

CANARA BANK, KAILASH NAGAR, LUDHIANA BRANCH

Ref: E-AUCTION/2025/2

Date: 06.03.2026

To

M/S ARAV FASHIONS

(Borrower)

- A. B 34/174, 1st FLOOR, ST NO 14,
NEAR AKAL MANDAL GURDWARA,
SANDHU NAGAR, LUDHIANA-141008
Ph: 07973309068
fashionsarav@gmail.com
- B. FACTORY NO. 539/193, ST NO 8, NEW SHIVPURI,
SHIVPURI, LUDHIANA-141010

Shri RAJINDER KUMAR S/O Shri PREM CHAND

(Proprietor)

- A. H NO 3264, SEC 32A, JAMALPUR
PUNJAB- 141010
Ph: 919417169263
- B. M.C.NO. B-XXXIV-4455/C,
STREET NO. 10, DURGAPURI, NEAR AARE WALA CHOWK,
VILLAGE HAIBOWAL KALAN, LUDHIANA-141001

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, 2002¹.

As you are aware, Authorized Officer on behalf of Canara Bank KAILASH NAGAR 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 KAILASH NAGAR 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,



Authorised Officer, Canara Bank

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ENCLOSURE – SALE NOTICE

CANARA BANK, KAILASH NAGAR, LUDHIANA BRANCH (DP Code -18162)

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 hypothecated/pledged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of KAILASH NAGAR Ludhiana Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” **on 24.03.2026 for recovery of Rs. 2,36,21,761.07+ Interest due** to the KAILASH NAGAR Ludhiana Branch of Canara Bank from M/s Arav Fashion(Prop. Mr. Rajinder Kumar)

The reserve price for Property 1 is **Rs. 14.00 Lakh** and the earnest money deposit will be **Rs 1.40 Lakh** and Property 2 is **Rs.39.00 Lakh** and the earnest money deposit will be **Rs3.90 Lakh**, The Earnest Money Deposit shall be deposited on or before **23.03.2026** at 5.pm.

Details and full description of the property(ies) :

Property 1- Property measuring 55.50 sq yds, comprised in Khasra No 27/17/1, 24/4, Khata No. 24/29, as per jamabandi for the year 2013-14, situated at Village Baranhara, Hadbast No. 150, locality known as New Enclave , Near Vallabh Vihar, Tehsil & District Ludhiana.

Bounded as under :-

East	: Road	35'-3'
West	: Neighbour	36'-9"
North	: Road	13'-9"
South	: Road	14'-0"

Property 2:-Property/House bearing MC No. B-XXXIV-4455/C, measuring 100 Sq yds, comprised in Khasra No. 20//1/2, 10/2, 21//5/2/2, 6/1, Khata No 379/448, as per jamabandi for the year 2011-12, situated at Village Haibowal Kalan, Hadbast No. 102, locality known as Durgapuri, Tehsil & District Ludhiana.

Bounded as under:-

East	: Road 20' wide	30'
West	: Pawan Sharma	30'
North	: Road 30' wide	30'
South	: Neighbour	30'

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara

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Bank's website (www.canarabank.com) or may contact Branch Manager, **CANARA BANK, KAILASH NAGAR, LUDHIANA BRANCH, Ph. No. 9872418162** during office hours on any working day.

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

1. Name and Address of the Secured Creditor: **Canara Bank, KAILASH NAGAR, LUDHIANA**
2. Name and Address of the Borrower :i) **M/S ARAV FASHIONS**
3. **Total liabilities as on Date : Rs. 2,36,21,761.07 + Interest**
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before :**23.03.2026 before 5:00 PM**
5. (a) Date & Time of Auction
Date:24.03.2026
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/>

Details of Property/ies : Property 1- Property measuring 55.50 sq yds, comprised in Khasra No 27/17/1, 24/4, Khata No. 24/29, as per jamabandi for the year 2013-14, situated at Village Baranhara, Hadbast No. 150, locality known as New Enclave , Near Vallabh Vihar, Tehsil & District Ludhiana.

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Property 2- Property/House bearing MC No. B-XXXIV-4455/C, measuring 100 Sq yds, comprised in Khasra No. 20/1/2, 10/2, 21/5/2/2, 6/1, Khata No 379/448, as per jamabandi for the year 2011-12, situated at Village Haibowal Kalan, Hadbast No. 102, locality known as Durgapuri, Tehsil & District Ludhiana.

Bounded as under:-

East	: Road 20' wide	30'
West	: Pawan Sharma	30'
North	: Road 30' wide	30'
South	: Neighbour	30'

1. **Reserve Price Property 1 : Rs. 14.00 (Rupees Fourteen Lakh only)**
2. **Reserve Price Property 2 : Rs . 39.00 (Rupees Thirty Nine Lakh 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 (p) 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 16.03.2026 to 17.03.2026 between 03:00 PM to 05:00 PM.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of for property 1 will be Rs 1.40 Lakh and Property 2 will be 3.90 lakh , being 10 % of the Reserve Price, by way of Remittance/ Deposit of EMD Amount in E Wallet of BAANKNET Portal: EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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 23.03.2026 upto 5:00 pm.
- f. Intending bidders shall hold a valid e-mail address.
- g. The intending bidders should register their names at portal <https://canarabank.Baanknet.net> 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 Pvt Ltd(Baanknet) Contact no. 8291220220; email: support.BAANKNET@psballiance.com.
- 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 Sh. Lovish Kumar Manager Kailash nagar branch, Mobile No **7696618162** email id **cb18162@canarabank.com** OR the service provider M/s PSB Alliance Pvt Ltd(Baanknet), Contact no. 8291220220; email: support.BAANKNET@psballiance.com, during office hours on any working day.

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/

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: LUDHIANA
Date: 06.03.2026



Authorized Officer
Canara Bank