

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,
A-27, 1STFLOOR, HAUZ KHAS, NEW DELHI-110016
Email: cb3038@canarabank.com

Ref: ARM II/CR/SARFAESI/RASHIINDUSTRIES/APR/2026

Date: 06.04.2026

To,

M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi 2. Shri Rakesh Joshi Khasra No 235/CH, Opp. Titan, Haridwar Road, Kuanwala Dehradun-284008- <u>Uttarakhand</u>	M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi 2. Shri Rakesh Joshi Khata Khatauni No.501, Khasra No. 2093, Shanti Kunj Lane No.5, Lower Nasthanpur, PO-Nehrugram, Near SGRR School Dehradun-248014- <u>Uttarakhand</u>
Shri Rakesh Joshi S/o Shri Ravidutt Joshi R/o H. No. 397, Rajeshwari Puram, Lower Nathanpur, Dehradun-248001 Uttarakhand	Smt. Sheetal Joshi W/o Shri Rakesh Joshi R/o H. No. 397, Rajeshwari Puram, Lower Nathanpur, Dehradun-248001 <u>Uttarakhand</u>

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)/Rule 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 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.

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

ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,
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Email: cb3038@canarabank.com

Annexure 13

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
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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 proviso to rule 8(6)/ Rule 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 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. 56,01,799.70 (Rupees Fifty Six Lakhs One Thousand Seven Hundred Ninety Nine and Seventy Paise Only)** as on 28.10.2018 plus further interest thereon from 01.11.2018 and other expenses less recovery, if any due to Canara Bank from M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi W/o Shri Rakesh Joshi 2. Shri Rakesh Joshi S/o Shri Ravidutt Joshi

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

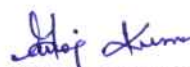
Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
Residential property situated at Khata Khatauni No. 501, Bearing part of Khasra No. 2093 at Mauza Raipur, Pargana Parwa Doon, Dehradun, in the name Smt. Sheetal Joshi W/o Sri rakesh Joshi, R/o H No. 397, RajeshwariPuram, Lower Nathanpur, Dehradun-248001, Boundaries: East- 20 feet wide road SM 18 ft. West- lane of Others SM 18 ft. North- Wall, S.M. 72 ft South- Land of Others, 72 ft (Property is under Physical Possession of the Bank)	Rs. 15,00,000/- (Rupees Fifteen Lakhs only) EMD: Rs. 1,50,000/- (Rupees One Lakh Fifty 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 not be sold below the Reserve Price.

For detailed terms and conditions of the sale please contact the service provider M/S PSB Alliance (BAANKNET), Mob No. 8291220220, Email ID: support.BAANKNET@psballiance.com or may contact SH. DIKSHANT SARKAR. Mobile No: 9667732023 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



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): Details as under:-

M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi 2. ShriRakesh Joshi Khasra No 235/CH, Opp. Titan, Haridwar Road, Kuanwala Dehradun-284008	M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi 2. ShriRakesh Joshi KhataKhatauni No.501, Khasra No. 2093, Shanti Kunj Lane No.5, Lower Nasthanpur, PO-Nehrugram, Near SGRR Schhol Dehradun-248014
ShriRakesh Joshi S/o ShriRavidutt Joshi R/o H. No. 397, RajeshwariPuram, Lower Nathanpur, Dehradun-248001 Uttarakhand	Smt. Sheetal Joshi W/o ShriRakesh Joshi R/o H. No. 397, RajeshwariPuram, Lower Nathanpur, Dehradun-248001 <u>Uttarakhand</u>

3. Total liabilities: Rs. 56,01,799.70 (Rupees Fifty Six Lakhs One Thousand Seven Hundred Ninety Nine and Seventy Paise Only) as on 28.10.2018 plus further interest thereon from 01.11.2018

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: Rs.15,00,000/- (Rupees Fifteen Lakhs only)**

6. Other terms and conditions:

- 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.
- The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- 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 on or before **27.04.2026 up to 5.00 p.m.**
- The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password. Prospective bidder may avail online training on E- auction from the service provider, **M/s PSB Alliance (BAANKNET)**. HELPDESK NUMBER: **8291220220** email: support.BAANKNET@psballiance.com
- EMD deposited by the unsuccessful bidder shall be refunded to them & the EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs. 10,000/- for property**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder.



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Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

- g. 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 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.
- h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- k. 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. It shall be the responsibility of Bidder to make due diligence and physical verification themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.
- l. For further details contact SH. MANOJ KUMAR (Authorized Officer)- Mobile No 8826933887, DIKSHANT SARKAR (Officer) Mobile No. 9667732023, Canara Bank, ARM II Branch, E-mail ID-cb3038@canarabank.com Or the service provider M/S PSB Alliance (BAANKNET) Helpdesk Number- 8291220220/7046612345/6354910172/8160205051/9892219848 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: New Delhi
Date: 06.04.2026


AUTHORISED OFFICER
CANARA BANK

