Last Date & Time for receipt of tender documents: **27.12.2022, 5.00 PM.**

5. Address in which the tender document to be submitted: CANARA BANK, ARM Branch, Sethi Colony, Jaipur, Rajasthan- 302004

6. (a) Date & Time of e- auction: Date: **28.12.2022; Time 2.30 pm-3.30 pm**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(b) Portal of e- auction: www.indianbankseauction.com

7. Details of Property/ies:

Residential house Property (Land & Building) No 8 A , situated at Thok Maliyan, Near Abkari, New Ganesh Nagar, Taragarh Road, Ajmer in the name of **Smt Manju Joshi D/o Shri Manak Chand Joshi** (admeasuring 133.30 sq yds / 111.45Sq.Mtr)

BOUNDARIES ARE AS UNDER:-

North :-Plot No 15 & 16 South :- Plot No 8
East :- 4 ft Pvt Street West :- Plot No 9

- **Reserve Price: Rs. 29.36 Lakhs** (Rupees Thirty Six lakhs and Seventy Thousand only).
- **EMD & last date of deposit of EMD : Rs.3.00 Lakhs** (Rupees Three Lacs only) on or before **27.12.2022, 5.00 PM** (offline or online)

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

a. The property will be sold in "as is where is and as is what is and whatever there is" basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.

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, with Prior Appointment with Authorized Officer, on/before **27.12.2022** between 3.00 pm to 5.00 pm.

d. The property will not be sold below 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, ARM Branch, Jaipur OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **CANARA BANK ARM BRANCH, JAIPUR, A/c No 209272434 IFSC Code: CNRB0007258** on or before **27.12.2022, 5.00 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 (CCSL). Canbank Computer Services Ltd, No.218, J P Royale, 1st floor, Sampige Road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eauction@csl.co.in. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.12.2022, 5.00 PM, to ARM Branch, Jaipur** by hand or by email.

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) 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.
- (3) Bidders Name, Contact No., Address, E Mail Id.
- (4) Bidder's A/c details for online refund of EMD.

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h. The intending bidders should register their names at portal www.indianbankseauction.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 (CCSL). Canbank Computer Services Ltd, No.218, J P Royale, 1st floor, Sampige Road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eauction@ccsl.co.in.

i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. 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 (not below 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 within the period stated above, 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. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

m. For sale proceeds above Rs. 50 Lacs (Rupees Fifty Lacs), TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the Successful buyer.

n. Authorised 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 Jaipur Circle office or Canara Bank ARM Branch, Jaipur who as a facilitating center shall make necessary arrangements.

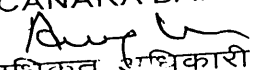
p. For further details contact, **Canara Bank, ARM Branch**, (Ph. No 98720 05249/ 9413401192 / 9411680155) e-mail id cb7258@canarabank.com OR the service M/s Canbank Computer Services Limited (CCSL). Canbank Computer Services Ltd, No.218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 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: Jaipur

Date 18.11.2022

कृते केनरा बैंक
FOR CANARA BANK

अधिकृत अधिकारी
AUTHORIZED OFFICER
CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)
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ANNEXURE :- Detail of limits / Loan and Amount Outstanding

Name and account No	Limit	Liability outstanding as on 31.10.2022 (Rs.)
M/s Prateek Enterprises	Working capital limit and CFITL	17768282.19
Mrs Madhu Joshi	Housing Loan and Credit Card TOD	170.00
Ms Manju Joshi	Housing Loan	1821103.84
	TOTAL	19589556.03