

केनरा बैंक

Canara Bank



भारत सरकार का उपक्रम

A Government of India Undertaking



सिंडिकेट Syndicate

Ref: SARM:LDH:205:SALE:NRI:2025:09:VK

Date: 06.09.2025

CANARA BANK, SARM BRANCH LUDHIANA

To

1. M/s NRI Fashion House, Outside Nehru Gate SCO No. 4 Batala, Distt Gurdaspur Punjab 143505
2. Sh. Shubham Khullar (Partner) S/o Sri Suresh Khullar, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505
3. Sh. Ajay Kumar Vij (Partner) S/o Sri Yashpal Vij, H. No. 83 Berian Mohalla, Batala Distt- Gurdaspur Punjab 143505
4. Sh. Suresh Khullar (Partner) S/o Sri Nand Lal, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505
5. Smt. Sonal Khullar (Guarantor) W/o Sri Suresh Khullar, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505
6. Smt. Anu Khullar (Guarantor) W/o Sri Vajinder Khullar, H. No. ZB/2 409 Gopal Nagar, Batala Distt- Gurdaspur Punjab 143505

Dear Sir

Sub: E-auction Sale notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

\*\*\*\*\*

As you are aware, I on behalf of Canara Bank, SARM Ludhiana 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 SARM Ludhiana 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 thereunder, I am herewith sending the Sale Notice (e-auction 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.

Yours faithfully

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTH.OFFICER

प्रमुख प्रबंधन विभाग / SARM BRANCH

मिलर गंज, लुधियाना / Miller Ganj Ludhiana

Authorized Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Internal

Restricted



केनरा बैंक

Canara Bank

भारत सरकार का उपकरण

A Government of India Undertaking



सिंडिकेट Syndicate

Ref: SARM:LDH:205:SALE:NRI:2025:09:VK

Date: 06.09.2025

CANARA BANK, SARM BRANCH LUDHIANA

**SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 charged to the Secured Creditor, the 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 29.09.2025, for recovery of Rs. 171.76 Lakh till 31.08.2025 plus further interest from 01.09.2025 due to the SARM Branch Ludhiana of Canara Bank from M/s NRI Fashion House, Sh. Shubham Khullar S/o Sri Suresh Khullar, Sh. Ajay Kumar Vij S/o Sri Yashpal Vij, Sh. Suresh Khullar S/o Sri Nand Lal, Smt. Sonal Khullar W/o Sri Suresh Khullar and Smt. Anu Khullar W/o Sri Vajinder Khullar.

The reserve price of the property is mentioned here below and the earnest money deposit (EMD) is 10% of Reserve Price of the property. The Earnest Money Deposit shall be deposited on or before 26.09.2025 up to 5.00 pm.

Details and full description of the property(ies):

"Commercial property of single storey, 04 old shop no. 02,20,26,27 situated at old shanti palace market, khajuri gate Batala distt- Gurdaspur in the name of Sh Shubham Khullar S/o Sh Suresh khullar. MC unit no. BXIV-163. The entry incorporated in the Assessment Register/TS-1 of MC Batala at Sr. 306/B, page no. 92 as mentioned for the year ending 2006-07 to 2015-16, vide registered transfer of ownership deed dated 30.12.2015 Vasika no. 3430 registered in the office of Sub registrar Batala. 04 shop out of which shop no. 26 and 27 merged as 01 shop. Area of shop no. 26 and 27- 481.50 sq feet, shop no. 20- 243 SQ FEET, SHOP NO. 02-300 sq feet." (Symbolic Possession)

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager through SARM Branch Ludhiana (Branch name) Canara bank, Ph. No. 9517700632 during office hours on any working day.

E-auction arranged by the service provider M/s PSB Alliance Ltd (baanknet) Ltd through the website <https://baanknet.com/>

1. Name and Address of the Secured Creditor : Canara Bank, SARM Ludhiana
2. Name and Address of the Borrower : M/s NRI Fashion House Nehru Gate SCO No. 4 Batala, Distt Gurdaspur Punjab 143505
3. Total liabilities as on 31.08.2025 : Rs.171.76 Lakh plus further interest from 01.09.2025
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before : 26.09.2025 up to 5:00 p.m.
5. (a) Date & Time of Auction Date: 29.09.2025 Time: 11:30 AM to 12:30 PM  
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)  
(b) Portal of e- auction: <https://baanknet.com/>
6. Details of Property/ies :



Restricted  
Internal



Internal



केनरा बैंक

भारत सरकार का उपक्रम

Canara Bank

A Government of India Undertaking



सिंडिकेट Syndicate

Ref: SARM:LDH:205:SALE:NRI:2025:09:VK

Date: 06.09.2025

- l. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- m. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be **forfeited**.
- n. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- o. Where the sale consideration, of the property to be transferred is Rs. 50.00 Lakh and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS certificate to the Bank.
- p. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. As per banks record, the outstanding dues of the Local Self Government against the property are not known to bank, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- r. For further details contact Authorized Officer (Chief Manager) through, Canara Bank, SARM Ludhiana Branch (Ph. No9517700632); email id cb6819@canarabank.com OR the service provider (M/s PSB Alliance Ltd (baanknet) Contact no. 8291220220; email: **support.BAANKNET@psballiance.com**) during office hours on any working day.

**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: Ludhiana  
Date: 06.09.2025

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTH.OFFICER  
अभिषेक कुमार सिन्हा / SARM BRANCH  
मिलर गज.लुधियाना / Miller Gaj, Ludhiana

Restricted  
Internal