

CANARA BANK, KIRATPUR SAHIB (2102) BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROREC/SN/S02/2026/SATNAM

Date:20-03-2026

To,

Mr. Satnam Singh (BORROWER & MORTGAGOR)
S/o Gurmail Singh
Village Jeowal
Tehsil Anandpur Sahib
Ropar, Punjab- 140115

Mr. Sethi Sharma (GUARANTOR)
S/O Sh Vijay Kumar
Village Mindhwan
Kiratpur Sahib, Tehsil Anandpur Sahib
Distt - Rupnagar, Punjab- 140116

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, KIRATPUR SAHIB (2102) 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 KIRATPUR SAHIB, DP CODE: 2102 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 hereunder, 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,

ਕੁੰਨੇ ਕੇਨਰਾ ਬੈਂਕ / For CANARA BANK


Authorized Officer, Notised Officer
Canara Bank
ENCLOSURE – SALE NOTICE

Ref: ROREC/SN/S02/2026/SATNAM

Date:20-03-2026

**CANARA BANK, KIRATPUR SAHIB (2102) BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
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 mortgaged/ hypothecated/pledged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Kiratpur Sahib branch of the Canara Bank , will be sold on "As is where is", "As is what is", and " Whatever there is" on **17-04-2026** for recovery of Rs. 2,40,809.70 (Rupees Two Lakh Forty Thousand Eight Hundred Nine and Seventy Paise Only) as on 15-08-2023 Plus accrued interest & further interest from 16-08-2023 and cost, expenses thereon due to the Canara Bank , Kiratpur Sahib branch from Mr. Satnam Singh S/o Sh. Gurmail Singh.

The reserve price will be Rs. 9,40,000/- (Rupees Nine Lakh Forty Thousand Only) and the earnest money deposit will be Rs.94,000 (Rupees Ninety Four Thousand Only) .

The Earnest Money Deposit shall be deposited on or before 16-04-2026 at 5:00 pm.

Details and full description of the property (ies) :

Residential Property measuring 0k-4.3M, Village Jeowal (H.B no 345),Nagar Panchyat, VPO Kiratpur Sahib, Tehsil Anandpur Sahib, District Rupnagar Secured by Registered Mortgage Documents no. 2018-19/37/435 dated 24/06/2018 in the name of Sh. Satnam Singh Son of Sh. Gurmail Singh, Village Jeowal, Tehsil Anandpur Sahib, District Rupnagar, Punjab- 140115.

Boundaries:-

North:- House of Sh. Harpal Singh

South :- House of Sh. Som Nath

East:- Road

West :- House Of Sh. Sukhdev Singh

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 Mr. RAHUL KUMAR KAMBOJ Manager, Canara Bank, Kiratpur Branch Branch (Mobile No. 8437252102) email cb2102@canarabank.com 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, Kiratpur Sahib Dist. Roopnagar
2. Name and Address of the Borrower :

Mr. Satnam Singh (BORROWER & MORTGAGOR)
S/o Gurmail Singh
Village Jeowal
Tehsil Anandpur Sahib
Ropar, Punjab- 140115

Mr. Sethi Sharma (GUARANTOR)
S/O Sh Vijay Kumar
Village Mindhwan
Kiratpur Sahib, Tehsil Anandpur Sahib
Distt - Rupnagar, Punjab- 140116

3. Total liabilities as on 15-08-2023:- Rs. 2,40,809.70 (Rupees Two Lakh Forty Thousand Eight Hundred Nine and Seventy Paise Only) Plus accrued interest & further interest from 16-08-2023 and cost, expenses thereon.
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 16-04-2026 up to 5:00 p.m.
5. (a) Date & Time of Auction
Date: 17-04-2026
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/>
6. Details of Property/ies : Details and full description of the property (ies) :

Residential Property measuring 0k-4.3M, Village Jeowal (H.B no 345), Nagar Panchyat, VPO Kiratpur Sahib, Tehsil Anandpur Sahib, District Rupnagar Secured by Registered Mortgage Documents no. 2018-19/37/435 dated 24/06/2018 in the name of Sh. Satnam Singh Son of Sh. Gurmail Singh, Village Jeowal, Tehsil Anandpur Sahib, District Rupnagar, Punjab- 140115 .

Boundaries:-
North:- House of Sh. Harpal Singh
South :- House of Sh. Som Nath
East:- Road
West :- House Of Sh. Sukhdev Singh

7. Reserve Price :- be Rs.9,40,000/- (Rupees Nine Lakh Forty Thousand 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).
- b. The bidder will also make the due diligence of the properties any liability from any Govt. any other department will be paid by the successful bidder.
- c. 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.
- d. The property/ies will not be sold below the Reserve Price.
- e. The property can be inspected with Prior Appointment with Authorized Officer from 13-04-2026 TO 14-04-2026 between 03:00 PM to 05:00 PM.
- f. 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.
- g. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.94,000.00 (Rupees Ninety Four Thousand Only) being 10 % of the Reserve Price, on or before 16-04-2025 upto 5:00 pm.
- h. 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 M/s PSB Alliance Ltd (baanknet), Contactno.7046612345/6354910172/8291220220/9892219848/8160205051;email:support.BAANKNET@psballiance.com Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- i. 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 BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.BAANKNET@psballiance .com)
- j. EMD deposited by the unsuccessful bidder shall be refunded to their respective E-WALLET maintained with baanknet (M/s PSB Alliance Ltd). Thereafter bidder can withdraw fund/money from E-WALLET to its registered account. Kindly note that the EMD shall not carry any interest.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (Rupees Ten Thousand Only) the bidder who submits the highest bid on closure of 'Online' auction shall be declared as successful bidder.
- 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 declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price as 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.
- n. All charges for conveyance, stamp duty, GST, NOC 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 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.
- p. Authorised 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, Mr RAHUL KUMAR KAMBOJ Manager, Canara Bank, KIRATPUR SAHIB(2102) Branch (Mobile No. 8437252102) email cb2102@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.BAANKNET@psballiance.com) during the office hour 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.

Place: Chandigarh
Date: 20-03-2026

For CANARA BANK
Authorised Officer
Canara Bank Authorised Officer