

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: LCO/ARM/Sale/Fiteen/2107/IS/456/2026

Date: 29.06.2026

To,

M/s I S Agri Farm (Borrower) Lahilpar alias Ratanpura Deoria-274001	Mr. Indrajeet Kushwaha (Partner & Guarantor) S/O Ramashanker Kushwaha 42, Lahilpar alias Ratanpura Deoria-274001	Ramashanker Kushwaha (Partner & Guarantor & Mortgagor) S/O Late Sheetal Kushwaha 812, Lahilpar alias Ratanpura Deoria-274001
Mr. Sunil Kumar (Partner & Guarantor) S/O Ramakant Singh Malviya Road, Deoria-274001	Suraj Singh (Partner & Guarantor) S/O Sunil Kumar Singh Malviya Road, Deoria-274001	

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, Asset Recovery Management 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 Asset Recovery Management 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,

Authorized Officer, Canara Bank
ENCLOSURE – SALE NOTICE



Internal

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,
Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010

Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE
(Auction Sale Notice for Immovable properties)

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 9(1) 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 constructive possession of which has been taken by the Authorized Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.07.2026** for recovery of Rs.1,61,88,236.94/- plus Int. (w.e.f. 01.05.2026) due to the Secured Creditor from-

1. M/s I S Agri Farm (Borrower)
2. Mr. Indrajeet Kushwaha (Partner & Guarantor)
3. Ramashanker Kushwaha (Partner & Guarantor & Mortgagor)
4. Mr. Sunil Kumar (Partner & Guarantor)
5. Suraj Singh (Partner & Guarantor)

The reserve price will be Rs.2,25,00,000/- and the earnest money deposit will be Rs.22,50,000/-

1	Name and Address of the Secured Creditor	Canara Bank Asset Recovery Management Branch, Circle Office Building, Vipin Khand, Gomti Nagar, Lucknow-226010
2	Name and Address of the Borrower & Guarantor-	
	M/s I S Agri Farm (Borrower) Lahilpar alias Ratanpura Deoria-274001	Mr. Indrajeet Kushwaha (Partner & Guarantor) S/O Ramashanker Kushwaha 42, Lahilpar alias Ratanpura Deoria-274001
	Mr. Sunil Kumar (Partner & Guarantor) S/O Ramakant Singh Malviya Road, Deoria-274001	Ramashanker Kushwaha (Partner & Guarantor & Mortgagor) S/O Late Sheetal Kushwaha 812, Lahilpar alias Ratanpura Deoria-274001
		Suraj Singh (Partner & Guarantor) S/O Sunil Kumar Singh Malviya Road, Deoria-274001
3	Total liabilities as on	Rs.1,61,88,236.94/- plus Int. (w.e.f. 01.05.2026)
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 (BAANKNET) Contact no. +91 82912 20220 Email id: support.BAANKNET@psballiance.com 21.07.2026 between 10:00 AM to 1:00 PM (With unlimited extensions of 5 minutes duration each) https://baanknet.com/
5	Details of Property/ies- Prop1- Plot No. 415 (area .1900 hectare) and plot no. 417(Area: 0.2930 hectare) Total Area - 0.4830 hectares situated at Village Lahilpar khas (Salempur Majhauili) Tehsil and District Deoria, in the name of Shri Ramaskankar Kushwaha S/o Late Sheetal Kushwaha Bounded by- East Plot no.420 then Rasta West Chak Road North Plot No. 411,413 Achhe Lal South Plot no. 419 Kedar	

Asset Recovery Management Branch, Circle Office Building, Vipin Khand, Gomtinagar, Lucknow-226010

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Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com



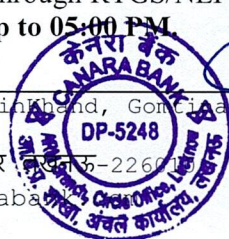
	Prop2- Plot No. 250 (Area 0.3500 hectares) situated at village-Lahilpar (Ratanpura) Village-Katchaur Pargana– (Salempur Majhauri) Tehsil and District-Deoria, in the name of Shri Ramashankar Kushwaha S/o Late Sheetal Kushwaha. Bounded by- East Plot no. 252 West Plot no. 248 North Siwana South Chak Road	
	Prop3- Plot no. 318 (Area :0.0120 hectares) situated at village- Lahilpar (Ratanpura) Village-Katchaur Pargana – (Salempur Majhauri) Tehsil and District-Deoria in the name of Shri Ramashankar Kushwaha S/o Late Sheetal Kushwaha. Bounded by- East Plot of. Baijnath West Plot No.317 Vishwanath, Ram Chand North Plot No. 313 South Plot No. 320 Pokhari	
	Prop4- Plot no. 361 (Area:0.2080 hectares) situated at village- Lahilpar (Ratanpura) Village-Katchaur Pargana – (Salempur Majhauri) Tehsil and District-Deoria in the name of Shri Ramashankar Kushwaha S/o Late Sheetal Kushwaha Bounded by- East Siwan West Chak Road North Plot no. 364 South Gram Sabha Ki Jameen	
	Prop5- Plot no. 393 (Area:0.6420 hectares) situated at village-Lahilpar (Ratanpura) Village-Katchaur Pargana – (Salempur Majhauri) Tehsil and District-Deoria in the name of Shri Ramashankar Kushwaha S/o Late Sheetal Kushwaha Bounded by- East Survey No. 394 Sinhasan West Plot No. 392 Vishweshwar North Plot No. 389 Chakroad South Plot No. 395	
	6	Reserve Price
7	Earnest Money Deposit	Rs.22,50,000/- (Combined)
8	The property can be inspected Date & Time	14.07.2026 at 10:00 am to 05:00 pm
9	Details of Encumbrance	Encumbrance detail / Not known (strike out which is not applicable)
10	Detail of litigation	Detail of litigation / Not known (strike out which is not applicable)

11. Other terms and conditions:

- The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” “Without Recourse” condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorized office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 14.07.2026 between 10:00 am to 05:00 pm.
- 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 operative 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email:support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.22,50,000/- being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly(online) 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 **20.07.2026 up to 05:00 PM**.

Asset Recovery Management Branch, Circle Office Building, Vipin Khanda, Gomti Nagar, Lucknow-226010

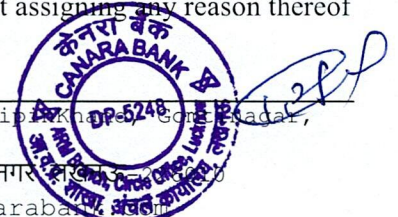
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- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the 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 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.1,00,000/- (incremental price) and time shall be extended to Five 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- k. 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, Asset Recovery Management IFSC Code CNRB0005248.
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
- p. 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 14.07.2026 from 10:00 a.m. to 05:00 P.M
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorized Officer.
- r. At any stage of the auction, the Authorized officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

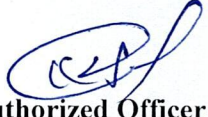
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s. For further details contact the Chief Manager and the Branch Ph. No./Mobile Ph. No 0522 2307898/8173004792/8218881233/9454879869/6387225284/7972690456/9634016436 may be contacted during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt.Ltd),(ContactNo.7046612345/6354910172/8291220220/9892219848/8160205051,Email: support.BAANKNET@psballiance.com.

Place: Lucknow
Date: 29.06.2026


Authorized Officer
Canara Bank



Internal

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gontinagar,
Lucknow-226010

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