



(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: KNL/ARMB/JRKS/2026-27/17/AC

Date: 06.04.2026

To,

M/s J And R Associates

Address:- Shop No 16, Gate No. 2, J & R Housing Society,
Village Badarpur Said, Faridabad, Haryana, 121101

Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh (Proprietor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Sh. Kuldeep Singh S/o Sh. Randhir Singh (Guarantor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

And

M/s K S Enterprises

Address:- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Sh. Kuldeep Singh S/o Sh. Randhir Singh (Proprietor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh (Guarantor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.



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As you are aware, Authorised Officer of Canara Bank has taken possession of the assets described in Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our ARM Branch Karnal of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the 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,

कृते केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE –

1. SALE NOTICE
2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE



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30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 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 Creditor, 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" on 16.05.2026, for recovery of Rs. 1,11,84,199.97/- (Rs. One Crore Eleven Lakh Eighty Four Thousand One Hundred Ninety Nine Rupees and Paisa Ninety Seven only) as per Demand Notice dated 14.01.2026 in the accounts of M/s J And R Associates and Rs. 97,23,365.82/- (Rs. Ninety Seven Lakh Twenty Three Thousand Three Hundred Sixty Five Rupees and Paisa Eighty Two only) as per Demand Notice dated 14.01.2026 in account of M/s K S Enterprises plus further interest & other charges(minus recovery, if any) due to the ARM Branch, Plot No-2, Ground Floor, Namaste Chowk, Near Hotel Deventure, Karnal, Haryana 132001 of Canara Bank from

M/s J And R Associates

Address:- Shop No 16, Gate No. 2, J & R Housing Society,
Village Badarpur Said, Faridabad, Haryana, 121101

Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh (Proprietor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Sh. Kuldeep Singh S/o Sh. Randhir Singh (Guarantor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

And

M/s K S Enterprises

Address:- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Sh. Kuldeep Singh S/o Sh. Randhir Singh (Proprietor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101

Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh (Guarantor)

Address :- House No. 8/2, Village Badarpur Said,
Faridabad, Haryana, 121101



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The reserve price will be Rs 1,97,40,000/- and the Earnest Money Deposit (EMD) will be Rs. 19,74,000/-.
The Earnest Money Deposit shall be deposited on or before 15.05.2026 by 05:00 PM.

Description of the Property Mortgaged/Owner's Name/Boundaries	Nature of Possession	Reserve Price (EMD)	Details of encumbrances known to the Secured Creditors
Property measuring 7 Kanal 06 Marla to the extent of 146/865 share out of 43 Kanal 05 Marla forming part of Khewat No 109/89, Khatoni No. 175 Rect No. 5, Kila No. 22/2(4-0), Rect No. 8, Kila No. 2/1(2-3), Rect No. 17, Kila No. 4/1(1-17), 4/3(0-16), Kita 4, measuring 08 Kanal 16 Marlas and Khewat No. 95/76, Khatoni No. 152, Rect No. 1, Kila No. 22/1(1-3), Rect No. 5 Kila No. 2/1/2(3-3), 9(8-0), 26(1-2), Rect No. 15, Kila No. 16/2(0-15), 25/1(4-17), Rect No. 17, Kila No. 7/2/2(2-11), Rect No. 18, Kila No. 10/1/1(6-15), 11/1(0-3), measuring 28 Kanal 09 Marla and Khatoni No. 153/136, Rect No. 15, Kila No. 19/2(6-0) measuring 06 Kanal 0 Marla all totaling to 43 Kanal 05 Marla Situated at Mauja Badarpur Said, Sub Tehsil Tigaon, Distt Faridabad, Haryana in the name of Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh. Bounded as under:- East : Badarpur Road West : Other's property North : 24 feet Road South : 24 feet Road	Symbolic	Rs. 1,97,40,000 (Rs. 19,74,000)	Not known to Secured Creditor

The Earnesh Money Deposit shall be deposited on or before 15.05.2026 upto 5:00p.m.

Details of EMD and other documents to be submitted to service provider on or before 15.05.2026 upto 5:00p.m.

For further details contact Mr. Ranjeet Kumar, Chief Manager Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 0184-4041820, 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com)

Date: 06.04.2026
Place: Karnal



कृते केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
Authorised Officer
CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.04.2026

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch (ARMB), Plot No-2, Ground Floor, Namaste Chowk, Near Hotel Deventure, Karnal, Haryana 132001
2.	Name and Address of the Borrower(s)/ Guarantor(s)	M/s J And R Associates Address:- Shop No 16, Gate No. 2, J & R Housing Society, Village Badarpur Said, Faridabad, Haryana, 121101 Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh (Proprietor) Address :- House No. 8/2, Village Badarpur Said, Faridabad, Haryana, 121101 Sh. Kuldeep Singh S/o Sh. Randhir Singh (Guarantor) Address :- House No. 8/2, Village Badarpur Said, Faridabad, Haryana, 121101 AND M/s K S Enterprises Address:- House No. 8/2, Village Badarpur Said, Faridabad, Haryana, 121101 Sh. Kuldeep Singh S/o Sh. Randhir Singh (Proprietor) Address :- House No. 8/2, Village Badarpur Said, Faridabad, Haryana, 121101 Sh. Pardeep Kumar Bankura S/o Sh. Randhir Singh (Guarantor) Address :- House No. 8/2, Village Badarpur Said, Faridabad, Haryana, 121101
3.	Total liabilities	Rs. 1,11,84,199.97/- (Rs. One Crore Eleven Lakh Eighty Four Thousand One Hundred Ninety Nine Rupees and Paisa Ninety Seven only) as per Demand Notice dated 14.01.2026 in the accounts of M/s J And R Associates plus further interest & other charges(minus recovery, if any) Rs. 97,23,365.82/- (Rs. Ninety Seven Lakh Twenty Three Thousand Three Hundred Sixty Five Rupees and Paisa Eighty Two only) as per Demand Notice dated 14.01.2026 in account of M/s K S Enterprises plus further interest & other charges(minus recovery, if any)
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSA Alliance (Baanknet)



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	(c) Date & Time of Auction	16.05.2026 between 12:30 PM – 01:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	Online
5.	Reserve Price (Property-wise)	Rs. 1,97,40,000 (Rs. One Crore Ninety Seven Lakhs Forty Thousand only)

6. Other terms and conditions:

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 can be inspected, with Prior Appointment with Authorised Officer, on **13.05.2026**.

c) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised officer/Secured Creditors in this regard at a later date.

d) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.

e) 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.

f) 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 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 15.05.2026 by 05:00pm.

g) 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 Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).

h) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **15.05.2026 by 05:00 PM**, to **Canara Bank, ARM Branch, Plot No-2, Ground Floor, Namaste Chowk, Near Hotel Deventure, Karnal, Haryana 132001** by hand or by email.





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- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.
- i) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective Bidders may avail online training on E-auction from the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/support.baanknet@procure247.com).
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 50,000/-**. The bidder who submits the highest bid (above 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.
- l) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, A/c. No. 209272434, IFSC Code: CNRB0006290.
- m) For sale proceeds of **Rs. 50.00 Lakhs (Rupees Fifty Lakhs)** and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- n) All charges for conveyance, stamp duty/GST/registration charges etc., as applicable shall be borne by the successful bidder only.
- o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p) 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 or Canara Bank, ARMB, **Plot No-2, Ground Floor, Namaste Chowk, Near Hotel Deventure, Karnal, Haryana 132001** who, as a facilitating centre, shall make necessary arrangements.



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q) For further details contact Mr. Ranjeet Kumar, Chief Manager Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 0184-4041820, 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com/ support.baanknet@procure247.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.

Date: 06.04.2026

Place: Karnal

कृते केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

CANARA BANK

