	SAMBA SME-4711 Opp.Bhargwa College, Pathankot National Highway, Samba TELEPHONE: E-MAIL: cb4711@canarabank.com
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#### SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) 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 Samba MSE branch of the Canara Bank, Samba SME branch on 09.03.2023, will be sold on "As is where is", "As is what is", and "Whatever there is" on 13.05.2024, for recovery of Rs. 49,86,686/- (Rs. Forty Nine Lakh Eighty Six Thousand Six hundred Eighty Six Rupees Only) plus interest thereon w.e.f 01.08.2023 & other expenses/charges (minus recovery, if any) due to the Samba SME branch of Canara Bank from M/s SHUBHAARAMBH ENTERPRISES through Proprietor Sh. Anil Kumar S/o Sh. Ganga Nath R/o Nai Basti, Krishna Nagar, Miran Sahib, Tehsil R. S Pura, distt Jammu, Jammu & Kashmir (Borrower and Mortgagor).

The reserve price will be Rs. 32.26 Lakhs (Rupees Thirty Two Lakh and Twenty Six Thousand Only) and the earnest money deposit will be Rs. 3.22 Lacs (Rupees Three Lacs Twenty Two Only). The Earnest Money Deposit shall be deposited on or before 10.05.2024 at 05:00 pm.

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

All the part and parcel of the property consisting of:-

Property in the shape of land measuring 09 marlas along with the constructions made thereupon covered under Khasra no. 141, khata no. 52, khewat no. 17 situated at Chak Aslam Tehsil R.S. Pura, District Jammu owned and possessed by Sh. Anil kumar S/o Sh Ganga Nath R/o Nai Basti, Krishna Nagar, Miran Sahib, Tehsil R.S. Pura, Distt Jammu and bounded as :

North: Lane Kacha Road

South: Open land Sat pal

East : Open land of Romesh Sharma and Baba Ram Sharma

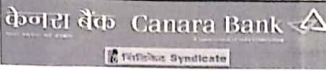
West: House of Gurdass Chand

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website <http://www.canarabank.com> or may contact Senior Manager, Samba SME branch, Canara Bank, Ph. No. 9086004711 during office hours on any working day.

Date: 15.04.2024

Place: Samba

कृते केनरा बैंक / For CANARA BANK  
 Authorised Officer  
 Authorised Officer  
 संपत्ती अधिनियम 2002 के अन्तर्गत / Under SARFAESI Act 2002



 <p>केनरा बैंक Canara Bank</p> <p>सिंडिकेट सिस्टम Syndicate</p>	<p>SAMBA SME-4711</p> <p>Opp.Bhargwa College, Pathankot National Highway, Samba</p> <p>TELEPHONE:</p> <p>E-MAIL: cb4711@canarabank.com</p>
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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.04.2024**

1. Name and Address of the Secured Creditor : Canara Bank, Samba SME Branch
2. Name and Address of the Borrower(s) : M/s SHUBHAARAMBH ENTERPRISES through Proprietor Sh. Anil Kumar S/o Sh. Ganga Nath R/o Nai Basti, Krishna Nagar, Miran Sahib, Tehsil R. S Pura, distt Jammu, Jammu & Kashmir (Borrower and Mortgagor).
3. Name and Address of the Guarantor(s)/Mortgagor(s) : Sh. Anil Kumar S/o Sh. Ganga Nath R/o Nai Basti, Krishna Nagar, Miran Sahib, Tehsil R. S Pura, distt Jammu, Jammu & Kashmir (Borrower and Mortgagor).
4. Total liabilities as on 31.07.2023 : Rs. 49,86,686/- (Rs. Forty Nine Lakh Eighty Six Thousand Six hundred Eighty Six Rupees Only) plus interest thereon w.e.f 01.08.2023 & other charges/expenses (minus recovery, if any)
  - (a) Mode of Auction : Online/ E-Auction
  - (b) Details of Auction service provider : M/s Canbank Computer Services Limited
  - (c) Date & Time of Auction : 13.05.2024 between 11:30 AM to 12:30 PM
  - (d) Place of Auction : Online/ E-Auction
5. Reserve Price : The reserve price will be Rs. 32.26 Lakhs (Rupees Thirty Two Lakh and Twenty Six Thousand Only) and the earnest money deposit will be Rs. 3.22 Lacs (Rupees Three Lacs Twenty Two Only). The Earnest Money Deposit shall be deposited on or before 10.05.2024 at 05:00 pm.
6. Other terms and conditions:
  - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://www.bankeauctionwizard.com> 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, from 06.05.2024 to 07.05.2024 between 03:00 PM to 05:00 PM
  - c) 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.
  - d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorised Officer, Canara Bank, Samba SME Branch (4711) OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SAMBA, A/c No 209272434 IFSC Code: CNRB0004711 on or before 10.05.2024 upto 05:00 PM.
  - e) 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 : Sh. Pakhare D D (9480691777) , E-Mail Id: mailto:eauction@csli.co.in through the website <http://www.bankeauctionwizard.com>.
  - f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 10.05.2024 upto 05:00 PM, to Canara Bank, Samba SME branch, 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

**केनरा बैंक / For CANARA BANK**

सहस्रमुख अधिकारी/Authorised Officer  
संश्लेषित अधिनियम 2002 के अधिनियम 17 Under SARFAESI Act 2002

 <b>केनरा बैंक Canara Bank</b> <small>Member of the Indian Banking Association</small> 	<b>SAMBA SME-4711</b> <b>Opp. Bhargwa College, Pathankot National Highway, Samba</b> <b>TELEPHONE:</b> <b>E-MAIL: cb4711@canarabank.com</b>
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iv) Bidder's A/c details for online refund of EMD.

- g) The intending bidders should register their names at portal <http://www.bankeauctionwizard.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 : Sh. Pakhare D D (9480691777) , E-Mail Id: <mailto:eauction@ccsl.co.in> through the website <http://www.bankeauctionwizard.com>.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- 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.
- j) 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.
- k) For sale proceeds of Rs. 50.00 lakhs (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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) 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 Samba SME Branch (4711) who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Ms. Samiksha Sarmal, Sr. Manager, Canara Bank, Samba SME Branch (Ph. No. 90860-04711) e-mail id <mailto:cb4711@canarabank.com> OR the service provider M/s Canbank Computer Services Limited, Contact : Sh. Pakhare D D (9480691777) , E-Mail Id: <mailto:eauction@ccsl.co.in> through the website <http://www.indianbankseauction.com>.

**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: Samba  
Date: 15.04.2024

**कृते केनरा बैंक / For CANARA BANK**  
  
**Authorised Officer**  
**Canara Bank**  
 सहायक अधिकारी/Assistant Officer