



(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: SARFAESISALE/M/s Rajlaxmi Enterprises-: PPX: 2025-26

Date: 05.03.2026

To,

<u>M/s Raj Laxmi Enterprises</u> Proprietor Mrs Sapna Garg W/o Mr Lalit Garg Nayagaun Chandan Singh, Bazpur Road, Kaladhungi Nainital, Bazpur 263140.	<u>Proprietor</u> Mrs Sapna Garg W/o Mr Lalit Garg R/o H No 117 Gandhi Nagar Tehsil Bazpur, Us Nagar Bazpur 262401
<u>(Mortgagor/Guarantor)</u> Mr Lalit Garg S/o Mr Satpal R/o H No 117 Gandhi Nagar Tehsil Bazpur, Us Nagar Bazpur 262401.	

Dear Sir/Madam,

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)/ Rule 9 of the Security Interest (Enforcement) Rules, 2002.

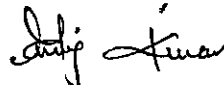
As you are aware, the Authorised Officer of Canara Bank has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27, 1st Floor, Hauz Khas, New Delhi for further follow up in recovery of the dues.

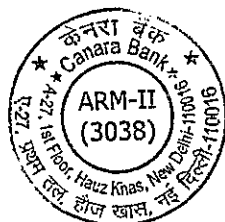
The undersigned proposes to sell the assets (through E-auction) more fully described in the Schedule of Sale Notice.

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)/Rule 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 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 on **27.03.2026 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. 1,73,38,290.71 (Rupees One crore seventy three lakh thirty eight thousand two hundred ninety and paise seventy-one Only)** as on 31.12.2024 plus interest W.e.f 01.01.2025 + expenses –recoveries after 31.12.2024, due to Canara Bank from **Borrower M/s Rajlaxmi Enterprises**, represented by Smt Spana Garg W/o Mr Lalit Garg (Proprietor) and Mr Lalit Garg (Guarantor).

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

SI No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance(s)/Outstanding Dues of local self Govt.
1	Emt of Land & Building in the name of Sh Lalit Garg Situated at Khata No 0022 , Khasra no 277 Min, Area 0.350 Hectare, village Nayagaon Chandan Singh Tehsil Kaladhungi District Nainital Utrakhand 263140. <u>Boundaries (As per sale deed)</u> East : Gool, West : Land of Indarpal & others North : 15 Ft wide road left by donor. South : Land of Ratan Ram. <u>(Property under Symbolic Possession)</u>	Rs 118.00 lakh (Rupees One Crore Eighteen lakh only). EMD Rs 11.80 lakh (Rupees Eleven lakh and Eighty thousand only)	Not known to Bank

The EMD should be deposited on or before 26.03.2026 up to 5.00 pm.

The property will be sold above 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, SH. VAIBHAV AGGARWAL. Mobile No 9811237992, and Sh Manoj Kumar (Authorised officer), Mobile No 8826933887 Canara Bank, ARM II Branch, during office hours on any working day.

Place: New Delhi
Date: 05.03.2026



(Signature)
AUTHORISED OFFICER
CANARA BANK

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 05.03.2026

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 Raj Laxmi Enterprises Proprietor Mrs Sapna Garg W/o Mr Lalit Garg Nayagaun Chandan Singh, Bazpur Road, Kaladhungi Nainital, Bazpur 263140.	Proprietor Mrs Sapna Garg W/o Mr Lalit Garg R/o H No 117 Gandhi Nagar Tehsil Bazpur, Us Nagar Bazpur 262401
(Mortgagor/Guarantor) Mr Lalit Garg S/o Mr Satpal R/o H No 117 Gandhi Nagar Tehsil Bazpur, Us Nagar Bazpur 262401.	

3. **Rs. 1,73,38,290.71 (Rupees One crore seventy three lakh thirty eight thousand two hundred ninety and paise seventy one Only)** as on 31.12.2024 plus interest W.e.f 01.01.2025 + expenses –recoveries after 31.12.2024, due to Canara Bank from **Borrower M/s Rajlaxmi Enterprises**, represented by Smt Spana Garg W/o Mr Lalit Garg (Proprietor) and Mr Lalit Garg (Guarantor).

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

(b) Details of Auction : **M/s PSB Alliance (Ebkray)**
service provider **MOB: 8291220220**
Website: <https://ebkray.in/> or <https://baanknet.com/>
email: support.ebkray@psballiance.com
ure247.com

(c) **Date & Time of e- auction : Date 27.03.2026 Time 12.30 p.m. to 1.30 p.m**

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price: Rs 118.00 Lakhs (Rupees One Crore Eighteen lakh only).**

6. **Other terms and conditions:**

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in/> or <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer between **11.00 A.M to 4.00 P.M.**
- The property will be sold **above the Reserve Price** and the participating bidders may improve their offer further during auction process.
- 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 26.03.2026 up to 5.00 p.m.
- The intending bidders should register their names at portal <https://ebkray.in/> or <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider, M/s PSB Alliance (E-bkray). **HELPDESK NUMBER: 8291220220 email: support.ebkray@psballiance.com.**
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.



Internal

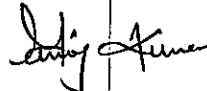
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs. 50,000/-**. The bidder who submits the highest bid (**above the Reserve price**) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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.
- i) 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.
- j) All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- k) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- l) 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.
- m) For further details contact **Sh Manoj Kumar (Authorised officer)**, Mobile No **8826933887** and, **Vaibhav Aggarwal (Officer)** Mobile No **9811237992** Canara Bank, ARM II Branch, E-mail **id-cb3038@canarabank.com** OR the service provider M/S PSB Alliance (Ebkray) Helpdesk Number- 8291220220/ 7046612345/ 6354910172/ 8160205051/ 9892219848 email: support.ebkray@psballiance.com, Website: <https://ebkray.in/> or <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: 05.03.2026


**AUTHORISED OFFICER
CANARA BANK**