



Ref: ARM/LDH/CR/122/USHA/2025/08

Date: 30.08.2025

CANARA BANK, SARM BRANCH LUDHIANA

To

1. Mrs. Usha W/o Mr. Tilak Raj, Dobhalli, Mutton, Nawanshahr, Punjab-144522.
2. Mr. Tilak Raj S/o Mr. Hari ram, II No.-11, Dobhalli, Balachaur, SBS Nagar, Punjab, 144522.
3. Mr. Pradeep Kumar S/o Mr. Bhupinder Pal, Ward no-2, Wishkarma street, Balachaur, Punjab, 144521.

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 there under, 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

ਕਨੇ ਕੇਨਰਾ ਬੈਂਕ / For CANARA BANK

ਸਾਹਿਬ
ਅਧਿਕਾਰਤ ਅਧਿਕਾਰੀ
ਮਿਲਰ ਗੰਜ, ਲੁਧਿਆਣਾ / MILLER GANJ, LUDHIANA
Authorized Officer, Canara Bank

ENCLOSURE - SALE NOTICE

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 B (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 24.09.2025, for recovery of Rs. 27.75 Lakhs as on 31.07.2025 plus further interest from 01.08.2025 due to the SARM Branch Ludhiana of Canara Bank from Mrs. Usha W/o Mr. Tilak Raj, Mr. Tilak Raj, S/o Hari Ram, Mr. Pardeep Kumar S/o Mr. Bhupinder Lal.

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 23.09.2025 up to 5.00 pm.

Details and full description of the property:

"Land measuring 00 kanal 09 Marla in the name of Smt. Usha W/o Sh Tilak Raj, khata no. 715/1074, Wasika no.2633 dt 11.11.2013, khasra no. 40//21/1/1(3-16) as per jamabandi for the year 2005-2006 situated in the area of Balachaur HB no 193." Registered with sub registrar Balachaur. (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) or may contact Chief Manager through SARM Branch Ludhiana Canara bank, Ph. No. 9517700632 during office hours on any working day.

E-auction arranged by the service provider M/s PSB Alliance Pvt. 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 : Mrs. Usha W/o Mr. Tilak Raj, Mr. Tilak Raj, S/o Hari Ram.
3. Total liabilities as on 31.07.2025 : Rs. 27.75 Lakhs plus further interest from 01.08.2025
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before:
23.09.2025 up to 5:00 p.m.
5. (a) Date & Time of Auction : Date: 24.09.2025
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>

Internal

6. Details of Property :

"Land measuring 00 kanal 09 Marla in the name of Smt. Usha W/o Sh Tilak Raj, khata no. 715/1074, Wasika no.2633 dt 11.11.2013, khasra no. 40//21/1/1(3-16) as per Jamabandi for the year 2005-2006 situated in the area of Balachaur HB no 193." Registered with sub registrar Balachaur.
(Symbolic possession)

Reserve Price: Rs 12,50,000/- EMD amount Rs 1,25,000/-

OTHER TERMS AND CONDITIONS

- a. The property 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). Prospective bidders are advised to peruse/verify copies of title deeds/documents, if any available with concerned branch and may make, their own inquiries regarding encumbrance, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of the property, condition, lien, charges, statutory dues etc. before submitted the bid. Objections raised after participating in auction by the prospective bidder will not be entertained.
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property will not be sold below the Reserve Price.
- d. The property can be inspected with Prior Appointment with Authorized Officer from 17.09.2025 to 18.09.2025 between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) as above, being 10 % of the Reserve Price, in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly on or before 23.09.2025 up to 5:00 pm.
- f. Intending bidders shall hold a valid e-mail address.
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23.09.2025 up to 5:00 PM, to Canara Bank SARM Ludhiana branch, by hand or by email.
 - 1) 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.
 - 2) Bidders Name. Contact No. Address, E Mail Id.
 - 3) Bidder's A/c details for online refund of EMD.
- h. The intending bidders should register their names at portal <https://baanknet.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 PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:support.baanknet@psballiance.com)

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

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- i. No Bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
- j. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- k. 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 (not below 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.
- 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 Lakhs 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. No 9517700632); email id cb6819@canarabank.com OR the service provider (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:support.baanknet@psballiance.com) during office hours on any working day.

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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.

कृते केनरा बैंक / For CANARA BANK
प्रभिकृत अधिकारी / AUTH OFFICER
आमिन्त वसुन्दी प्रबन्धन निगम प्रा. लि. शाखा: SARM BRANCH
मिलर गंज, लुधियाना / MILLER GANJ, LUDHIANA

Place: Ludhiana

Date: 30.08.2025

Authorized Officer, Canara Bank