केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM/6290/SN/RST/2025-26/ **Date: 14.07.2026**

To,

1. **M/s R S Traders (BORROWER)**
   Through Proprietor: Sh Anshuman Sharma S/o Sh Sanjeev Sharma
   Address : Vill- Marranwala, Barotiwala Road,Kalka,Haryana-133302
   Email : anshpandat2170@gmail.com

2. **Sh Anshuman Sharma S/o Sh Sanjeev Sharma (Prop)**
   Address : Village Barotiwala, Distt- Solan, Himachal Pradesh – 174103

3. **Sh Jagdev Singh S/o Sh Labh Singh (Guarantor & Mortgagor)**
   Address 1 : Peer Muchhalla, Dhakoli , Distt-SAS Nagar Mohali , Punjab- 160104
   Address 2 : SCO No-11 , Metro Town, Peer Muchhalla, Dhakoli , Distt-SAS Nagar Mohali , Punjab- 160104

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and read with Rule 8(6) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, Authorized Officer of Canara Bank has taken possession of the assets described in Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable to ARM Branch Karnal of Canara Bank. The account is transferred to the Asset Recovery Management Branch, Plot No-2, Namaste Chowk, Near Hotel Deventure, Karnal for further follow up in recovery of the dues.

The undersigned proposes to sell the assets (through e-auction) more fully described in the 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 – 1. SALE NOTICE
2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rules 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Directors /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 Authorised Officer of **Canara Bank**, will be sold on "As is where is","As is what is", and " Whatever there is" on **25.08.2026**,for recovery of **Rs. 1,49,39,714.99/-** (One **Crore Forty Nine Lakhs Thirty-Nine Thousand Seven Hundred Fourteen and Ninety Nine Paisa Only)** plus further interest & other charges as per demand notice dated 15.09.2025. (minus recovery ,if any) due to the **ARM Branch, Plot No-2,Namaste Chowk, Near Hotel Deventure, Karnal** of Canara Bank from:-

1. **M/s R S Traders (BORROWER)**
   Through Proprietor: Sh Anshuman Sharma S/o Sh Sanjeev Sharma
   Address : Vill- Marranwala, Barotiwala Road,Kalka,Haryana-133302
   Email : anshpandat2170@gmail.com

2. **Sh Anshuman Sharma S/o Sh Sanjeev Sharma (Prop)**
   Address : Village Barotiwala, Distt- Solan, Himachal Pradesh – 174103

3. **Sh Jagdev Singh S/o Sh Labh Singh (Guarantor & Mortgagor)**
   Address 1 : Peer Muchhalla, Dhakoli , Distt-SAS Nagar Mohali , Punjab- 160104
   Address 2 : SCO No-11 , Metro Town, Peer Muchhalla, Dhakoli , Distt-SAS Nagar Mohali , Punjab- 160104

The reserve price will be Rs 3,21,00,000/- and the Earnest Money Deposit (EMD) will be Rs. 32,10,000/- .
The Earnest Money Deposit shall be deposited on or before 24.08.2026 by 05:00 PM.

Description of the Property Mortgaged/Owner's Name/Boundaries	Nature of Possession	Reserve Price (EMD)	Details of encumbrances known to the Secured Creditors
All the part and parcel of Commercial Showroom No.11 situated in Metro Town, Vill-Pir Muchhalla within MC Zirakpur, SAS Nagar, Mohali measuring 3 Biswas 6 ½ Biswasi i.e 15' X 100' = 166.00 Sq Yds comprised under Hadbast No 53,Khewat /Khatoni No 2/2,Khasra No 195 (4-1) total measuring 4 Bighas 1 Biswas out of which a share of 66 ½ /1620 i.e 3 biswas 6 ½ biswasis is owned by Jagdev Singh S/o Lt Sh Labh Singh regd vide transfer deed no 7494 dated 15.03.2017.	Symbolic	**Rs 3,21,00,000/- (Rs 32,10,000/-)**	Not Known to Secured Creditor

EMD Amount and other documents to be submitted to service provider on or before 24.08.2026 upto 5:00 p.m.

For further details contact Mr. Vikas Kumar Yadav, Chief Manager Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ **8291220220**/9892219848/ 8160205051, Email:support.BAANKNET@psballiance.com).

Date: 14.07.2026
Place: Karnal

Authorised Officer
CANARA BANK

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14.07.2026

1.	Name and Address of the Secured Creditor	**Canara Bank, Asset Recovery Management Branch (ARMB) Plot No-2,Namaste Chowk, Near Hotel Deventure , Karnal,Haryana**
2.	Name and Address of the Borrower(s)/ Guarantor(s)	**1. M/s R S Traders (BORROWER) Through Proprietor: Sh Anshuman Sharma S/o Sh Sanjeev Sharma Address : Vill- Marranwala, Barotiwala Road,Kalka,Haryana-133302 Email : anshpandat2170@gmail.com 2. Sh Anshuman Sharma S/o Sh Sanjeev Sharma (Prop) Address : Village Barotiwala, Distt- Solan, Himachal Pradesh – 174103 3. Sh Jagdev Singh S/o Sh Labh Singh (Guarantor & Mortgagor) Address 1 : Peer Muchhalla, Dhakoli , Distt-SAS Nagar Mohali , Punjab- 160104 Address 2 : SCO No-11 , Metro Town, Peer Muchhalla, Dhakoli , Distt-SAS Nagar Mohali , Punjab- 160104**
3.	Total liabilities as per demand notice dated 15.09.2025 plus further interest and other charges (minus recovery, if any)	**Rs. 1,49,39,714.99/- (One Crore Forty Nine Lakhs Thirty-Nine Thousand Seven Hundred Fourteen and Ninety Nine Paisa Only)**
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	**M/s PSB Alliance (BAANKNET)**
	(c) Date & Time of Auction	**25.08.2026 between 12:30 PM – 01:30 PM** (with unlimited extension of 5 minutes duration each till conclusion of Sale)
	(d) Place of Auction	Online
5.	Reserve Price	**Rs 3,21,00,000/- (Rupees Three Crore Twenty One Lakhs Only)**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website 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 Authorized Officer, on **21.08.2026.**

c) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised officer/Secured Creditors in this regard at a later date.

d) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.

e) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

f) The EMD amount of 10% of the Reserve Price is to be deposited IN e-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly of 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 **24.08.2026 by 05:00 PM**

g) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (BAANKNET)**, (**8291220220**), E-mail: support.BAANKNET@psballiance.com through the website https://BAANKNET.com/

h) 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.

i) 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 **M/s PSB Alliance (BAANKNET)**, Helpdesk No. **8291220220** and Sh. Animesh jain, Mobile No. 7046612345(Email: animesh@procure247.com), E-mail: support.baanknet@psballiance.com through the website https://baanknet.com/

j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.

L) 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. This amount shall be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of **account of Canara Bank, ARM Branch, A/c. No. 209272434, IFSC Code: CNRB0006290** . If the successful bidder fails to pay the sale price, 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.

m) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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.

q) For further details contact Mr Rajkumar Bansal(9972003487) Or Mr. Vikas Kumar Yadav, Chief Manager Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/**8291220220**/9892219848/8160205051, Email:support.BAANKNET@psballiance.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.

Date: 14.07.2026
Place: Karnal

Authorised Officer
CANARA BANK