

CANARA BANK, CHANDIGARH SECTOR 34 A BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROREC/SN/S05/2025-2026/SAHIL KUMAR/6

Date: 18-07-2026

To,

Mr. Sahil Kumar S/o Sh. Karambeer
Hno. 1241, Rajiv Colony,
Sec-17, Panchkula, Haryana-134109

Mr. Sahil Kumar S/o Sh. Karambeer
Flat no.50B, First Floor Category B,
Green Estate Part-1, Barwala Road,
Village Madhopur, Tehsil & MC Derabassi,
Distirtct SAS Nagar, Punjab-140507

M/s Shiva Enterprises
Proprietor – Mr. Sahil Kumar
SCF 1, 1st Floor, Harmilap Nagar,
Baltana, MC Zirakpur, Distt SAS Nagar,
Punjab-140603

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) of the Security Interest (Enforcement) Rules, 2002¹.

As you are aware, I on behalf of Canara Bank, SARM Chandigarh 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 SARM Chandigarh 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 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

**CANARA BANK, Chandigarh Sector 34 BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of SARM Branch Chandigarh of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **10-08-2026** for recovery of **Rs.33,35,538.89/- (Rupees Thirty Three Lakhs Thirty Five Thousand Five Hundred Thirty Eight and Eighty Nine Paise Only)** as on **30-06-2026** Plus accrued interest & further interest from **01-07-2026** due to the SARM Branch Chandigarh of Canara Bank from **Mr. Sahil Kumar**.

The reserve price will be **Rs. 20, 00,000/- (Rupees Twenty Lakhs Only)** and the earnest money deposit will be **Rs.2, 00,000/- (Rupees Two Lakh Only)**.

The Earnest Money Deposit shall be deposited on or before **07-08-2026 at 5:00 pm**.

Details and full description of the property (ies):

Flat no.50B, First Floor Category B, Green Estate Part-1 situated at Barwala Road, Village Madhopur, Tehsil & MC Derabassi District SAS Nagar, Punjab-140507 i.e. 0 Bigha- 0 Biswa – 9 Biswasi land comprised in Khewat Khatauni no. 2/2 Khasra no. 747(3-4), 748(1-12), 749(1-12), 750(1-12), 751(1-12), 752(1-12), 753(2-2), 754(2-8), 755(2-8), 756(2-8), 757(2-8), 758(2-8), 759(2-8), 760(2-11), Kite 14 Total land 13 Bigha 05 Biswa its 9/12100 share i.e. 0 Bigha- 0 Biswa – 9 Biswasi in Barwala Road Dera Bassi.

Boundaries:

North – Incomplete Flat

South – Vacant land

East – Open to Sky

West – Road

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, SARM Branch Chandigarh (Branch name) Canara Bank , Ph. No. 0172-2601664 during office hours on any working day.

E-auction arranged by the service provider M/s PSB Alliance Ltd (BAANKNET) through the website <https://baanknet.com/>

1. Name and Address of the Secured Creditor : Canara Bank, SARM Chandigarh

2. Name and Address of the Borrower :

Mr. Sahil Kumar S/o Sh. Karambeer
Hno. 1241, Rajiv Colony,
Sec-17, Panchkula, Haryana-134109

Mr. Sahil Kumar S/o Sh. Karambeer
Flat no.50B, First Floor Category B,
Green Estate Part-1, Barwala Road,
Village Madhopur, Tehsil & MC Derabassi,
Distirct SAS Nagar, Punjab-140507

M/s Shiva Enterprises
Proprietor – Mr. Sahil Kumar
SCF 1, 1st Floor, Harmilap Nagar,
Baltana, MC Zirakpur

3. Total liabilities as on **30-06-2026:- Rs.33,35,538.89/- (Rupees Thirty Three Lakhs Thirty Five Thousand Five Hundred Thirty Eight and Eighty Nine Paise Only)** as on **30-06-2026 Plus accrued interest & further interest from 01-07-2026** and cost, expenses thereon.

a) Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: **07-08-2026** up to 5:00 p.m.

b) Mode of Auction: Online

c) Details of Auction Service Provider: M/s PSB Alliance Ltd (BAANKNET)

Date & Time of Auction:

Date: **10-08-2026**

Time: 11:30 AM to 12:30 PM

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

d) Portal of e- auction: <http://baanket.com/>

4. Details of Property/ies : Details and full description of the property (ies):

Flat no.50B, First Floor Category B, Green Estate Part-1 situated at Barwala Road, Village Madhopur, Tehsil & MC Derabassi District SAS Nagar, Punjab-140507 i.e. 0 Bigha- 0 Biswa – 9 Biswasi land comprised in Khewat Khatauni no. 2/2 Khasra no. 747(3-4), 748(1-12), 749(1-12), 750(1-12), 751(1-12), 752(1-12), 753(2-2), 754(2-8), 755(2-8), 756(2-8), 757(2-8), 758(2-8), 759(2-8), 760(2-11), Kite 14 Total land 13 Bigha 05 Biswa its 9/12100 share i.e. 0 Bigha- 0 Biswa – 9 Biswasi in Barwala Road Dera Bassi.

Ref: ROREC/SN/S05/2025-2026/SAHIL KUMAR/6

Date: 18-07-2026

Boundaries:

North – Incomplete Flat

Suth – Vacant land

East – Open to Sky

West – Road

5. Reserve Price :- **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)**

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).
- b. The bidder will also make the due diligence of the properties any liability from any Govt. any other department will be paid by the successful bidder.
- c. Auction / bidding shall be only through “Online Electronic Bidding” through the website <http://baanket.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- d. The properties will not be sold below the Reserve Price.
- e. The property can be inspected with Prior Appointment with Authorized Officer **from 03-08-2026 to 04-08-2026 between 03:00 PM to 05:00 PM.**
- f. **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 or by generating the challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.”**
- g. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.2, 00,000/- (Rupees Two Lakh Only)** being 10 % of the Reserve Price on or before **07-08-2026** upto 5:00 pm.
- h. 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 Ltd (BAANKNET)**, Contactno.[7046612345](tel:7046612345)/[6354910172](tel:6354910172)/[8291220220](tel:8291220220)/[9892219848](tel:9892219848)/[8160205051](tel:8160205051);email: support.BAANKNET@psballiance.com Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- i. The intending bidders should register their names at portal <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 BAANKNET ([M/s PSB Alliance Pvt. Ltd](https://baanknet.com/)), ([Contact No.](https://baanknet.com/)

- j. EMD deposited by the unsuccessful bidder shall be refunded to their respective E-WALLET maintained with BAANKNET (M/s PSB Alliance Ltd). Thereafter bidder can withdraw fund/money from E-WALLET to its registered account. Kindly note that the EMD shall not carry any interest.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/- (Rupees Ten Thousand Only)** the bidder who submits the highest bid on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- l. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- m. 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 as 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.
- n. All charges for conveyance, stamp duty, GST, NOC etc., as applicable shall be borne by the successful bidder only.
- o. Where the sale consideration, of the property to be transferred is Rs. 50 Lac and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS certificate to the Bank.
- p. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- q. As per banks record, the outstanding dues of the Local Self Government against the property are not known to bank, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- r. The SA no.40/2023, titled Kailash Ahuja Vs Canara Bank, is pending before the Hon'ble DRT. The applicant has challenged the ownership/title of the property mortgaged by the borrower Sh.Sahil Kumar. The matter is presently sub judice. However, there is no interim stay, injunction, or any restraining order passed by the Hon'ble DRT against the property mentioned in the sale notice.

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Date: 18-07-2026

For further details contact Sri Satnamveer, Authorized Officer, Canara Bank, SARM Branch (Ph. No 8727971300/9855109338); email id cb5220@canarabank.com OR the service provider M/s PSB Alliance Ltd (ebkray/baanket), Helpdesk Number: 8291220220; support.baanknet@psballiance.com during office hours on any working day.

Special Instruction/Caution

The bidders in their own interest should avoid bidding in the last minutes/seconds. 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: Chandigarh
Date: 18.07.2026

Authorized Officer
Canara Bank