



CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: 2546285005364

Date: 04.12.2025

To,

M/S Shubham Food Products Proprietor Sanjay Kumar Ahuja Industrial Area, East Nimar, Khandwa, Madhya Pradesh - (450001)

Shri. Sanjay Kumar Ahuja S/o Ayaldas Ahuja 60 Sindhi Colony, Khandwa, Madhya Pradesh (450001)

Shri Sanjay Kumar Ahuja S/O Ayaldas Ahuja Residential Land at Vir Rani Durgawati Ward No 34, on Harijan Gali No 02, Singhad Talai Khandwa, Diverted Sheet No 08, Plot No 35 (Old), Plot No 35/2 (New), A Part of Khasra No 327/2 & 327/3 of Khnadwa Taraf Kunbi, Khandwa, Madhya Pradesh (450001)

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 **Khandwa 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 **Khandwa 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.

Yours faithfully,

बॉक्स बैंक
For CANARA BANK


Authorized Officer

Canara Bank

Enclosure – Sale Notice



(Auction Sale Notice for Immovable properties)
CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

CERSAI ASSET ID: 200050437883

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 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 secure creditor, the **Constructive possession** of which has been taken by the Authorised officer of Canara Bank, **Khandwa Branch** Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **30.12.2025** for recovery of **Rs. 22,02,075.18 (Rupees Twenty-Two Lakhs Two Thousand Seventy-Five and Paisa Eighteen Only)** plus interest from **06.04.2025** due to the Secured Creditor from **M/s Shubham Food Products Proprietor Sanjay Kumar Ahuja and Shri Sanjay Kumar Ahuja S/o Ayaldas Ahuja** (borrowers). The reserve price will be **Rupees 21,90,000.00 (Rupees Twenty-One Lakh Ninety Thousand Only)** and the earnest money deposit will be **Rupees 2,19,000.00 (Rupees Two Lakh Nineteen Thousand Only)**

1. Name and Address of the Secured Creditor: Canara Bank, Khandwa Branch.

2. Name and Address of the Borrower/Partners/Guarantor:

M/S Shubham Food Products Proprietor Sanjay Kumar Ahuja Industrial Area, East Nimar, Khandwa, Madhya Pradesh - (450001)

Shri. Sanjay Kumar Ahuja S/o Ayaldas Ahuja 60 Sindhi Colony, Khandwa, Madhya Pradesh (450001)

Shri Sanjay Kumar Ahuja S/O Ayaldas Ahuja Residential Land at Vir Rani Durgawati Ward No 34, on Harijan Gali No 02, Singhad Talai Khandwa, Diverted Sheet No 08, Plot No 35 (Old), Plot No 35/2 (New), A Part of Khasra No 327/2 & 327/3 of Khnadwa Taraf Kunbi, Khandwa, Madhya Pradesh (450001)

3. Total liabilities as on 05.04.2025: Rs. 22,02,075.18 (Rupees Twenty-Two Lakhs Two Thousand Seventy-Five and Paisa Eighteen Only) plus interest from 06.04.2025

4. (a) Mode of Auction: E - Auction

(b) Details of Auction service provider: M/s PSB Alliance (eBkay)

(c) Date & Time of Auction: 30.12.2025 AT 12:00:00 PM to 02.00.00 PM

(d) Place of Auction: <https://baanknet.com/> (Online e-auction)

5. Details of Property/ies: Residential Land at Vir Rani Durgawati Ward No 34, on Harijan Gali No 02, Singhad Talai Khandwa, Diverted Sheet No 08, Plot No 35 (Old), Plot No 35/2 (New), A Part of Khasra No 327/2 & 327/3 of Khnadwa Taraf Kunbi, Khandwa, Madhya Pradesh (450001) standing in the name Sanjay Kumar Ahuja

Area: 2000 SqFt.

Boundaries: -

North: Aam Road

East: House of Sunil Sindhi

South: Open Remaining land of Seller

West: Plot of Sanjay Ahuja

वास्ते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

6. Reserve Price: Rupees 21,90,000.00 (Rupees Twenty-One Lakhs Ninety Thousand Only)

7. Earnest Money Deposit: Rupees 2,19,000.00 (Rupees Two Lakhs Nineteen Thousand Only)

8. The property can be inspected on or before **29.12.2025** between office hours.

9. Other terms and conditions:

a. 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).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on or before **29.12.2025** between office hours.

d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having 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 (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rupees 2,19,000.00 (Rupees Two Lakhs Nineteen Thousand Only)** being 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 **29.12.2025 at 5.00 PM**

f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000.00 (Rupees Ten Thousand Only)** 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 be bid at least once 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.

g. The incremental amount/price during the time of each extension shall be **Rs. 10,000.00 (Rupees Ten Thousand Only)** (incremental price) and time shall be extended to 5 (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, Indore **Khandwa Branch** (Name of the Branch) IFSC code **CNRB0002546** (IFSC code of the Branch).

k. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above Rs 50.00 Lakhs (Rupees Fifty Lakhs), 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 be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized office, 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 the 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 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 due diligence any 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 the property put on auction will be permitted to interest bidders at site on or before **29.12.2025** between office hours.

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 Canara Bank Indore **Khandwa Branch**, Phone No. **8989989153** and Email cb2546@canarabank.com may be contacted during office hours on any working day.

The service provider Bannknet (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

Place: Indore
Date: 04.12.2025

वास्तविक केचुरा बैंक
For CANARA BANK
Authorized Officer
प्राधिकृत अधिकारी / Authorised Officer
Canara Bank