

KUTCHERY BRANCH
COVERING LETTER TO SALE NOTICE

Ref: 8365/sale/ 145

Date: 13-04-2026

To

1. M/s MARUTI CONSTRUCTION AND DEVELOPERS THROUGH ITS PROPRIETOR: SRI BIKASH KUMAR JAISWAL SINHA COMPOUND PISKA MORE RATU ROAD RANCHI -834005	3) SRI RAJEEW KUMAR JAISWAL (GUARANTOR) SINHA COMPOUND PISKA MORE RATU ROAD RANCHI-834005
2) SRI BIKASH KUMAR JAISWAL (PROPRIETOR / MORTGAGOR) S/O JAGDISH PRASAD JAISWAL 55 HASAL DEVI MANDAP ROAD P.S SUKHDEO NAGAR P.O HEHAL RANCHI -834005	

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, 2002.

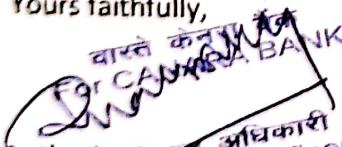
As you are aware, I, on behalf of **Canara Bank, Kutchery Branch**, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Kutchery, Branch of Canara Bank**.

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 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,


For CANARA BANK
अधिकारी
Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

Internal
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(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 movable property hypothecated/pledged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Kutchery** (Branch) of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.04.2026**, for recovery of **Rs.3413855.55** (Rs Thirty Four lakh Thirteen thousand Eight hundred Fifty five and Fifty five paise only + further Interest and charges thereon due to the Kutchery Branch of Canara Bank from **1. M/s MARUTI CONSTRUCTION AND DEVELOPERS THROUGH ITS PROPRIETOR: SRI BIKASH KUMAR JAISWAL SINHA COMPOUND PISKA MORE RATU ROAD RANCHI - 834005. 2. SRI BIKASH KUMAR JAISWAL S/O JAGDISH PRASAD JAISWAL 55 HASAL DEVI MANDAP ROAD P.S SUKHDEO NAGAR P.O HEHAL RANCHI -834005. 3. SRI RAJEEV KUMAR JAISWAL SINHA COMPOUND PISKA MORE RATU ROAD RANCHI-834005.**

The reserve price will be **Rs.6596000/-** (Rupees Sixty-five lakh Ninety six thousand only) and the earnest deposit will be **Rs 659600/-**. The Earnest Money Deposit shall be deposited on or before **29.04.2026 by 05:00 pm.**

Details and full description of the property:

ALL THAT PIECE AND PARCEL OF THE ROOF OF THE GROUND FLOOR OF THE BUILDING MEASURING 1050 SQ FEET ALONG WITH A PORTION OF THE LAND MEASURING 15 FEET * 10 FEET EQUAL TO 150 SQ FEET SITUATED ON THE FRONT SIDE IN THE NORTH EASTERN CORNER OF THE SAID PREMISES TOGETHER WITH PORTION OF THE LAND MEASURING 285 SQ FEET SITUATED ON THE FRONT SIDE IN THE NORTH WESTERN CORNER OF THE SAID PREMISES FOR THE CONSTRUCTION OF STAIRS OVER THE SAID PORTION OF LAND AND FURTHER ALSO A PROPORTIONATE SHARE OF LAND MEASURING 308 SQ FEET OF LAND COVERED UNDER M.S PLOT NO.1397 CORRESPONDING TO CHHAPARBANDI RS PLOT NO. 1397 ZAMABANDI NO. 48 (OLD) & 180(NEW) HOLDING NO. 619,400 & 1054(ALL OLD) & 1055(NEW) WITHIN WARD NO. VII (OLD) & 10 (NEW) WITHIN AREA OF RANCHI MUNICIPAL CORPORATION SITUATED AT PEACE ROAD, VILLAGE LALPUR P.S LALPUR THANA NO.197 DISTRICT RANCHI.

BOUNDED BY:

NORTH :SIDE ROAD

SOUTH: SIDE ROAD

EAST : LAND OF GOUR BABU & J.K JAISWAL FAMILIES

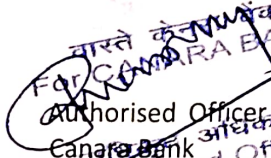
WEST: HOUSE OF NEERAJ JAISWAL AND OTHERS

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s PSB Alliance (<https://baanknet.com/>) or may contact Divisional manager, Regional Office Ranchi, Canara bank , Ph. No. 0651-2332366 mob no 9153886046 and 9113237505 during office hours on any working day.

Place: RANCHI

Date: 13.04.2026

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For  **CANARA BANK**
Authorised Officer
अधिकारी
Authorised Officer

DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13-04-2026:

1	Name and Address of the Secured Creditor	Canara Bank, Kutchery Branch
2	Name and Address of the Borrower/Mortgager	1.M/s MARUTI CONSTRUCTION AND DEVELOPERS THROUGH ITS PROPRIETOR: SRI BIKASH KUMAR JAISWAL SINHA COMPOUND PISKA MORE RATU ROAD RANCHI -834005 2. SRI BIKASH KUMAR JAISWAL S/O JAGDISH PRASAD JAISWAL 55 HASAL DEVI MANDAP ROAD P.S SUKHDEO NAGAR P.O HEHAL RANCHI -834005 3. SRI RAJEEV KUMAR JAISWAL SINHA COMPOUND PISKA MORE RATU ROAD RANCHI-834005
3	Total liabilities as on 12.04.2026	Rs. 3413855.55 (Rs Thirty Four lakh Thirteen thousand Eight hundred Fifty five and Fifty five paise only) with 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 (https://baanknet.com/) Helpdesk Number : 8291220220 Website: https://baanknet.com/ 30-04-2026 Time 11:00 am – 12.00 pm Online Portal of E Auction Website: https://baanknet.com/
5	Reserve Price	Rs. 6596000/-- (Rupees Sixty-five lakh Ninety-six thousand only)

Other terms and conditions:

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FOR CANARA BANK
Internal प्रधिकृत अधिकारी
Internal Authorised Officer

- a) 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.
- b) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- c) The property (ies) can be inspected on or before 29.04.2026 between 10:00 AM and 02:00 PM, with prior appointment with Authorised Officer.
- d) 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 29.04.2026.
- e) Intending bidders shall hold a valid Digital Signature Certificate and e-mail address. For details with regard to Digital Signature, please contact the service provider M/s. PSB Alliance, Bangalore @ Website: <https://baanknet.com/>.
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) The intending bidders should register their names at portal <https://baanknet.com/> 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 (Website: <https://baanknet.com/>) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- 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 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, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/ with unlimited extension of 5 minutes duration each till the conclusion of the sale. 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.
- k) All charges for conveyance, stamp duty /GST and registration charges etc., as applicable shall be borne by the successful bidder only.
- l) 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 which shall be payable separately by the Successful buyer and deposit the same by furnishing the Challan in Form 260 B and submit the original receipt of TDS certificate to the Bank.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office who, as a facilitating centre, shall make necessary arrangements.

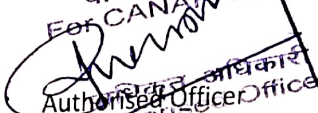
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For CANARA BANK
आधिकृत अधिकारी
Authorized Officer

- o) For further details **contact , Canara Bank, KUTCHERY Branch**, (Contact No. 0651-2202010, 9113237505,9153886046 and e-mail id cb17523@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), Helpdesk Number : 8291220220, Website: <https://baanknet.com/>; may be contacted during office hours on any working day.

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: RANCHI
Date: 13.04.2026

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FOR CANARA BANK

Authorised Officer
Canara Bank