केनरा बैंक Canara Bank

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref : JSR GROUP:SALE:JUNE:2026 Date : 29.05.2026

To

M/s JSR Group House No. 181 and 192, Village Kanganheri, New Delhi-110071	Mrs. Indu Sharma W/o Sh. Pradeep Kumar House No. 181 and 192, Village Kanaganheri, New Delhi-110071
Mr. Ramesh Chand S/o Sh. Jagdish Chand Village & Post Kanganheri, New Delhi-110071	Mr. Pradeep Sharma House No. 181 and 192, Village Kanaganheri, New Delhi-110071

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.

****

As you are aware, I on behalf of Canara Bank Karol Bagh 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 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 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,

केनरा बैंक / CANARA BANK
KAROL BAGH
A.R.M. Branch, New Delhi-110005

Authorised Officer, CanaraBank

ENCLOSURE–SALE NOTICE

ASSET RECOVERY MANAGEMENT(ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.
PH-011-28751723, 28754731
Email : cb2365@canarabank.com

CERSAI ID:100000791097

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is here by given to the public in general and in particular to the Borrower(s)and Guarantor(s) that the below described immovable property mortgaged to the secured Creditor, the **Symbolic/Constructive** possession of which has been taken by the Authorised Officer of Canara Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.06.2026,** for recovery of **Rs. 56,14,450.49 (Rupees Fifty-Six Lakhs Fourteen Thousand Four Hundred Fifty and Paise Fourty Nine Only) as on 28.02.2026 and further interest from 01.03.2026 at applicable rate along with expenses, other charges etc. due to our Canara Bank ARM I Karol Bagh Branch** from M/s JSR Group, Mrs. Indu Sharma W/o Sh. Pradeep Kumar, Mr. Pradeep Sharma and Mr. Ramesh Chand S/o Sh. Jagdish Chand.

The reserve price will be **Rs. 1,61,10,000/- (Rupees One Crore Sixty One Lacs Ten Thousand only)** and the earnest money deposit will be **Rs 16,11,000/- (Rupees Sixteen Lacs Eleven Thousand Only)**

1	Name and Address of the Secured Creditor	Canara Bank ARM 1, Karol Bagh
2	Name and Address of the Borrower & Guarantor	M/s JSR Group House No. 181 and 192, Village Kanganheri, New Delhi-110071
		Mrs. Indu Sharma W/o Sh. Pradeep Kumar House No. 181 and 192, Village Kanaganheri, New Delhi-110071
		Mr. Ramesh Chand S/o Sh. Jagdish Chand Village & Post Kanganheri, New Delhi-110071
		Mr. Pradeep Sharma House No. 181 and 192, Village Kanaganheri, New Delhi-110071

केनरा बैंक CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005

Confidential

3	Total liabilities as on **28.02.2026**	**Rs. 56,14,450.49** (Rupees Fifty-Six Lakhs Fourteen Thousand Four Hundred Fifty and Paise Fourty Nine Only) as on 28.02.2026 and further interest from 01.03.2026 at applicable rate along with expenses, other charges etc.
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSBAlliance(BAANKNET) **20.06.2026, 11:30 AM to 12:30 PM** **M/S PSB ALLIANCE (BAANKNET)**
5	Details of Property/ies	Plot No. 182, Land Area Measuring 600 Sq. Yds. Out of Khasra Nos. 181 & 182 situated in the revenue estate of Village Kaganheri, New Delhi – 110071, and bounded as under: EAST: Road. WEST: House of Sh. Rati Ram. NORTH: Road. SOUTH: Road. (**This property is under Symbolic possession of the Bank**)
6	Reserve Price (Rupees)	**Rs. 1,61,10,000/-** (Rupees One Crore Sixty One Lacs Ten Thousand only)
7	Earnest Money Deposit	**Rs 16,11,000/-** (Rupees Sixteen Lacs Eleven Thousand Only)
8	The property can be inspected Date & Time	**16.06.2026** 11:00 AM to 05:00 PM

Note: TSA 119/2023 (SA 85/2022) is pending with DRT-II Delhi, and sale will be subject to the outcome of the said SA. Title deeds of the property are lost and paper publication, police complaint etc are also done.

9. Other terms and conditions

CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005

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 between **16.06.2026** between 11:00 AM 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 & 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 (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 Rs 16,11,000/- (Rupees Sixteen Lacs Eleven 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 there in to **deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 19.06.2026 till 5:00 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000/- (Fifty Thousand rupees)** 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.

g. The incremental amount/price during the time of each extension shall be **Rs. 10,000.00/- (Ten Thousand rupees)** 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, ARM 1, Karol Bagh Branch, IFSC Code CNRB0002365.

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 (RupeesFifty lakh), TDS shall bepayable 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

केनरा बैंक CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005 bank. The Authorized Officer/SecuredCreditor 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 **16.06.2026 from 11:00 AM to 05:00 P.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 SHRI KUNAL CHACKO (AGM) - 9560062365, and/or MANISH KUMAR LOHIA (9821096386) Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:support.BAANKNET@psballiance.com./."**

Place: Delhi
Date: 29.05.2026

Authorised Officer
Canara Bank