

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: 77701400000458

Date: 17.04.2026

To,

M/s Khushal Verma Construction Proprietor Shri. Chandrashekhar Verma House No 19 Dr. Hasan Ali Marg, Bhagat Singh Chowk, Khandwa, Madhya Pradesh (450001)

Shri. Chandrashekhar Verma S/o Suresh Chand Verma House No 19 DR. Hasan Ali Marg, Bhagat Singh Chowk, Khandwa, Madhya Pradesh (450001)

Smt. Pushpa Bai Verma W/o Jayraj Verma House No 14, Ward No 12, Ghaspura Ganj Bazaj, Maharana Pratap Ward, Khandwa, Madhya Pradesh (450001)

Smt. Pushpa Bai Verma W/o Jayraj Verma Part Plot No 20, Najul Block no 23, Ramkrishanganj Ward No 18, Dr. Hasan Ali Marg, Khandwa, Madhya Pradesh (450001)

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 **Khandwa 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 **Khandwa 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,

**बास्ते केनरा बैंक
For CANARA BANK**

Authorized Officer

Canara Bank

Enclosure – Sale Notice



(Auction Sale Notice for Immovable properties)
CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

CERSAI ASSET ID: 200039277465

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 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 secure creditor, the **Constructive possession** of which has been taken by the Authorised officer of Canara Bank, **Khandwa Branch** Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **12.05.2026** for recovery of **Rupees. 15,95,013.13 (Rupees Fifteen Lakhs Ninety-Five Thousand Thirteen and Paise Thirteen Only)** plus interest from **22.05.2025** due to the Secured Creditor from **M/s Khushal Verma Construction Proprietor Shri. Chandrashekhar Verma, Shri. Chandrashekhar Verma S/o Suresh Chand Verma (borrowers) and Smt. Pushpa Bai Verma W/o Jayraj Verma (Guarantor)**. The reserve price will be **Rupees 23,25,000.00 (Rupees Twenty-Three Lakh Twenty-Five Thousand Only)** and the earnest money deposit will be **Rupees 2,32,500.00 (Rupees Two Lakh Thirty-Two Thousand Five Hundred Only)**

1. Name and Address of the Secured Creditor: Canara Bank, Khandwa Branch.

2. Name and Address of the Borrower/Partners/Guarantor:

M/s Khushal Verma Construction Proprietor Shri. Chandrashekhar Verma House No 19 Dr. Hasan Ali Marg, Bhagat Singh Chowk, Khandwa, Madhya Pradesh (450001)

Shri. Chandrashekhar Verma S/o Suresh Chand Verma House No 19 DR. Hasan Ali Marg, Bhagat Singh Chowk, Khandwa, Madhya Pradesh (450001)

Smt. Pushpa Bai Verma W/o Jayraj Verma House No 14, Ward No 12, Ghaspura Ganj Bazaj, Maharana Pratap Ward, Khandwa, Madhya Pradesh (450001)

Smt. Pushpa Bai Verma W/o Jayraj Verma Part Plot No 20, Najul Block no 23, Ramkrishanganj Ward No 18, Dr. Hasan Ali Marg, Khandwa, Madhya Pradesh (450001)

3. Total liabilities as on 21.05.2025: Rupees. 15,95,013.13 (Rupees Fifteen Lakhs Ninety-Five Thousand Thirteen and Paise Thirteen Only) plus interest from 22.05.2025

4. (a) Mode of Auction: E - Auction

(b) Details of Auction service provider: M/s PSB Alliance (eBkay)

(c) Date & Time of Auction: 12.05.2026 AT 12:00:00 PM to 02.00.00 PM

(d) Place of Auction: <https://baanknet.com/> (Online e-auction)

5. Details of Property/ies: Residential House situated at Part of Plot No 20, Najul Block no 23, Ramkrishanganj, Ward No 18, Dr. Hasan Ali Marg, Khandwa, Madhya Pradesh (450001) standing in the name Smt. Pushpa Bai Verma W/o Jayraj Verma

Area: 598.00 SqFt.

Boundaries: -

North: Road

East: House of Harlal Verma

South: Gali

West: House of Dhammali

l. For sale proceeds above Rs 50.00 Lakhs (Rupees Fifty Lakhs), 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 be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized office, 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 the 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 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.

n. It shall be the responsibility of Bidder to make due diligence any 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 the property put on auction will be permitted to interest bidders at site on or before **11.05.2026** between office hours.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details Canara Bank Indore **Khandwa Branch**, Phone No. **8989989153** and Email cb2546@canarabank.com may be contacted during office hours on any working day.

The service provider Bannknet (**M/s PSB Alliance Pvt. Ltd**), you may contact the helpdesk support of **Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.**

Place: Indore
Date: 17.04.2026

वास्तविक अधिकारी
For CANARA BANK

प्राधिकृत अधिकारी/Authorized Officer
Canara Bank