

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK, KOT BADAL KHAN BRANCH

Ref:7987/R&L/LOVEPREET/Q1-01/2026-27/DS

Date:30-04-2026

To

1. Sh. Lovepreet (Borrower/ Mortgagor) S/o Sh. Gurmeet
Village Fatehpur
Post Office Kot Badal Khan
Tehsil Phillaur
Jalandhar 1440392
Ph. No. 9855649220
2. Sh. Daljit Singh (Guarantor) S/o Sh. Joginder Singh
Village Fatehpur
Post Office Kot Badal Khan
Tehsil Phillaur
Jalandhar 1440392
Ph. No. 9915313604

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, KOT BADAL KHAN Branch have taken **PHYSICAL 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 KOT BADAL KHAN 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 thereunder, 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,


Authorized Officer,
Canara Bank

ENCLOSURE - SALE NOTICE



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**CANARA BANK, KOT BADAL KHAN BRANCH
SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 hypothecated/pledged/charged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of **KOT BADAL KHAN Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21-05-2026**, for recovery of **Rs. 11,34,013.28 (Rupees Eleven lakh thirty-four thousand thirteen rupees and Paisa twenty-eight Only)** plus future interest due to the **KOT BADAL KHAN Branch** of Canara Bank from Sh. Lovepreet (Borrower/ Mortgagor) S/o Sh. Gurmeet and Sh. Daljit Singh (Guarantor) S/o Sh. Joginder Singh.

The reserve price will be **Rs. 20,15,000.00 (Rupees Twenty Lakh Fifteen Thousand Only)** and the earnest money deposit will be **Rs. 2,01,500.00 (Rupees Two Lakh One Thousand Five Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **20-05-2026 up to 5:00 P.M IST**.

1	Name and Address of the Secured Creditor	Canara Bank, KOT BADAL KHAN Branch
2	Name and Address of the Borrower	1.Sh. Lovepreet (Borrower/ Mortgagor) S/o Sh. Gurmeet Village Fatehpur Post Office Kot Badal Khan Tehsil Phillaur Jalandhar 1440392 Ph. No. 9855649220 2.Sh. Daljit Singh (Guarantor) S/o Sh. Joginder Singh Village Fatehpur Post Office Kot Badal Khan Tehsil Phillaur Jalandhar 1440392 Ph. No. 9915313604
3	Total liabilities	Rs. 11,34,013.28 (Rupees Eleven lakh thirty-four thousand thirteen rupees and Paisa twenty-eight Only) plus future interest due
4	Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) Details of Auction Service Provider	20-05-2026 up to 5:00 P.M IST M/s PSB Alliance Ltd (BAANKNET)

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	Date & Time of Auction	Date: 21-05-2026 Time: 11:30 AM to 12:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
5	Portal of e- auction	https://baanknet.com/
6	<u>Details of Property/ies</u>	Land and building on plot measuring 10 Marla (1M=272.25 sq.ft.) situated at village Fatehpur, being 10/552 Share of land measuring 27K 12M Khata No. 270/333 killa 74//22(8-0), 23(8-0), 24(8-0), 25/1(3-12) village Fatehpur Boundaries as under: East- Other Agricultural Land West- Road North- Property of Amandeep Kaur South- Kacha Rasta /Passage Cersai security interest id 400063150498 dated 07-02-2022
7	Reserve Price	Rs. 20,15,000.00 (Rupees Twenty Lakh Fifteen Thousand Only)
8	EMD	Rs. 2,01,500.00 (Rupees Two Lakh One Thousand Five Hundred Only)

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 **11-05-2026 to 12-05-2026**
- 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 register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details /8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 2,01,500.00 (Rupees Two Lakh One Thousand Five Hundred Only)** being of 10% of the Reserve Price in E-Wallet of

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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 **20-05-2026 at 5:00PM.**

- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (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 a successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g) The incremental amount/price during the time of each extension shall be **Rs.10,000/-** (incremental price) and time shall be extended to **5 (minutes)** when valid bid received in last minutes.
- 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, KOT BADAL KHAN Branch, IFSC Code CNRB0002103**
- 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 Rs. 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 is 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 eAuction 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.
- n) It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid.

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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 11-05-2026 to 12-05-2026

- o) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details KUMAR NILESH, (Name of Nodal Officer RO, Mobile +91 74887 12053), Sh. SAHIL ARORA, Manager, Recovery Section (+91 95177 72327) and Sh. AJAY KUMAR, Branch Manager, KOT BADAL KHAN Branch, Mobile No +91 9855342103, EMAIL ID CB2103@CANARABANK.COM 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,

Company Name	M/s PSB Alliance Pvt. Ltd.
Address	Corporate Office: Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck terminal, Wadala East, Mumbai, Maharastra 400037
Helpdesk Number	8291220220
Email	support.BAANKNET@psballiance.com
Website	https://baanknet.com/

Place: Jalandhar
Date: 30-04-2026

[Signature]
Authorized Officer
Canara Bank
Recovery & Legal Section
R.O., Jal.
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