



CANARA BANK, SARM BRANCH LUDHIANA

To

1. M/s Ram Kishan Kasturi Lal, Grain Market, Mandi Ladhuka Fazilka (Borrower) 152123
2. Sh. Jai Pal Batra S/o Sh. Kasturi Lal, Village Kamal Ke Fazilka, (Borrower/Proprietor) 152123
3. Sh. Harbans Lal S/o Sh. Kasturi Lal, Village Kamal Ke Fazilka, (Guarantor/Mortgagor) 152123
4. Sh. Robin Batra S/o Sh. Harbans Lal, Village Kamal Ke Fazilka, (Guarantor) 152123

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

कृति कनारा बैंक / For CANARA BANK

प्राधिकरण अधिकारी / AUTH. OFFICER

आमित रमली प्रबन्धन विभाग / SARM BRANCH
मिलर गांज, लुधियाना / MILLER GANJ, LUDHIANA

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

CANARA BANK, SARM BRANCH LUDHIANA

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 possession of which has been taken by the Authorised 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. 31.40 Lakhs as on 31.07.2025 plus further interest from 01.08.2025 due to the SARM Branch Ludhiana of Canara Bank from M/s Ram Kishan Kasturi Lal, Sh. Jal Pal Batra S/o Sh. Kasturi Lal, Sh. Harbans Lal S/o Sh. Kasturi Lal, Sh. and Sh. Robin Batra S/o Sh. Harbans 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:

Property details "394/1(0-5), 395(0-5) 1/2 share of Total land measuring 00 Kanal 10 Marla comprised in khasra no. 394/1, 395(0-10) old khewat no. 725 as per Jamabandi 1989-90 (New Khewat no. 1123/1121) and old Khatoni no. 1148 as per Jamabandi 1989-90 (New Khatoni no. 1549) situated at Ladhuka Tehsil & district Fazilka Punjab as per the Jamabandi of the year 2014-15 in the name Sh. Harbans Lal R/o Ladhuka Tehsil & District Fazilka vide sale deed no. 655 dated 17.05.1996." (Symbolic Possession)

Bounded as under:

North: Dr. Sethi Wall Gall
 South: Railway Station Road
 East: Property of others
 West: Property of others

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 (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) 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 Ram Kishan Kasturi Lal, Grain Market, Mandi Ladhuka Fazilka
3. Total Liabilities as on 31.07.2025 : Rs. 31.40 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 : 24.09.2025
 (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/>

Details of Property:

Property details "394/1(0-5), 395(0-5) 1/2 share of Total land measuring 00 Kanal 10 Marla comprised in khasra no.394/1, 395(0-10) old khewat no. 725 as per jamabandi 1989-90 (New Khewat no. 1123/1121) and old Khatoni no. 1148 as per jamabandi 1989-90 (New Khatoni no. 1549)situated at Ladhuka Tehsil & district Fazilka Punjab as per the jamabandi of the year 2014-15 in the name Sh. Harbans Lal R/o Ladhuka Tehsil & District Fazilka vide sale deed no. 655 dated 17.05.1996." (Symbolic Possession)

Bounded as under:

North: Dr. Sethi Wall Gall
South: Railway Station Road
East: Property of others
West: Property of others

Reserve Price: Rs. 11,00,000/-; EMD amount Rs. 1,10,000/-

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, liens, 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 Ltd (baanknet) Contact no. 8291220220 email: support.BAANKNET@psballiance.com)

Ref: SARM/LDH/CR/234/SALE/RKKL/08/25

- 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 Sh. Sanjeev Ranjan 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 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.

कृति कनारा बैंक / For CANARA BANK

ग्रामिक अधिकारी / AUTH. OFFICER
आमन यमुनी इलाम गिरजाहारा गांव SARM BRANCH
मिलर गंज, लुधियाना / MILLER GANJ, LUDHIANA
Authorized Officer
Canara Bank

Place: Ludhiana
Date: 30.08.2025