

(A GOVERNMENT OF INDIA UNDERTAKING)
Branch – Rohtak Dr. Ambedkar Chowk (8644)
Phone – 8572808644, E-Mail – cb8644@canarabank.com

Ref: RO/REC/SARFAESI/SALENOTICE/8644/LS/21062024

DATE: 18.05.2024

To

1.	M/S Lord Shiva Construction Co. PVT. LTD. Through its director Sh. Ashok Kumar Jain	Regd. Office: No. 66, Block H, Sector - 3, Rohini, Delhi - 110085
2.	M/S Lord Shiva Construction Co. PVT. LTD. Through its director Sh. Ashok Kumar Jain	No. 240-A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, Distt. Sonapat, Haryana
3.	Smt. Shakuntala Devi Jain	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana
4.	Sh. Ashok Kumar Jain	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana
5.	Sh. Anil Kumar Jain	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana
6.	Smt. Sunita Jain W/o Shri Ashok Kumar Jain	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana
7.	Smt. Asha Rani Jain W/o, Shri Anil Kumar Jain	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana
8.	Sh. Sanchit Jain S/o Shri Anil Kumar Jain,	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana
9.	Sh. Akash Jain S/o, Sh. Ashok Kumar Jain	R/o, House No. 240 - A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, District Sonapat, Haryana

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) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Canara Bank Rohtak Dr. Ambedkar Chowk 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 Dr. Ambedkar Chowk 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,

कृते: केनरा बैंक/For CANARA BANK

AUTHORISED OFFICER

CANARA BANK/Authorised Officer



(A GOVERNMENT OF INDIA UNDERTAKING)
Branch – Rohtak Dr. Ambedkar Chowk (8644)
Phone – 8572808644, E-Mail – cb8644@canarabank.com

30 DAYS SALE NOTICE FOR SALE OF MOVABLE & 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 symbolic possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.06.2024**, for recovery of Rs. **32,56,25,274.50** as on **20.04.2021** plus further interest & other charges (minus recovery, if any) due to Canara Bank, Rohtak Dr. Ambedkar Chowk Branch, Subhash Road, Rohtak -124001 from:

1.	M/S Lord Shiva Construction Co. PVT. LTD. Through its director Sh. Ashok Kumar Jain	Regd. Office: No. 66, Block H, Sector - 3, Rohini, Delhi - 110085
2.	M/S Lord Shiva Construction Co. PVT. LTD. Through its director Sh. Ashok Kumar Jain	No. 240-A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, Distt. Sonapat, Haryana
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The Reserve Price and the Earnest Money Deposit will be as per Given table. The Earnest Money Deposit shall be deposited on or before **20.06.2024 at 05:00 PM.**

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

Sr. No.	Description of property	Reserve Price (In lakhs)	EMD Amount (In Lakhs)
1	Open bounded land measuring 9767.25 sq. yards (comprised in 18 sale deeds in the names of guarantors/mortgagors) situated at Ward No 5, Ram Nagar, near Flyover at Gohana, dist. Sonipat	800.91	80.10
2	Residential House No 68 & 69 (common building) on land measuring 216.33 sq. yards situated at Ward No 5, in street Old Anaj Mandi	152.35	15.24

कृते: केनरा बैंक/For CANARA BANK
प्राधिकृत अधिकारी/Authorized Officer

(A GOVERNMENT OF INDIA UNDERTAKING)

Branch – Rohtak Dr. Ambedkar Chowk (8644)

Phone – 8572808644, E-Mail – cb8644@canarabank.com

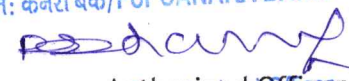
	Gohana, dist. Sonipat		
3	EMT of Residential cum Commercial Plot having Khewat/ Khata No. 2439/2300, Khatoni 2898, Killa No. 317/10/1, Ward No. 13, Rohtak Road, Near Drain No. 8, Gohana contains 2 parts/ sale deed: (120 Sq. Yds. in the name of Sh. Anil Kumar Jain & 720 Sq. in the name of Sh. Ashok Kumar Jain)	128.40	12.84
4	EMT of Vacant Plot Land having Khewat No. 8, Khata No. 8, Killa No. 3-8-11/1-12/2-6, 6-6,3-16, 6-3, 1-6 (Ward No. 9), Shastri Nagar, Near Panipat Road, Gohana, dist. Sonipat measuring 1273.30 Sq. Yds. in the name of Sh. Anil Kumar Jain.	57.30	5.73
5	EMT of residential Flat no. 14, 3rd Floor, Group Housing Society No. - 11, Doctors and allied Co-op Society, Mansa Devi Complex, Sector - 5, Urban Estate, Panchkula, in the name of Smt. Shakuntala Jain.	76.85	7.69
6	Residential Plot No. 61-P, measuring 538.20 Sq. Yds., at Sector 3, Urban Estate, Tehsil Thanesar, Dist. Kurukshetra in the name of Smt. Sunita Jain & Smt. Asha Jain.	198.10	19.81
7	Single storey Industrial Unit at plot No. 182/35, measuring 264.062 Sq. Yards situated at Phase - I, Industrial Area, Chandigarh (backside Punjab Roadways Workshop)	167.30	16.73
	Total	1581.21	158.14

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/saleinfo/login.aspx>) or may contact Authorized Officer, Canara Bank, Rohtak Dr. Ambedkar Chowk Branch Subhash Road, Rohtak - 124001, Ph. No. 01262-253753, 7055860918, 8572808644, 7496919268 during office hours on any working day.

Date: 18.05.2024

Place: Rohtak

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorized Officer
Canara Bank



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.05.2024

1. Name and Address of the Secured Creditor- Canara Bank, Rohtak Dr. Ambedkar Branch, Subhash Road, Rohtak – 124001.

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

1.	M/S Lord Shiva Construction Co. PVT. LTD. Through its director Sh. Ashok Kumar Jain	Regd. Office: No. 66, Block H, Sector - 3, Rohini, Delhi - 110085
2.	M/S Lord Shiva Construction Co. PVT. LTD. Through its director Sh. Ashok Kumar Jain	No. 240-A, Ward No. 5, Old Anaj Mandi, Gohana - 131301, Distt. Sonapat, Haryana
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3. Name and Address of the Guarantor(s): NIL

4. Total liabilities as on 20.04.2021: Rs. 32,56,25,274.50 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: 21.06.2024 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

6. Details of Properties:

Sr. No.	Description of property	Reserve Price (In lakhs)	EMD Amount (In Lakhs)
1	Open bounded land measuring 9767.25 sq. yards (comprised in 18 sale deeds in the names of guarantors/mortgagors) situated at Ward No 5, Ram Nagar, near Flyover at Gohana, dist. Sonipat.	800.91	80.10
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कृते: केनरा बैंक/For CANARA BANK
प्रधिकृत अधिकारी/Authorised Officer

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3	EMT of Residential cum Commercial Plot having Khewat/ Khata No. 2439/2300, Khatoni 2898, Killa No. 317/10/1, Ward No. 13, Rohtak Road, Near Drain No. 8, Gohana contains 2 parts/ sale deed: (120 Sq. Yds. in the name of Sh. Anil Kumar Jain & 720 Sq. in the name of Sh. Ashok Kumar Jain)	128.40	12.84
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	Total	1581.21	158.14

Other terms and conditions:

- 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 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.
- 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.
- 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
- 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.
- The property can be inspected, any time with Prior Appointment with Authorized Officer on or before the date of submission of EMD i.e. **20.06.2024**.
- 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.

कृते: केनरा बैंक/For CANARA BANK



प्राधिकृत अधिकारी/Authorised Officer



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- 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 Dr. Ambedkar Chowk Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Rohtak Dr. Ambedkar Chowk Branch, at Subhash Road, Rohtak - 124001, A/c No- 209272434 IFSC Code CNRB0008644 on or before **20.06.2024 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: cauction@ccsl.co.in through the website www.indianbankseaction.com
- i) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.06.2024, 05.00 PM**, to Canara Bank, Rohtak Dr. Ambedkar Chowk Branch, at Subhash Road, Rohtak - 124001 by hand or by email.
- j) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- k) 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.
- l) Bidders Name. Contact No. Address, E Mail Id.
- m) Bidder's A/c details for online refund of EMD.
- n) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- o) 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.
- p) 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.
- q) 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.
- r) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- s) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- t) 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 Dr. Ambedkar Chowk Branch who, as a facilitating centre, shall make necessary arrangements. For further details contact **Sh. Raj Singh (Authorized Officer)**, Canara Bank, Rohtak Dr. Ambedkar Chowk Branch, at Subhash Road, Rohtak - 124001, Ph. No. 01262-253753, 7055860918, 8572808644, 7496919268 or mail to: cb8644@canarabank.com or Mr. Pakhare DD (9480691777/8553643144). Email id: cauction@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.

Date: 18.05.2024
Place: Rohtak

कृते: केनरा बैंक/For CANARA BANK


Authorized Officer
प्रधिकृत अधिकारी/Authorized Officer
Canara Bank