

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001
Specialised Asset Recovery Management Branch, 4TH Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-
834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

SARM RANCHI-BRANCH
(COVERING LETTER FOR THE SALE NOTICE)

CERSAI ID- 400027827021

Ref: SARMB/E-AUCTION/233/ RUPA KUMARI /BB

DATE: 18.04.2026

TO

BORROWER AND MORTGAGOR	CO-BORROWER
Mrs. RUPA KUMARI, W/O MUKESH KUMAR CHOUDHARY MAJHOULIYA ASHOK PAPER MILL BISAIPATTI DARBHANGA DARBHANGA BIHAR, PIN 846002 MOBILE NO.- 7488251802 EMAIL ID: mukesh@cadprofessionals.co.in	Mr. MUKESH KUMAR CHOUDHARY, S/O AMAR NATH CHOUDHARY FLAT NO 11, NILKANTH ENCLAVE APARTMENT, DIMNA ROAD, MANGO, JAMSHEDPUR, JHARKHAND, PIN 831012 MOBILE NO.- 9955371588 EMAIL ID: mukesh@cadprofessionals.co.in
Also At: Mrs. RUPA KUMARI, W/O MUKESH KUMAR CHOUDHARY FLAT NO. 502 AND 503, BLOCK-A, 5 th FLOOR, SAI DHAM, SAI COMPLEX, BALIGUMA, MANGO, TOWN JAMSHEDPUR, JHARKHAND, PIN 831012 MOBILE NO.- 7488251802	Also At: Mr. MUKESH KUMAR CHOUDHARY, S/O AMAR NATH CHOUDHARY FLAT NO. 502 AND 503, BLOCK-A, 5 th FLOOR, SAI DHAM, SAI COMPLEX, BALIGUMA, MANGO, TOWN JAMSHEDPUR, JHARKHAND, PIN 831012 MOBILE NO.- 9955371588

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**, Jamshedpur Dimna Road **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 Jamshedpur Dimna Road, **Now with SARM Ranchi 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.

कृते केनरा बैंक / For Canara Bank
 प्राधिकृत अधिकारी / Authorised Officer
 विशेषीकृत ए.आर.एम. शाखा, रांची
 Specialised A.R.M Branch, Ranchi

Authorized Officer
 Canara Bank
 9771480993

ENCLOSURE - SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

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Specialised Asset Recovery Management Branch, 4TH Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-
834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

(Auction Sale Notice for Sale of Immovable Properties)

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 provision 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 legal heirs of guarantor (s) that the below described immovable property mortgaged/charged to the secured creditor, the symbolic possession of which has been taken by the Authorised Officer of SARM Branch of the Canara bank, will be sold on "As is where is", "As is what is" and "whatever there is" on **12.05.2026** for recovery of **₹59,54,735.94 (Rupees Fifty-Nine Lakhs Fifty-Four Thousand Seven Hundred Thirty-Five and Ninety-Four Paise Only)** + applicable interest there on **29-07-2025** & other charges debited due to the Jamshedpur Dimna Road Branch Now with SARM Ranchi Branch of Canara Bank from Mrs. RUPA KUMARI and Mr. MUKESH KUMAR CHOUDHARY.

The reserve price will be **₹72,00,000.00 (Rupees Seventy-Two Lakh Only)** and the earnest money deposit will be **₹7,20,000. (Rupees Seven Lakh Twenty Thousand Only)** The earnest Money deposit shall be deposited on or before **11.05.2026** at 4.00 PM.

Detail and full description of the immovable property with known encumbrances, if any

TWO OWNERSHIP RESIDENTIAL FLAT BEARING FLAT NOS. 502 & 503 'A' ON THE FIFTH FLOOR OF THE BUILDING KNOWN AS "SAI DHAM", SITUATED WITHIN THE CAMPUS/SOCIETY COMMONLY KNOWN AS "SAI COMPLEX", BALIGUMA, MEASURING TOTAL SUPER BUILT UP AREA 2446 SQ. FT., CONSIST OF 2 BEDROOMS, 1 DRAWING CUM DINING HALL, 1 KITCHEN, 2 LAT BATH, 2 BALCONIES ETC. FOR EACH FLAT, INCLUDING TWO CAR PARKING SPACE, ALONG WITH RIGHT OVER UNDIVIDED PROPORTIONATE SHARE OF HOMESTEAD LAND MEASURING AN AREA 180 SQ. FT.= 180 SQ. FT.=360 SQ. FT. OR 0.83 DECIMALS BEING IN NEW PORTION OF PLOT NO. 645 & 646, RECORDED UNDER NEW KHATA NO. 370 & 369, RESPECTIVELY, FROM 'A' SCHEDULE LAND, SITUATED IN MOUZA BALIGUMA, P.S. M.G.M., THANA NO 1150, WITHIN WARD NO. 10 (M.N.A.C), UNDER THE DISTRICT SUB REGISTRY OFFICE, ANCHAL, AND TOWN JAMSHEDPUR, DISTRICT EAST SINGHBUM, STATE JHARKHAND, ALONG WITH ALL ITS ADVANTAGES, PRIVILEGES, AMENITIES, FACILITIES AND COMMON SERVICES AS INSTALLED THEREIN BY THE VENDOR/DEVELOPER, WITH RIGHT TO INGRESS AND EGRESS USING COMMON APPROACH ROADS, PATHWAYS, ALLEYS, STAIRCASE, COMMON CORRIDOR, ETC.(THE ABOVE FLAT PROPERTY IS SITUATED AT OTHER/BANCH ROAD)

THE ABOVE FLAT IS BOUNDED AS:

NORTH: FLAT NO 501
SOUTH: OPEN TO SKY
EAST: OPEN TO SKY
WEST: OPEN SPACE THEN BLOCK A 1
CERSAI ID- 400027827021

For detail terms and conditions of the sale please refer the link "E-auction" provided in Canara Bank's website (www.canarabank.com) or may contact Canara Bank, Specialised Asset Recovery Management Branch, Ph. No 9771480993 during Office hours on any working day.

Place: RANCHI
Date: 18.04.2026

कृते केनरा बैंक / For Canara Bank
प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत ए.आर.एम.शाखा, रांची
Specialised A.R.M Branch, Ranchi
Authorized Officer
Canara Bank
9771480993

DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.04.2026

1	Name and Address of the Secured Creditor	Canara Bank, SARM Branch
2	Name and Address of the Borrower/Mortgager	Mrs. RUPA KUMARI, W/O MUKESH KUMAR CHOUDHARY MAJHOULIYA ASHOK PAPER MILL BISAIPATTI DARBHANGA DARBHANGA BIHAR, PIN 846002 MOBILE NO.- 7488251802 EMAIL ID: mukesh@cadprofessionals.co. Mr. MUKESH KUMAR CHOUDHARY, S/O AMAR NATH CHOUDHARY FLAT NO 11, NILKANTH ENCLAVE APARTMENT, DIMNA ROAD, MANGO, JAMSHEDPUR, JHARKHAND, PIN 831012 MOBILE NO.- 9955371588 EMAIL ID: mukesh@cadprofessionals.co.in Mrs. RUPA KUMARI, W/O MUKESH KUMAR CHOUDHARY FLAT NO. 502 AND 503, BLOCK-A, 5th FLOOR, SAI DHAM, SAI COMPLEX, BALIGUMA, MANGO, TOWN JAMSHEDPUR, JHARKHAND, PIN 831012 MOBILE NO.- 7488251802 Mr. MUKESH KUMAR CHOUDHARY, S/O AMAR NATH CHOUDHARY FLAT NO. 502 AND 503, BLOCK-A, 5th FLOOR, SAI DHAM, SAI COMPLEX, BALIGUMA, MANGO, TOWN JAMSHEDPUR, JHARKHAND, PIN 831012 MOBILE NO.- 9955371588
3	Total liabilities as on 29-07-2025	₹59,54,735.94 (Rupees Fifty-Nine Lakhs Fifty-Four Thousand Seven Hundred Thirty-Five and Ninety-Four Paise Only)+ applicable interest there on 29-07-2025 & other charges debited.
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 Bank Asset Auction Network (BAANKNET) 12.05.2026 Time 12:00 PM - 02:00 PM Online Portal of E Auction https://baanknet.com/
5	Details of Property/ies	TWO OWNERSHIP RESIDENTIAL FLAT BEARING FLAT NOS. 502 & 503 'A' ON THE FIFTH FLOOR OF THE BUILDING KNOWN AS "SAI DHAM", SITUATED WITHIN THE CAMPUS/SOCIETY COMMONLY KNOWN AS "SAI COMPLEX", BALIGUMA, MEASURING TOTAL SUPER BUILT UP AREA 2446 SQ. FT., CONSIST OF 2 BEDROOMS, 1 DRAWING CUM DINING HALL, 1 KITCHEN, 2 LAT BATH, 2 BALCONIES ETC. FOR EACH FLAT, INCLUDING TWO CAR PARKING SPACE, ALONG WITH RIGHT OVER UNDIVIDED

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		PROPORTIONATE SHARE OF HOMESTEAD LAND MEASURING AN AREA 180 SQ. FT.= 180 SQ. FT.=360 SQ. FT. OR 0.83 DECIMALS BEING IN NEW PORTION OF PLOT NO. 645 & 646, RECORDED UNDER NEW KHATA NO. 370 & 369, RESPECTIVELY, FROM 'A' SCHEDULE LAND, SITUATED IN MOUZA BALIGUMA, P.S. M.G.M., THANA NO 1150, WITHIN WARD NO. 10 (M.N.A.C), UNDER THE DISTRICT SUB REGISTRY OFFICE, ANCHAL, AND TOWN JAMSHEDPUR, DISTRICT EAST SINGHBUM, STATE JHARKHAND, ALONG WITH ALL ITS ADVANTAGES, PRIVILEGES, AMENITIES, FACILITIES AND COMMON SERVICES AS INSTALLED THEREIN BY THE VENDOR/DEVELOPER, WITH RIGHT TO INGRESS AND EGRESS USING COMMON APPROACH ROADS, PATHWAYS, ALLEYS, STAIRCASE, COMMON CORRIDOR, ETC.(THE ABOVE FLAT PROPERTY IS SITUATED AT OTHER/BRANCH ROAD) THE ABOVE FLAT IS BOUNDED AS: NORTH: FLAT NO 501 SOUTH: OPEN TO SKY EAST: OPEN TO SKY WEST: OPEN SPACE THEN BLOCK A 1
6	Reserve Price	₹72,00,000.00 (Rupees Seventy-Two Lakh Only)
7	EMD	₹7,20,000.00 (Rupees Seven Lakh Twenty Thousand Only)
8	The property can be inspected Date & Time	Upto 11.05.2026, 10:00 AM TO 04:00 PM

9. 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 or before **11.05.2026 between 10:00 am to 4:00pm**.
- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal, you may contact the helpdesk support of Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **₹7,20,000. (Rupees Seven Lakh Twenty Thousand Only)**. 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 **11.05.2026 at 4:00PM**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **₹50,000.00/-** (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.
- The incremental amount/price during the time of each extension shall be **₹50,000.00** (incremental price) and time shall be extended to 10 (minutes) when valid bid received in last minutes.

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Specialised Asset Recovery Management Branch, 4TH Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-
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- 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 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.
- j. 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, SARM Branch Name of Branch, IFSC Code **CNRB0007908** (Branch IFSC Code).
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above **₹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.
- m. 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.
- n. It shall be the responsibility of Bidder to make do 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 or before **11.05.2026 from 10:00 a.m. to 4:00P.M.**
- 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 **Binod Kumar Bedia** (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile: **6370103938**) 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./ support.ebkray@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 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: 18.04.2026

कृते केनरा बैंक / For Canara Bank
प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत ए.आर.एम. शाखा, रांची
Specialised A.R.M. Branch, Ranchi
Authorised Officer

Canara Bank
Mob: 9771480993