

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016

Email: cb3038@canarabank.com

Ref: ARM II: CR: SARFAESI SALE: JDGALAXY:X:MAY/2025-26

Date: 06-05-2026

To,

M/S J D GALAXY HOTEL (BORROWER)
(PROP. SATISH SEMWAL) PRIMARY SCHOOL
GRAM MANDO NEAR TRISHUL HOME STAY
PATTI BADAGADDI
TEHSIL BHATWARI
NARENDRA NAGAR TEHRI GARHWAL
UTTARKASHI
UTTARAKHAND 249193

SHRI SATISH SEMWAL
(PROPRIETOR/MORTGAGOR) S/O LATE
SHRI. DATARAM SEMWAL
MUKHAWA BHATWARI
UTTARAKASHI
UTTARAKHAND 249135
MOB 9410199883

SMT. GAJENDRI (GUARANTOR)
WO LATE SHRI.DATARAM SEMWAL
GRAM MANDO PATTI BAADAGADDI SUB
TEHSIL JOSHIYADA
TEHSIL BHATWARI
DISTT UTTARKASHI
UTTARAKHAND 249193
MOB 9058991144

Dear Sir,

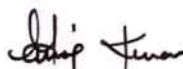
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank has 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 Canara Bank. Subsequently the account is transferred to the Asset Recovery Management Branch II, Hauz Khas, New Delhi for further follow up in recovery of the dues.

The undersigned being the Authorised Officer of the Bank proposes to sell the assets (through e-auction) 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 (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,


Authorised Officer
Canara Bank



ENCLOSURE – SALE NOTICE Annexure 13

Internal

Annexure 13
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016
Email: cb3038@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, 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" basis including encumbrances, if any on 29-05-2026 from 12:30 p.m. to 01:30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale]**, for recovery of **Rs. 71,78,865.75 (Rupees Seventy One Lakh Seventy Eight Thousand Eight Hundred Sixty Five and Seventy Five Paise Only) as on 11.08.2025 + Interest w.e.f. 11.08.2025 + Expenses - Recoveries after 11.08.2025** and other legal charges, valuation charges and misc. charges and less recovery if any, due to Canara Bank from **M/S J D GALAXY HOTEL** through its proprietor **Shri Satish Semwal**.

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under: -

Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
Land situated in mauja Mando patti Badagaddi Sub Tehsil Joshiyada Tehsil Bhatwadi Distt- Uttarkashi having Khata No.00103 Fasli Year from 1425 to 1430 bearing Khara No. 1425 having Area 0.010 Hectare (100 sq mtrs). Khasra No. 1426 having,rea 0.006 Hectare (60 Sq Mtrs), Khasra No. 1560 Madhye Area 0.006 Hectare (60 Sq Mtrs). Total Three Khasra Numbers Having Total Area 0.022 Hectare (220 Sq Mtrs). BOUNDARIES- EAST- LAND OF SHRI. BANUDI WEST- LAND OF SHRI NEGI NORTH- TEKHLA BYPASS MOTOR ROAD SOUTH- LAND OF SHRI CHAUHAN	Rs. 1,85,92,000/- (Rupees One Crore Eighty Five Lakhs Ninety Two thousand only) EMD: 18,59,200/- (Rs. Eighteen lakhs Fifty nine thousand two hundred only.)	Not known to Bank

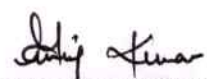
- ❖ **The EMD should be deposited on or before 28-05-2026 up to 5.00 PM.**
- ❖ **The Property will not be sold below the Reserve Price.**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website(www.canarabank.com) or may contact **SHRI SIDDHARTH SHUKLA Mobile No. 9928875879** and **SHRI MANOJ KUMAR (Authorised Officer) Mobile No. 8826933887, Canara Bank, ARM II Branch**, during office hours on any working day.

Date: 06-05-2026
Place: New Delhi

Internal




Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06-05-2026

1. Name and address of the secured creditor: **Canara Bank ARM II Branch**
2. Name and address of the Borrower(s)/Guarantor(s): Details as under: -

M/S J D GALAXY HOTEL (BORROWER) (PROP. SATISH SEMWAL) PRIMARY SCHOOL GRAM MANDO NEAR TRISHUL HOME STAY PATTI BADAGADDI TEHSIL BHATWARI NARENDRA NAGAR TEHRI GARHWAL UTTARKASHI UTTARAKHAND 249193	SHRI SATISH SEMWAL (PROPRIETOR/MORTGAGOR) S/O LATE SHRI. DATARAM SEMWAL MUKHAWA BHATWARI UTTARAKASHI UTTARAKHAND 249135 MOB 9410199883
SMT. GAJENDRI (GUARANTOR) WO LATE SHRI.DATARAM SEMWAL GRAM MANDO PATTI BAADAGADDI SUB TEHSIL JOSHIYADA TEHSIL BHATWARI DISTT UTTARKASHI UTTARAKHAND 249193 MOB 9058991144	

3. **Total liabilities as on 11-08-2025: Rs. 71,78,865.75 (Rupees Seventy One Lakh Seventy Eight Thousand Eight Hundred Sixty Five and Seventy Five Paise Only)** as on **11-08-2025** plus further interest thereon from **11-08-2025** and other legal charges, valuation charges and misc. charges and less recovery if any.

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

(b) Details of Auction : **M/s PSB Alliance (Ebkray)**
MOB: 8291220220
 Website: <https://baanknet.com/>
 email: support.baanknet@psballiance.com

- (c) **Date & Time of e- auction: Date 29-05-2026 Time 12:30 p.m. – 01.30 p.m.**
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price: Rs. 1,85,92,000/- (Rupees One Crore Eighty Five Lakhs Ninety Two 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 between 11.00 A.M to 4.00 P.M. on working days.
- c) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- d) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 up to 5.00 p.m.**
- e) After payment of the **EMD amount**, the intending bidders should submit a copy of the following documents/details on or before **28-05-2026 up to 5:00 PM** to Canara Bank, ARM II Branch, A-27, 1st Floor, Hauz Khas, New Delhi, by hand or by email.
 - RTGS/NEFT Acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.



केनरा बैंक Canara Bank

(भारत सरकार का उपक्रम)

 सिंडिकेट Syndicate

(A Govt. of India Undertaking)

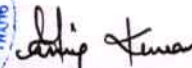
- Bidder's A/c details for online refund of EMD.
- f) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password. Prospective bidder may avail online training on E-auction from the service provider, **M/s PSB Alliance (Baanknet)**. HELPDESK NUMBER: **8291220220**, email: support.baanknet@psballiance.com
- g) EMD deposited by the unsuccessful bidder shall be refunded to them & the EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in the **multiplies 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.
- i) 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 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) For sale proceeds of **Rs. 50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- k) All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- m) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- n) For further details contact **SHRI SIDDHARTH SHUKLA Mobile No. 9928875879 and SHRI MANOJ KUMAR (Authorised Officer) Mobile No. 8826933887, Canara Bank, ARM II Branch, E-mail ID - cb3038@canarabank.com** Or the service provider M/S PSB Alliance (Baanknet) Helpdesk Number- 8291220220/7046612345/6354910172/8160205051/9892219848 email: support.baanknet@psballiance.com, Website: <https://baanknet.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.

Place: New Delhi
Date: 06-05-2026




**AUTHORISED OFFICER
CANARA BANK**

Internal