केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)
दबावग्रस्त आस्ति प्रबंधन शाखा / Stressed Asset Management Branch, केनरा बैंक / **Canara Bank**, अंचल कार्यालय बिल्डिंग / Circle Office Building, आठवीं मंजिल, 'बी' विंग / 8th Floor, 'B' Wing, सी-14, जी-ब्लॉक / C-14, G-Block, बांद्रा-कुर्ला कॉम्प्लेक्स / Bandra-Kurla Complex, बांद्रा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.

Email : cb15550@canarabank.com TEL. - +91 22 26728744/ 26728771/26728793WEB :: www.canarabank.com

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REF: SARFAESI/E-Auction/Juhi/43/2026-2027 Date: 15.07.2026

To,

1) **Borrower: -** **M/s Juhi Industries Private Limited** Registered Office: Vill: Tiruldih, P.O: GhatDulmi, P.S.:Chandil District: Seraikella- Kharsawan, Jharkhand.- 832401 & **M/s Juhi Industries Private Limited** Corporate Office: 141,"A" Wing, Mittal Court, Nariman Point, Mumbai- 400 021, (Maharashtra)	**Guarantors:** **1) Mr. Mithilesh Pandey** 303, P.P,Co. Pound, P.S.-Hindpiri, Ranchi 834001, Jharkhand. & House No : 212, Road No 1, Ashok Nagar, P S Argora Ranchi 834002, Jharkhand
	2) Mr. Sanjay Kumar Shah Tajmahal, Club Road, Ranchi- 834001, Jharkhand
	3) Mr. Akhilesh Pandey (Director, M/s Divine Alloys & Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand.
	4) Mr. Rajesh Pandey (Director, M/s Divine Alloys & Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand.
	5) Mrs. Nutan Pandey 424 B, Ashok Nagar, P.S. Argora, Ranchi 834002. & 1, Divine House, Club Road, Near Sujata Chowk, Ranchi - 834001, Jharkhand.
	6) M/s Progressive Tradecom Pvt. Ltd 131/17, N.S.C. Bose Road, Ground Floor, Kolkata- 700040
	7) M/s Triveni Infratech Pvt. Ltd. Divine House Club Road, Ranchi, Jharkhand – 834001

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 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, SAM Branch Mumbai, have taken Symbolic 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 SAM Branch, Mumbai 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 there under, 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.

कृते केनरा बैंक
For Canara Bank
Yours faithfully,

प्राधिकृत अधिकारी / Authorised Officer

Manoj Kumar Gupta
AUTHORIZED OFFICER/CHIEF MANAGER
CANARA BANK, SAM BRANCH, MUMBAI.

Encl: Sale Notice dated 15.07.2026

केनरा बैंक Canara Bank

(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

दबावग्रस्त आस्ति प्रबंधन शाखा / Stressed Asset Management Branch, केनरा बैंक / Canara Bank,अंचल कार्यालय बिल्डिंग / Circle Office Building,आठवीं मंजिल, 'बी' विंग / 8th Floor, 'B' Wing,सी-14, जी-ब्लॉक / C-14, G-Block,बांद्रा-कुर्ला कॉम्पलेक्स / Bandra-Kurla Complex,बांद्रा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.

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(Auction Sale Notice for immovable properties)

SALE NOTICE

e-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 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 properties mortgaged/charged to the Secured Creditor, symbolic 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" basis on **25.08.2026** for recovery of **Rs. 339,29,59,410.56 (Rupees Three Hundred & Thirty Nine Crores Twenty-Nine Lakhs Fifty Nine Thousand Four Hundred and Ten and Fifty Six paisa only)** as on 30.06.2026 plus interest and charges from 01.07.2026 till the date of realization) due to SAM Branch of Canara Bank from borrower **M/s. JUHI INDUSTRIES PVT LTD. (Borrower),** Mr. Mithlesh Pandey (Guarantor), Mr. Sanjay Kumar Shah (Guarantor), Mr. Akhilesh Pandey (Guarantor), Mr. Rajesh Pandey (Guarantor), Mrs. Nutan Pandey (Guarantor), M/s. Progressive Tradecom Pvt. Ltd.(Guarantor) and M/s. Triveni Infratech Pvt. Ltd. (Guarantor).

The reserve price and the earnest money deposit will be as mentioned below:

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1.	All that part and parcel of the property – 7142 sq.ft.(Little more or less) built up area of a office premises/commercial premises bearing office premises no. U.G.C.H.-6(upper ground central hall-6) on the upper ground floor front face hall in a multi storied residential cum commercial complex called "KAVERI" with one car parking space in basement floor along with 1400 sq. ft. undivided proportionate share of land in RS Khata No.107, Plot No. 309 situated at village Dumardaga, P S Ranchi, Present P S –Sadar, Thana no. 181, District-Ranchi, State Jharkhand., owned by Smt. Nutan Pandey.	**Rs. 2,27,00,000/-** (Rupees Two Crore Twenty-Seven Lakhs Only)	**Rs. 22,70,000/-** (Rupees Twenty-Two lakhs Seventy Thousand only)
2.	All that part and parcel of the property- 3480 sq.ft.(Little more or less) super built up area of an office premises bearing office premises no. G.L.S.-33(Ground Large Shop-33) on the ground floor in a multi stories residential cum commercial complex called "KAVERI" with one car parking space in basement floor along with 800 sq. ft. undivided proportionate share of land in RS Khata No.107, Plot No. 309 situated at village Dumardaga, P S Ranchi, Present P S –Sadar, Thana no. 181, District-Ranchi, State Jharkhand, owned by Smt. Nutan Pandey.	**Rs. 1,11,00,000/-** (Rupees One crores Eleven lakhs only)	**Rs. 11,10,000/-** (Rupees Eleven Lakhs Ten thousand only)

केनरा बैंक/CANARA BANK DP-15550 MUMBAI दबा.आ.प्र. शाखा / SAM BRANCH

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1	Name and Address of the Secure Creditor	Canara Bank, SAM Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051.
2	Name and Address of the Borrower & Guarantor	**1. M/s. M/s. JUHI INDUSTRIES PVT LTD.** Registered Office: Vill: Tiruldih, P.O: Ghat Dulmi, P.S.:Chandil District: Seraikella-Kharsawan, Jharkhand.- 832401 & **M/s Juhi Industries Private Limited** Corporate Office: 141,"A" Wing, Mittal Court, Nariman Point, Mumbai- 400 021, (Maharashtra)**Mr. Ajit Kumar Jena** Dipti Green, A - Wing, Flat No. 401, 4th Floor, J B Nagar, Near Bombay Cambridge School, Andheri East, Mumbai - 400059. **2. Mr. Mithilesh Pandey** 303, P.P,Co. Pound, P.S.-Hindpiri, Ranchi 834001, Jharkhand. & House No : 212, Road No 1, Ashok Nagar, P S Argora Ranchi 834002, Jharkhand **3. Mr. Sanjay Kumar Shah** Tajmahal, Club Road, Ranchi- 834001, Jharkhand. **4. Mr. Akhilesh Pandey** (Director, M/s Divine Alloys & Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand. **5. Mrs. Nutan Pandey** 424 B, Ashok Nagar, P.S. Argora, Ranchi 834002. & 1, Divine House, Club Road, Near Sujata Chowk, Ranchi - 834001, Jharkhand. **6. M/s Progressive Tradecom Pvt. Ltd** 131/17, N.S.C. Bose Road, Ground Floor, Kolkata- 700040. **7. M/s Triveni Infratech Pvt. Ltd.** Divine House Club Road, Ranchi, Jharkhand – 834001.
3	Total liabilities as on 30.06.2026	**Rs. 339,29,59,410.56 (Rupees Three Hundred & Thirty Nine Crores Twenty-Nine Lakhs Fifty Nine Thousand Four Hundred and Ten and Fifty Six paisa only)** as on 30.06.2026 plus interest and charges from 01.07.2026

केनरा बैंक/CANARA BANK DP-15550 MUMBAI एस.ए.एम. शाखा / SAM BRANCH

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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) Helpline Number:8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com / **25.08.2026 (11.00.am to 12.00 pm)** (with unlimited extension of 5 min. duration each till the conclusion of the sale). Online
8	The property can be inspected on	21.08.2026 (Between 10.00 AM to 12.00 PM)

9. **Other Terms and conditions:**
   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 **21.08.2026** between **10:00 am and 12:00 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 7046612345/ 6354910172 /8291220220 /9892219848 /8160205051, Email:support.BAANKNET@psballiance.com.
   e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.22,70,000/-(Lot-1) & Rs. 11,10,000/- (Lot-2)** 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 therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before **24.08.2026 at 05:00 PM**.
   f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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 5 (minutes) when valid bid received in last minutes.
   h. Sale shall be confirmed in favor 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. 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, Stressed Assets Management Branch, IFSC Code CNRB0015550.
   k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

केनरा बैंक Canara Bank

Syndicate

(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

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l. 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 separately by the Successful buyer. Wherever the GST is 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 bank. The Authorized Officer / Secured Creditor 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 **21.08.2026 from 10:00 a.m.to 12:00 pm.**

o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details Mr. Manoj Kumar Gupta, Authorized Officer/ Chief Manager, Canara Bank, Stressed Assets Management Branch, Mumbai (Ph. No. 02226728744 Mob. No. 9828234344) or Mr. Rohan Jayraj Mankar, Manager, (Mob No.8355873840) E-mail id: cb15550@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support. BAANKNET@psballiance.com./support.ebkray@procure247.com).

कृते केनरा बैंक
For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

Manoj Kumar Gupta

Place: Mumbai
Date: 15.07.2026

Authorized Officer/Chief Manager
Canara Bank, SAM Branch, Mumbai