

Ref: ARM II: CR: SARFAESI: SALE: KISSANTRACTOR-05:2025

Date: 06.04.2026

To,

Name	Constituent	Address
M/s Kissan Tractors and Implements	Partnership	Near Corbet Hotel, Moradabad Road, Kashipur, Udham Singh Nagar, Uttarakhand 244713
Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak	Partner & Guarantor & Mortgagor	Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713
Sh. Simarpal Singh Bains S/o Paramjeet Singh Bains	Partner & Guarantor	Baintwala, Post Kunda Kashipur, Udham Singh Nagar, Uttarakhand 244713
Dr. Tulika Pathak w/o Sh. Ajay Pathak	Guarantor & Mortgagor	Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713

and

Name	Constituent	Address
M/s Yash Traders	Borrower	Moradabad Road, Kashipur, Udham Singh Nagar, Uttarakhand pin: 244713
Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak	Prop. & Mortgagor	Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713
Dr. Tulika Pathak w/o Sh. Ajay Pathak	Guarantor & Mortgagor	Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713

and

Name	Constituent	Address
Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak	Borrower & Mortgagor	Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713
Dr. Tulika Pathak w/o Sh. Ajay Pathak	Borrower & Mortgagor	Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713

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) & 8(9) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank has 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27, 1st Floor, Hauz Khas, New Delhi for further follow up in recovery of the dues.

The undersigned proposes to sell the assets (through E-auction) more fully described in the Schedule of Sale Notice.

ए-27, प्रथम तल, हौज खास, नई दिल्ली - 110016; A-27, 1st Floor, Hauz Khas, New Delhi - 110016

Ph- +91-8826933887

Email: cb3038@canarabank.com

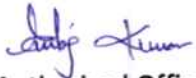
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Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (E auction notice) containing terms and conditions of the sale.

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

ENCLOSURE – SALE NOTICE Annexure 13



Annexure 13

SALE NOTICE

E-Auction sale notice for sale of Immovable property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to rule 8(6) & 8(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 mortgaged/charged to the secured creditors, the **Constructive possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 28.04.2026 from 12.30 p.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs 1,53,46,395.43 (Rupees One Crore Fifty three Lakhs Forty Six Thousand Three Hundred Ninety Five and Paise Forty Three only)** as on **03.07.2025** plus further interest along with expenses, other charges, etc. less recovery if any due to Canara Bank from **M/s Kissan Tractors and Implements (partners Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak and Sh. Simerpal Singh Bains S/o Paramjeet Singh), M/s Yash Traders (prop. Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak), Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak and Dr. Tulika Pathak W/o Sh. Ajay Pathak (jointly) and Dr. Tulika Pathak w/o Sh. Ajay Pathak**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Sl No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
1	EMT of land and building situated at Old Awas, House no. 8, Ward no. 3, Tehsil Kashipur, Distt. Udham Singh Nagar, Uttarakhand measuring 191.49 Sqm bounded as under: North : Others property, South: 9 mtr wide road East: House no. 6, West: House no. 10 (Property Under Symbolic Possession)	Rs. 103.00 Lakhs (Rupees One Crore three Lakhs only) EMD: 10.30 Lakhs (Rupees Ten Lakhs Thirty Thousand only)	Not known to Bank
2	EMT of Residential Flat situated at Khasra no. 112 Min, Apartment no. A -404, Ridhi Block, Shri Ganpati Apartment situated at village Ginnikhera Tehsil Kashipur, Kashipur, District Udham Singh Nagar, Uttarakhand measuring area 991.40 Sqft i.e 92.14 Sq mtr within super area 1242.83 sqft i.e 115.50 Sq mtr Bounded as under: North : Flat no. 403, South: Flat no. 405 East: Open & park at GF, West: Common passage (Property Under Symbolic Possession)	Rs. 43.00 Lakhs (Rupees Forty-Three Lakhs only) EMD: 4.30 Lakhs (Rupees Four Lakhs Thirty Thousand only)	Not known to Bank

The EMD should be deposited on or before 27.04.2026 up to 5.00 pm.

The property will be sold above the Reserve Price.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided website, <https://baanknet.com/> , Email- support.BAANKNET@psballiance.com or may contact **SH. NITIN KAKKAR . Mobile No: 9096368559 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887, Canara Bank, ARM II Branch, during office hours on any working day.**

Place: New Delhi

Date: 06.04.2026


AUTHORISED OFFICER
CANARA BANK

ए-27, प्रथम तल, हौज़ खास, नई दिल्ली – 110016; A-27, 1st Floor, Hauz Khas, New Delhi - 110016

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

DATED: 06.04.2026

1. Name and address of the Secured Creditor : **Canara Bank ARM II Branch**
2. Name and address of the Borrower(s)/Guarantor(s) : M/s Kissan Tractors and Implements (Borrower) Near Corbet Hotel, Moradabad Road, Kashipur, Udham Singh Nagar, Uttarakhand 244713, M/s Yash Traders (Borrower) Moradabad Road, Kashipur, Udham Singh Nagar, Uttarakhand pin: 244713, Sh. Ajay Pathak S/o Sh. Buddhi Prakash Pathak (Borrower & Guarantor & Mortgagor) Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713, Sh. Simarpal Singh Bains S/o Paramjeet Singh Bains (Partner & Guarantor) Baintwala, Post Kunda Kashipur, Udham Singh Nagar, Uttarakhand 244713, Dr. Tulika Pathak w/o Sh. Ajay Pathak (Borrower, Guarantor & Mortgagor) Sanjeevni Health Care H.no. 8 Old Awas Vikas Bajpur Road, Kashipur, Uttarakhand 244713

3. **Total liabilities: of Rs 1,53,46,395.43 (Rupees One Crore Fifty three Lakhs Forty Six Thousand Three Hundred Ninety Five and Paise Forty Three only) as on 03.07.2025** Plus further interest along with expenses, other charges, etc less recovery if any due to Canara Bank

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction : **M/s PSB Alliance (Baanknet)**
service provider **MOB: 8291220220**
Website: <https://baanknet.com/>
email: support.BAANKNET@psballiance.com

(c) **Date & Time of e- auction: Date 28.04.2026 Time 12.30 p.m. to 1.30 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price: Property no. 1: Rs. 103.00 Lakh (Rupees One Crore three Lakhs only)**
Property no. 2 : Rs. 43.00 Lakhs (Rupees Forty three Lakhs only)

7 . Other terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 27.04.2026 between 11.00 and 4.00 pm.
- 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email: support.baanknet@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 10.30 Lakhs for property no. 1 and 4.30 Lakhs for property no. 2 Lakhs 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 27.04.2026 5.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 50,000/- (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 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.

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- h. The incremental amount/price during the time of each extension shall be Rs. 50,000/-(incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. 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.
- k. 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, ARM 2 Delhi Name of Branch, IFSC Code 209272434(Branch IFSC Code).
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. 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 applicable, same shall be paid by the Successful buyer as per Government guidelines.
- n. 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.
- o. 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 27.04.2026 from 11.00 a.m. to 4.00 P.M.
- p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. For further details **SH. NITIN KAKKAR, Mobile No: 9096368559** and **SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887**, Canara Bank ARM II Branch, e-mail jd-cb3038@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, Email:support.baanknet@psballiance.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: New Delhi
Date: 06.04.2026



AUTHORISED OFFICER
CANARA BANK

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