

Ref: CB/1402/BAHIAN/18092025

Date: 28.08.2025

To,

BAHIAN COMMISSION AGENT
NEW GRAIN MARKET
GURDASPUR PUNJAB

BAGHEL SINGH S/O BALBIR SINGH (Partner)
VILL.- BAHIAN, P.O. - TIBBER
DISTT. - GURDASPUR PUNJAB

RJIT SINGH S/O HARDEEP SINGH (Partner)
VILL. - BAHIAN, P.O. - TIBBER
DISTT.GURDASPUR PUNJAB

Dear Sir/Madam,

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, 2002¹.**

As you are aware, I on behalf of Canara Bank, **GURDASPUR 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 **GURDASPUR 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


Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Internal



(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK, GURDASPUR BRANCH

CANARA BANK, GURDASPUR
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 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 Physical possession of which has been taken by the Authorized Officer of GURDASPUR branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **18.09.2025**, for recovery of **Rs. 32.09 LAKHS** with interest due and other charges, less recovery if any due to the **GURDASPUR branch of Canara Bank** from **BAHIAN COMMISSION AGENT, BAGHEL SINGH S/O BALBIR SINGH (Partner) and HARJIT SINGH S/O HARDEEP SINGH (Partner)**

The **Reserve price** will be **Rs 13.50 Lakhs** and the **Earnest money deposit** will be **Rs 1.35 Lakhs** the **Earnest Money Deposit** shall be deposited on or **before 17.09.2025 by 5:00 pm.**

Details and full description of the property (ies):

Commercial Building situated at situated at shop no. 50, New Grain Market, Gurdaspur, measuring 9 Marlas or 277.77 Sq Yards S.D. no. 4062 dated 22.01.2010

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 Anurag Mehra, Assistant General Manager Recovery Section, Canara Bank, Ph. No. 8725079352 during office hours on any working day.

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

1. Name and Address of the Secured Creditor- Canara Bank **GURDASPUR** branch

Name and Address of the Borrower :

BAHIAN COMMISSION AGENT
NEW GRAIN MARKET
GURDASPUR PUNJAB

BAGHEL SINGH S/O BALBIR SINGH (Partner)
VILL.- BAHIAN, P.O. - TIBBER

Internal

DISTT. - GURDASPUR PUNJAB

HARJIT SINGH S/O HARDEEP SINGH (Partner)

VILL. - BAHIAN, P.O. - TIBBER

DISTT.GURDASPUR PUNJAB

Total liabilities(as on date): Rs. 32.09 LAKHS with interest and other charges, less recovery if any

3. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 17.09.2025
by 5:00 p.m.

4. (a) Date & Time of Auction

Date: 18.09.2025

Time: (11:30 AM With unlimited extension of 5 minutes duration each tills the conclusion of the sale)

(b) Portal of e- auction: <https://baanknet.com/>

Commercial Building situated at shop no. 50, New Grain Market, Gurdaspur, measuring 9
Marlasor 277.77 Sq Yards S.D. no. 4062 dated 22.01.2010

5. Reserve Price: Rs 13.50 Lakhs (RUPEES THIRTEEN LAKH FIFTY THOUSAND ONLY)

OTHER TERMS AND CONDITIONS

- a. The property/ies will be sold in "AS IS WHERE 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 (q) below).
- 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/ies will not be sold below the Reserve Price.
- d. The property can be inspected with Prior Appointment with Authorized Officer from 08.09.2025 to 09.09.2025 between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit EMD amount of 10% of the Reserve Price is to be deposited 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 17.09.2025 by 5:00 pm.
- f. 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

Company Name	M/s PSB Alliance Ltd (baanknet)
--------------	---------------------------------

Internal

Helpdesk Number	8291220220
Email	support.BAANKNET@psballiance.com
website	https://baanknet.com/

- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 18.09.2025 by 5:00 PM, to Canara Bank, GURDASPUR branch, by hand or by email.
- 1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 2) 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.
 - 3) Bidders Name. Contact No. Address, E Mail Id.
 - 4) Bidder's A/c details for online refund of EMD.
- h. 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.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000.00 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.
- j. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. 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.
- l. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- m. Where the sale consideration, of the property to be transferred is Rs. 50 Lac 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.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- o. 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



p. For further details contact Anurag Mehra, Assistant General Manager, Recovery Section, Canara Bank, Ph. No. 9878006036. email id recroasr@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.

कृते केनरा बैंक / For Canara Bank



प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer
Canara Bank

Place: Amritsar

Date: 28.08.2025

Internal