

(A GOVERNMENT OF INDIA UNDERTAKING)

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001
Specialised Asset Recovery Management Branch, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

SARM RANCHI BRANCH
COVERING LETTER TO SALE NOTICE

Ref: 7908/SARM /E-AUCTION/AQUA SPA/26/AR

DATE: 20.03.2026

To

Borrower	Mortgagor/Guarantor
M/S AQUA SPA AND SERVICES THROUGH ITS PROPRIETOR - MR. MAHESH MAHTO SHOP NO 219 2 ND FLOOR RS TOWER CIRCULAR ROAD, LALPUR RANNCHI, JHARKHAND MAHESH MAHTO S/O FAGU MAHTO VILL PURBI TARUB KATAMKULI PS RATU DIST RANCHI 835222	MAHESH MAHTO S/O FAGU MAHTO VILL PURBI TARUB KATAMKULI PS RATU DIST RANCHI 835222

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of **Canara Bank, Ranchi Ashok Nagar 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 **Ranchi Doranda Branch** now with **SARM Ranchi 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 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,

केनरा बैंक / For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत ए.आर.एम. शाखा, रांची
Authorized Officer, Ranchi
Canara Bank
Mob No. 9771480993



ENCLOSURE - SALE NOTICE

Internal

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(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

Cersai id 400068678098

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 provision 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 Mortgagor(s) that the below described immovable property mortgaged to the Secured Creditor, the symbolic/constructive possession of which has been taken by the Authorized Officer of SARM Ranchi (Branch) of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **16.04.2026**, for recovery of **₹40,82,232.31 (Rupees Forty lakh Eighty two thousand two hundred thirty two and Paise thirty-one Only)** + further Interest and charges thereon due from **06.02.2025** to the Ranchi Ashok Nagar Branch now with SARM, Ranchi Branch of Canara Bank from M/s Aqua Spa and Services -Proprietor Sri Mahesh Mahto.

The reserve price will be **₹40,50,000/- (Rupees Forty Lakh Fifty Thousand Only)** and the earnest money deposit will be **₹4,05,000/- (Rupees Four lakh Five Thousand only)**. The Earnest Money Deposit shall be deposited on or before **15.04.2026** by 04:00 PM.

Details and full description of the property:

All that Piece and parcel of land measuring an area of 58.25 Decimals out of 103 Decimal under Khata No. 66, Plot No. 1427,1428, 1433 & 1428 sub plot no. 1427/part,1428/part, 1433/part & 1428/part situated at Village Tarup Thana No. 62,P.S. Ratu, District Ranchi vide registered sale deed 7314/6922 dated 07/09/2018 in the name of Mr. Mahesh Mahto.

BOUNDARY AS PER DEED

NORTH: R.S plot No.-1429,1432,1434,1435 & 1436

SOUTH: Part of Plot No. 1428,1433&1427/part,

EAST : R.S plot No.-1437

WEST: Village Road

BOUNDARY AS PER VALUATION

NORTH: R.S plot No.- 1434,1435 & 1436

SOUTH: R.S plot No.-1428 &1427

EAST : R.S plot No.-1437

WEST: 17 Feet kacha road & Part of plot 1428

For detail terms and conditions of the sale please refer the link "E-auction" provided in Canara Bank's website (www.canarabank.com) or may contact Canara Bank, Asset Recovery Management Branch, Ph. No 6302050080 during Office hours on any working day.

Place: RANCHI
Date: 20.03.2026

कृते केनरा बैंक / For Canara Bank
प्राधिकृत अधिकारी / Authorized Officer
विशेषीकृत ए.आर.एम. शाखा रांची
Specialised A.R.M. Branch, Ranchi
Authorized Officer
Canara Bank



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DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.03.2026

1	Name and Address of the Secured Creditor	Canara Bank, SARM, Ranchi Branch
2	Name and Address of the Borrower/Mortgager	M/S AQUA SPA AND SERVICES THROUGH ITS PROPRIETOR - MR. MAHESH MAHTO SHOP NO 219 2 ND FLOOR RS TOWER CIRCULAR ROAD, LALPUR RANNCHI, JHARKHAND MAHESH MAHTO S/O FAGU MAHTO VILL PURBI TARUB KATAMKULI PS RATU DIST RANCHI 835222
3	Total liabilities as on 06/02/2025	₹40,82,232.31 (Rupees Forty lakh Eighty two thousand two hundred thirty two and Paise thirty-one Only), + further Interest and charges thereon
4	a). Mode of Auction b). Details of Auction service provider c). Date & Time of Auction d). Place of Auction f). Portal of e-auction	Online Electronic Bidding M/s PSB Alliance (baanknet) 16.04.2026 Time 12:00 PM - 04:00 PM Online Portal of E Auction https://baanknet.com/
5	Details of Property/ies	All that Piece and parcel of land measuring an area of 58.25 Decimals out of 103 Decimal under Khata No. 66, Plot No. 1427, 1428, 1433 & 1428 sub plot no. 1427/part, 1428/part, 1433/part & 1428/part situated at Village Tarup Thana No. 62, P.S. Ratu, District Ranchi vide registered sale deed 7314/6922 dated 07/09/2018 in the name of Mr. Mahesh Mahto. BOUNDARY AS PER DEED NORTH: R.S plot No.-1429,1432,1434,1435 & 1436 SOUTH: Part of Plot No. 1428,1433&1427/part, EAST : R.S plot No.-1437 WEST: Village Road



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		BOUNDARY AS PER VALUATION NORTH: R.S plot No.- 1434,1435 & 1436 SOUTH: R.S plot No.-1428 &1427 EAST : R.S plot No.-1437 WEST: 17 Feet kacha road & Part of plot 1428
6	Reserve Price	₹40,50,000/- (Rupees Forty Lakh Fifty Thousand Only)
7	EMD	₹4,05,000/- (Rupees Four lakh Five Thousand only)
8	The property can be inspected Date & Time	UPTO 15.04.2026 , BETWEEN 10:00 AM TO 04:00 PM

9. 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 or before **15.04.2026** between 10:00 am to 4:00pm.
- 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 also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal, you may contact the helpdesk support of Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **₹4,00,000/- (Rupees Four lakh 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 **15.04.2026** at 4:00PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **₹30,000.00/-** (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 successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a 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 ₹30,000.00 (incremental price) and time shall be extended to 10 (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, **SARM Branch** Name of Branch, IFSC Code **CNRB0007908** (Branch IFSC Code).
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.



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- l. For sale proceeds above ₹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 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 e- Auction advertisement does not constitute and will not be deemed to constitute any 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. 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 or before **15.04.2026** from 10:00 a.m. to 5:00 P.M.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details **Binod Kumar Bedia** (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile: **6370103938**) 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**, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com).

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara bank nor 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: Ranchi
Date: 20.03.2026



कृते केनरा बैंक / For Canara Bank

प्राधिकृत अधिकारी / Authorized Officer
विशेषीकृत ए.आर.एम. शाखा, रांची
Specialized A.R.M. Branch, Ranchi

Authorized Officer
Canara bank
Mob No. 9771480993