



(A GOVERNMENT OF INDIA UNDERTAKING)

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001
Specialised Asset Recovery Management Branch, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-
834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

SARM RANCHI-BRANCH

CERSAI-400065749520

Ref: 7908/ARM/RANCHI/E-AUCTION/58/ BABA LOKNATH/BB

DATE: 29.11.2025

To

BORROWER/MORTGAGOR	PROPRIETOR/GUARANTOR
M/S BABA LOKNATH THERMOFORMING PROPRIETOR- MR. AMARJEET SINGH 5/1 MILLS AND GODOWN AREA, KALIMATI ROAD SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9431302909 EMAIL ID: bltpl.group@gmail.com	MR. AMARJEET SINGH, S/O MAHENDER SINGH, 3 MILL GODOWN AREA, KALIMATI ROAD, SAKCHI PO SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9431302909
GUARANTOR	GUARANTOR
MRS. BALBINDER KAUR DHANDAYAL W/O AMARJEET SINGH 3 MILL GODOWN AREA, KALIMATI ROAD, SAKCHI PO SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9801339985	MR. ROHIT PAL SINGH S/O AMARJEET SINGH, 3 MILL GODOWN AREA, KALIMATI ROAD, SAKCHI PO SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9430336555

Dear Sir,

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, Toiladungri 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 **Toiladungri Branch, Now with ARM Ranchi Branch of Canara Bank.**

The undersigned proposes to sell the assets 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 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.

कुने केनरा बैंक / For Canara Bank
Yours faithfully,
आधिकृत अधिकारी / Authorised Officer
विशेषीकृत वसूली प्रबंधन शाखा, रांची
Specialised Asset Recovery Management Branch, Ranchi
9771480993



ENCLOSURE – SALE NOTICE

Internal

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834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 legal heirs of 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 SARM Branch** of the Canara bank, will be sold on "As is where is", "As is what is" and "whatever there is" on **23-12-2025** for recovery of **Rs.4,89,95,423.67 (Rupees Four Crores Eighty-Nine Lakh Ninety-Five Thousand Four Hundred Twenty-Three and Sixty-Seven Paise Only)+** applicable interest there on **03-02-2025 & other charges debited** due to the **Toiladungri Branch Now with ARM Ranchi Branch of Canara Bank from M/S BABA LOKNATH THERMOFORMING, PROPRIETOR- MR. AMARJEET SINGH MRS. BALBINDER KAUR DHANDAYAL(GUARANTOR) And MR. ROHIT PAL SINGH (GUARANTOR).**

The reserve price will be **Rs.3,16,00,000.00 (Rupees Three Crore Sixteen Lakhs Only)** and the earnest money deposit will be **Rs.31,60,000.00 (Rupees Thirty-One Lakhs Sixty thousand Only)** The earnest Money deposit shall be deposited on or before **22-12-2025 at 4.00 PM.**

Detail and full description of the immovable property with known encumbrances, if any

LAND AND BUILDING SITUATED AT PORTION OF PLOT NO. 1242 (P), 1243 (P) & 1244 (P) UNDER KHATA NO. 43, 343, & 43, CORRESPONDING TO INDUSTRIAL PLOT NO. C-28, 3RD PHASE, ADITYAPUR INDUSTRIAL AREA, JAMSHEDPUR, VILLAGE- ASANGI, THANA NO. 131, THANA- SERAIKELLA, DISTRICT- SERAIKELLA- KHARSAWAN, TOTAL AREA 15000 SQ. FT.

BOUNDARY

ACCORDING TO SURVEY MAP

NORTH: SURVEY PLOT NO. 1244 (P)
SOUTH: SURVEY PLOT NO. 1243 (P) & 1242 (P)
EAST: SURVEY PLOT NO. 1243 (P), 1244 (P) & 1242 (P)
WEST: SURVEY PLOT NO. 1243 (P) & 1244 (P)

ACCORDING TO INDUSTRIAL MAP

NORTH: INDUSTRIAL PLOT NO. C-27
SOUTH: 60'-0" WIDE ROAD
EAST: 60'-0" WIDE ROAD
WEST: INDUSTRIAL PLOT NO. C-29.

For detail terms and conditions of the sale please refer the link " E-auction" provided in Canara Bank's website (www.canarabank.com) or may **contact Canara Bank, Asset Recovery Management Branch, Ph. No 9771480993 during Office hours on any working day.**

Place: RANCHI
Date: 29.11.2025



कुले केनरा बैंक / For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत ए.आर.एम. शाखा, रांची
Specialised A.R.M. Branch, Ranchi
9771480993

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DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29.11.2025

1	Name and Address of the Secured Creditor	Canara Bank, SARM Branch
2	Name and Address of the Borrower/Mortgager	<p>M/S BABA LOKNATH THERMOFORMING PROPRIETOR- MR. AMARJEET SINGH 5/1 MILLS AND GODOWN AREA, KALIMATI ROAD SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9431302909 EMAIL ID: bltpl.group@gmail.com</p> <p>MR. AMARJEET SINGH, S/O MAHENDER SINGH, 3 MILL GODOWN AREA, KALIMATI ROAD, SAKCHI PO SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9431302909</p> <p>MRS. BALBINDER KAUR DHANDAYAL W/O AMARJEET SINGH 3 MILL GODOWN AREA, KALIMATI ROAD, SAKCHI PO SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9801339985</p> <p>MR. ROHIT PAL SINGH S/O AMARJEET SINGH, 3 MILL GODOWN AREA, KALIMATI ROAD, SAKCHI PO SAKCHI, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND 831001 MOBILE NO.- 9430336555</p>
3	Total liabilities as on 03-02-2025	Rs.4,89,95,423.67 (Rupees Four Crores Eighty-Nine Lakh Ninety-Five Thousand Four Hundred Twenty-Three and Sixty-Seven Paise Only) as on 03.02.2025 + applicable interest there on & other charges.
4	a). Mode of Auction b). Details of Auction service provider c). Date & Time of Auction d). Place of Auction f). Portal of e-auction	Online Electronic Bidding Bank Asset Auction Network (BAANKNET) 23.12.2025 Time 12:00 PM – 04:00 PM Online Portal of E Auction https://baanknet.com/
5	Details of Property/ies	LAND AND BUILDING SITUATED AT PORTION OF PLOT NO. 1242 (P), 1243 (P) & 1244 (P) UNDER KHATA NO. 43, 343, & 43, CORRESPONDING TO INDUSTRIAL PLOT NO. C-28, 3RD PHASE,



Internal

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		<p>ADITYAPUR INDUSTRIAL AREA, JAMSHEDPUR, VILLAGE- ASANGI, THANA NO. 131, THANA- SERAIKELLA, DISTRICT- SERAIKELLA-KHARSAWAN, TOTAL AREA 15000 SQ. FT.</p> <p>BOUNDARY</p> <p>ACCORDING TO SURVEY MAP NORTH: SURVEY PLOT NO. 1244 (P) SOUTH: SURVEY PLOT NO. 1243 (P) & 1242 (P) EAST: SURVEY PLOT NO. 1243 (P), 1244 (P) & 1242 (P) WEST: SURVEY PLOT NO. 1243 (P) & 1244 (P)</p> <p>ACCORDING TO INDUSTRIAL MAP</p> <p>NORTH: INDUSTRIAL PLOT NO. C-27 SOUTH: 60'-0" WIDE ROAD EAST: 60'-0" WIDE ROAD WEST: INDUSTRIAL PLOT NO. C-29</p>
6	Reserve Price	Rs.3,16,00,000.00 (Rupees Three Crore Sixteen Lakhs Only)
7	EMD	Rs.31,60,000.00 (Rupees Thirty-One Lakhs Sixty thousand Only)
8	The property can be inspected Date & Time	22-12-2025 , 10:00 AM TO 02:00 PM

9.Other terms and conditions:

- The property/ies will be sold in "AS is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on or before **22-12-2025 between 10:00 am to 4:00pm.**
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com **portal, you may contact the helpdesk support of Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com.**
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.31,60,000.00 (Rupees Thirty-One Lakhs Sixty thousand Only).** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before **22-12-2025 at 4:00PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.1,00,000.00/-** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

Internal



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- g. The incremental amount/price during the time of each extension shall be **Rs.1,00,000.00** (incremental price) and time shall be extended to 10 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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.
- j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of Canara Bank, **ARM Branch** Name of Branch, IFSC Code **CNRB0007908** (Branch IFSC Code).
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above **Rs. 50.00 Lakh (Rupees Fifty lakh)**, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future 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.
- n. It shall be the responsibility of Bidder to make do diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before **22.12.2025 from 10:00 a.m. to 4:00P.M.**
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details **Binod Kumar Bedia** (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile: **6370103938**) may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com).**"
- q. **This property is lease hold property and having registered lease agreement number- 5166/5152 dated 29.09.2008 with AIADA for the period of 30 years, starting from 29.09.2008 to 28.09.2038.**
- r. **An SA is pending before Hon'ble DRT Ranchi bearing SA no 65 of 2025 and Writ petition before Hon'ble Ranchi High Court baring no WPC-3928 of 2025 w.r.t mortgaged property.**

SPECIAL INSTRUCTION /CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest .Neither Canara bank nor 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.



Internal

कुते केनरा बैंक / For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत ए.आर.एम. शाखा, रांची
Specialised A.R.M Branch, Ranchi

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Specialised Asset Recovery Management Branch, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-
834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

Place: Ranchi

Date: 29.11.2025



केनरा बैंक / For Canara Bank
आधिकृत अधिकारी
विशेषीकृत ए.आर.एम.शाखा, रांची
Canara Bank
Specialised A.R.M. Branch, Ranchi
Mob: 9771480993