

Ref: 3876/E-AUCTION/KOMAL/2025

Date: 06.03.2026

To

KOMAL ENTERPRISES
PROP. TEHSEEM AHMED
GROUND FLOOR H NO 1377/A
VARDHMAN NAGAR ,RAHON ROAD ,
LUDHIANA ,PUNJAB 141007
91-9417534786

TEHSEEM AHMED S/O ABDUL RAHEEM
3680, ST NO 11,
NEW SHIVAJI NAGAR,
LUDHIANA, PUNJAB 141008
91-9417534786

(Proprietor and Borrower)

MOHD NAEEM S/O MOHD ABDUL RAHEEM
H NO 3680, ST NO 11,
NEW SHIVAJI NAGAR,
LUDHIANA PUNJAB 141008
91-7696878794

(Guarantor)

RAHILA W/O MOHD SHAMIM,
HOUSE NO.3679/80,
NEW SHIVA JI NAGAR,
LUDHIANA, PUNJAB 141008

(Guarantor)

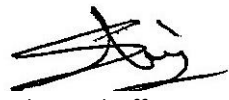
Dear Sir,

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 SME Sunder 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 SME Sunder 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 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
ENCLOSURE – SALE NOTICE

CANARA BANK, SME SUNDER NAGAR LUDHIANA 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) 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 SME Sunder 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. 1,05,80,604.63** + INTT THEREON due to the SME Sunder Nagar Ludhiana Branch of Canara Bank from **M/s KOMAL ENTERPRISES and TEHSEEM AHMED**

The reserve price of Property will be **Rs. 109.00 Lakh** the earnest money deposit for property will be **Rs 10.90 Lakh**. The Earnest Money Deposit shall be deposited on or before **23.03.2026 by 5.00 PM**.

Details and full description of the property(ies) : All that part and parcel of Property/house measuring 216 sq.yrds, bearing M.C. No. B-23.3679, Comprised in khata nos. 189/193, 190/194, 171/185, 191-192/195,584/622,585/626,khasara nos .1262, 1263, 4875/1264, 4876/1264, 4877/1267,4879/1267, 4878/1267, as per jamabandi for the year 2007-08 situated at village taraf saidan locality known as new shivaji nagar, Ludhiana, out of sale deed wasika no.37 dated 05.04.1974, mutation of inheritance no.61615 and registered deed of family settlement wasika no.6913 dated 24.06.2011 and mutation of family settlement wasika no.6913 dated 24.06.2011 and mutation of family settlement No. 66871, latest jamabandi and from T.S.-1 And Bounded As Under:-

East	: Street	36'-00"
West	: Neighbour	36'-00"
North	: Prakash Chand	54'-00"
South	: Street	54'-00"

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, SME Sunder Nagar Ludhiana Branch Canara bank , Ph. No. 9878403876 during office hours on any working day.

E-auction arranged by the service provider <https://baanknet.com/>

1. Name and Address of the Secured Creditor : Canara Bank, SME Sunder Nagar Ludhiana (Branch)
2. Name and Address of the Borrower : M/s KOMAL ENTERPRISES and TEHSEEM AHMED , GROUND FLOOR H NO 1377/A VARDHMAN NAGAR RAHON ROAD LUDHIANA PUNJAB 141007 and 3680, ST NO 11, NEW SHIVAJI NAGAR, LUDHIANA, PUNJAB 141008.

3. Total liabilities as on date : **Rs. 1,05,80,604.63** + interest thereon

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 : **All that part and parcel of Property/house measuring 216 sq.yrds, bearing M.C. No. B-23.3679, Comprised in khata nos. 189/193, 190/194, 171/185, 191-192/195,584/622,585/626,khasara nos .1262, 1263, 4875/1264, 4876/1264, 4877/1267,4879/1267, 4878/1267, as per jamabandi for the year 2007-08 situated at village taraf saidan locality known as new shivaji nagar, Ludhiana, out of sale deed wasika no.37 dated 05.04.1974, mutation of inheritance no.61615 and registered deed of family settlement wasika no.6913 dated 24.06.2011 and mutation of family settlement wasika no.6913 dated 24.06.2011 and mutation of family settlement No. 66871, latest jamabandi and from T.S.-1 And Bounded As Under:-**

East	: Street	36'-00"
West	: Neighbour	36'-00"
North	: Prakash Chand	54'-00"
South	: Street	54'-00"

Reserve Price of Property : Rs 109.00 Lakh (Rupees One Crore 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 will be Rs 10.90 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 **Smt. Sonam Singh** Chief Manager, Mobile No **9878403876** email id **sme**cb3876@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