केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Ref: SARM/LDH/6819/SALE/278/PC/2026/MAY

Date: 07.05.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.05.2026, for recovery of Rs.194.99 Lakh in M/s Parkash cotton Industries, Sh.Ajay Jagotra S/o Sh.Baldev Raj as on 30.04.2026 plus further interest from 01.05.2026 due to the SARM Branch Ludhiana of Canara Bank.

Details and full description of the property no.1:

SMT of Lease hold rights of Plot of Land measuring 1.5 Kanal along with construction thereon situated at SIDCO Industrial Growth Centre, Samba in the name of M/s Parkash Cotton Industries through its Proprietor Sh. Ajay Jagotra S/o Sh. Baldev Raj

Physical Possession

Reserve Price:Rs.37,18,000/-EMD Amount:Rs.3,71,800/-

For detailed terms and conditions of the sale, please refer to the link provided

In Secured Creditor's website i.e. www.canarabank.bank.in

कृते. केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTH.OFFICER

Authorised Officer

आस्ति वसूली प्रबंधन विशेषीकृत शाखा / SARM BRANCH

मिलर गंज लुधियाना /Miller Ganj Ludhiana

Date: 07.05.2026

Place: Ludhiana

केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

Ref: SARM/LDH/6819/SALE/278/PC/2026/MAY

Date: 07.05.2026

COVERING LETTER TO SALE NOTICE

To

1.M/s Parkash cotton Industries through Proprietor Sh.Ajay Jagotra S/o Sh.Baldev Raj, Industrial Growth Centre Samba Phase 2 SIDCO Samba JAMMU AND KASHMIR 181133.

2.Sh.Ajay Jagotra S/o Sh.Baldev Raj, House no.20, Mohalla Paharian Purani Mandi, Jammu And Kashmir 181133.

Dear Sir,

Sub: Notice under Section13(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.

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As you are aware, I on behalf of Canara Bank SARM LUDHIANA 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 SARM LUDHIANA 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,

कृते, केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTH.OFFICER
आस्ति वसूली प्रबंधन शाखा / SARM BRANCH
मिलर गंज लुधियाना /Miller Ganj Ludhiana

Authorised Officer, Canara Bank

ENCLOSURE–SALE NOTICE

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Ref: SARM/LDH/6819/SALE/278/PC/2026/MAY Date: 07.05.2026

CANARA BANK SARM BRANCH LUDHIANA

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.05.2026, for recovery of Rs. 194.99 Lakh in M/s Parkash cotton Industries, Sh.Ajay Jagotra S/o Sh.Baldev Raj as on 30.04.2026 plus further interest from 01.05.2026 due to the SARM Branch Ludhiana of Canara Bank.

1	**Name and Address of the Secured Creditor**	Specialized Asset Recovery Management Branch, Canara Bank, Gill road, Millerganj, Ludhiana Punjab 141003 Email cb6819@canarabank.com (M) 9517700632
2	**Name and Address of the Borrower & Guarantor**	1.M/s Parkash cotton Industries through Proprietor Sh.Ajay Jagotra S/o Sh.Baldev Raj, Industrial Growth Centre Samba Phase 2 SIDCO Samba JAMMU AND KASHMIR 181133. 2.Sh.Ajay Jagotra S/o Sh.Baldev Raj, House no.20, Mohalla Paharian Purani Mandi, Jammu And Kashmir 181133.
3	**Total liabilities as on**	Rs.194.99 Lakhs
4	a) **Mode of Auction** b) **Details of Auction service provider** c) **Date & Time of Auction** d) **Place of Auction**	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) 29.05.2026 11:30 AM to 12:30 PM https://baanknet.com/
5	**Details of Property/ies**	Details and full description of the property no.1: SMT of Lease hold rights of Plot of Land measuring 1.5 Kanal along with construction thereon situated at SIDCO Industrial Growth Centre, Samba in the name of M/s Parkash Cotton Industries through its Proprietor Sh. Ajay Jagotra S/o Sh. Baldev Raj Physical Possession
6	**Reserve Price**	Reserve Price:Rs.37,18,000/-EMD Amount:Rs.3,71,800/-
7	**Earnest Money Deposit Date on or before**	28.05.2026
8	**The property can be inspected Date & Time**	21.05.2026 to 22.05.2026 between 03.00 PM to 05.00 PM

OTHER TERMS AND CONDITIONS

a. 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).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on 21.05.2026 to 22.05.2026 between 03.00 PM to 05.00 PM.

d. 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 & aadhar and aadhar linked with latest Mobile number and also 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, Email: support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) 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 28.05.2026 at 05.00 PM. Auction would commence at Reserve Price, as mentioned above.

f. Bidders shall improve their offers in multiplies of Rs. 10,000/- mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure o '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.

g. The incremental amount/price during the time of each extension shall be Rs.10,000/- and time shall be extended to 05 minutes when valid bid received in last minutes.

h. Sale shall be confirmed in favor 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, IFSC Code CNRB0006819).

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 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 due 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 21.05.2026 to 22.05.2026 from 03.00 PM to 05.00 PM.

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 Authorized Officer (Chief Manager) through, Canara Bank, SARM Ludhiana Branch (Ph. No 9517700632); email id cb6819@canarabank.commay 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**

कृते. केनरा बैंक / For CANARA BANK

Date:07.05.2026
Place: Ludhiana

Authorised Officer
प्राधिकृत अधिकारी / AUTH.OFFICER
आस्ति वसूली प्रबंधन विशेषीकृत शाखा / SARM BRANCH
मिलर गंज लुधियाना /Miller Ganj Ludhiana