ਕੇਨਰਾ ਬੈਂਕ केनरा बैंक Canara Bank
सिंडिकेट सिंडिकेट Syndicate Together We Can

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK, MAWAI BRANCH

Ref:7987/R&L/PAWAN/Q2-14/2025-26/DS Date:11-08-2025

To

1. Sh. Pawan Kumar Yadav (Borrower/ Mortgagor)
   S/o Raj Bahadur Yadav
   R/O Mohalla Kamlapur,
   Tehsil- Nakodar, District- Jalandhar - 144040

2. Smt. Leela wati (Co- Borrower)
   W/o Pawan Kumar,
   R/O Mohalla Kamlapur
   Tehsil- Nakodar, District- Jalandhar- 144040

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.

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As you are aware, I on behalf of Canara Bank, MAWAI Branch have taken **PHYSICAL 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 MAWAI 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,

Authorised Officer,
Canara Bank

Authorized Officer
Recovery & Legal Section
R.O., Jal.
CANARA BANK

ENCLOSURE – SALE NOTICE

ਕੈਨਰਾ ਬੈਂਕ केनरा बैंक Canara Bank

सिंडिकेट Syndicate Together We Can

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK, MAWAI BRANCH
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) & 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 hypothecated/pledged/charged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of **MAWAI Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **30-08-2025**, for recovery of **1838913.56 (Rupees Eighteen Lakh Thirty Eight Thousand Nine Hundred Thirteen Paisa Fifty Six Only)** plus future interest due to the **MAWAI Branch** of Canara Bank from Sh. Pawan Kumar Yadav (Borrower/ Mortgagor) and Smt. Leela wati (Co- Borrower) W/o Pawan Kumar.

The reserve price will be **Rs. 1478000.00 (Rupees Fourteen Lakh Seventy Eight Thousand Only)** and the earnest money deposit will be **Rs. 147800.00 (Rupees One Lakh Forty Seven Thousand Eight Hundred Only).** The Earnest Money Deposit shall be deposited on or before **29-08-2025 up to 5:00 P.M IST**

1	Name and Address of the Secured Creditor	**Canara Bank, MAWAIBranch**
2	Name and Address of the Borrower	1. Sh. Pawan Kumar Yadav (Borrower/ Mortgagor) S/o Raj Bahadur Yadav R/O Mohalla Kamlapur, Tehsil- Nakodar, District- Jalandhar - 144040 2. Smt. Leela wati (Co- Borrower) W/o Pawan Kumar, R/O Mohalla Kamlapur Tehsil- Nakodar, District- Jalandhar- 144040
3	Total liabilities	**Rs. 1838913.56 (Rupees Eighteen Lakh Thirty Eight Thousand Nine Hundred Thirteen Paisa Fifty Six Only)** plus future interest due
4	Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) Details of Auction Service Provider Date & Time of Auction	**29-08-2025 up to 5:00 P.M IST** M/s PSB Alliance Ltd (BAANKNET) Date: **30-08-2025** **Time: 11:30 AM to 12:30 PM** (With unlimited

		extension of 5 minutes duration each tills the conclusion of the sale)
5	Portal of e- auction	https://baanknet.com/
6	Details of Property/ies	EMT of land and building measuring 4 Marlas 7 Sarai comprised in land measuring 0Marlas 6 Sarsai being 43/1692 share of land measuring 1 K-6 M covered by K/K no. 893/1059 bearing Khasra no. 145//6/4 (0-14), 145//7/2(0-12) and land measuring 4 Marlas 1 Sarsai being 43/1692 share of land measuring 08K-2M covered by K/K no. 892/1058 bearing Khasra no. 145//4/5/2 (0-2), 5/2/2(0-18), 6/1 (3-15), 7/3/1(1-8), 14/1/2(1-13),1197/12 (0-6) situated in the area of village Nakodar-2, Hadbast no. 31 Tehsil Nakodar, Distt - Jalandhar. Boundaries are as sale deed No. 2019-20/184/1/1142 dated 28.11.2019 East: Vacant Plot West: Other House North: Rasta South: Deagre Cersai security interest id **400035390631 AND 400051388004** dated **11-08-2025**
7	Reserve Price	**Rs. 1478000.00 (Rupees Fourteen Lakh Seventy Eight Thousand Only)**
8	EMD	**Rs. 147800.00 (Rupees One Lakh Forty Seven Thousand Eight Hundred Only)**

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 **25-08-2025 to 26-08-2025**

d) Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may

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contact the helpdesk support of Baanknet (Contact details /8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

e) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 147800.00 (Rupees One Lakh Forty Seven Thousand Eight Hundred Only)** being of 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 **29-08-2025 at 5:00PM.**

f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (Incremental amount/price) 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 bid at least one increment above the Reserve Price in order to become a successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and 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/-** (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, MAWAI Branch, IFSC Code CNRB0005386**

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

l) For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is applicable, same shall be paid by the Successful buyer as per Government guidelines.

m) To the best of knowledge and information of the Authorized Officer, 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 property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The eAuction advertisement does not constitute and will not be deemed to constitute any

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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.

n) It shall be the responsibility of Bidder to make due diligence and 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 property put on auction will be permitted to interested bidders at site on **25-08-2025 to 26-08-2025**

o) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p) For further details **KUMAR NILESH,** (Name of Nodal Officer RO, Mobile **+91 74887 12053**) and **Sh. BHAWANA,** Branch Manager, **MAWAI Branch**, Mobile No **+91 87250 79343, EMAIL ID CB5386@CANARABANK.COM** may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051,

Company Name	M/s PSB Alliance Pvt. Ltd.
Address	Corporate Office: Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck terminal, Wadala East, Mumbai, Maharastra 400037
Helpdesk Number	8291220220
Email	support.BAANKNET@psballiance.com
Website	https://baanknet.com/

Authorized Officer
Recovery & Legal Section
RO, Jal.
CANARA BANK

Place: Jalandhar
Date:11-08-2025

Authorized Officer
Canara Bank

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