

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: KNL/ARMB/NCNM/2026-27/299

Date: 27.10.2026

To

BORROWER'S

M/S S.H.R.M. INTERNATIONAL PRIVATE LIMITED
Address: D 24, ENTIRE BASEMENT, PAMPOSH ENCLAVE
GREATER KAILASH, PART -1 NEW DELHI, DELHI-110048.

MR. ADWAIT RANJAN MISHRA S/O SH RANG NATH MISHRA (PROMOTOR/DIRECTOR/GUARANTOR)
Address: C 2/135 VIPUL KHAND, GOMTI NAGAR, VTC LUCKNOW G.P
SUB DISTRICT BAKSHI KA TALAB, LUCKNOW, UTTAR PRADESH-226001.

MR. RANG NATH MISHRA S/O SH RAGHAWA RAM MISHRA (PROMOTOR/ DIRECTOR/GUARANTOR)
Address: C 2/135 VIPUL KHAND, GOMTI NAGAR
LUCKNOW, UTTAR PRADESH-226010.

GUARANTOR'S

MRS.KIRAN MISHRA W/O MR. ADWAIT RANJAN MISHRA
Address: C 2/135 VIPUL KHAND, GOMTI NAGAR
LUCKNOW, UTTAR PRADESH-226001.

MRS.SHWETA MISHRA W/O SH HIMANSHU RANJAN MISHRA
Address: D-26, THIRD FLOOR PAMPOSH ENCLAVE GREATER KAILASH
PART-1 NEW DELHI, SOUTH DELHI-110048.

Dear Sir/Madam,

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, Authorized Officer of Canara Bank has 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 ARM Branch Karnal of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in 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 –
1. SALE NOTICE



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15 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 property mortgaged/charged to the Secured Creditor, the 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 18.11.2026, for recovery of 25,43,03,990.00 (Rs. Twenty-Five Crore Forty-Three Lakh Three Thousand Nine Hundred and Ninety Only), as per Demand Notice Dated 04.05.2026 plus further interest & other charges(minus recovery, if any) due to the ARM Branch, Plot No-2, Ground Floor, Namaste Chowk, Near Hotel Deventure, Karnal, Haryana 132001 of Canara Bank from

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 Address: D-26, THIRD FLOOR PAMPOSH ENCLAVE GREATER KAILASH
 PART-1 NEW DELHI, SOUTH DELHI-110048.

The consolidated reserve price for all the five properties will be Rs 17,11,10,000/- (Rupees Seventeen Crore Eleven Lakh and Ten Thousand only) and the consolidated Earnest Money Deposit (EMD) will be Rs. 1,71,11,000/- (Rupees One Crore Seventy One Lakh and Eleven Thousand only).

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch (ARMB), Plot No-2, Ground Floor, Namaste Chowk, Near Hotel Deventure, Karnal, Haryana 132001
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2.	Name and Address of the Borrower(s)/ Guarantor(s)	<p>BORROWER'S</p> <p>M/S S.H.R.M. INTERNATIONAL PRIVATE LIMITED</p> <p>Address: D 24, ENTIRE BASEMENT, PAMPOSH ENCLAVE GREATER KAILASH, PART -1 NEW DELHI, DELHI-110048.</p> <p>MR. ADWAIT RANJAN MISHRA S/O SH RANG NATH MISHRA (PROMOTOR/DIRECTOR/GUARANTOR) Address: C 2/135 VIPUL KHAND, GOMTI NAGAR, VTC LUCKNOW G.P SUB DISTRICT BAKSHI KA TALAB, LUCKNOW, UTTAR PRADESH-226001.</p> <p>MR. RANG NATH MISHRA S/O SH RAGHAWA RAM MISHRA (PROMOTOR/ DIRECTOR/GUARANTOR) Address: C 2/135 VIPUL KHAND, GOMTI NAGAR LUCKNOW, UTTAR PRADESH-226010.</p> <p>GUARANTOR'S</p> <p>MRS.KIRAN MISHRA W/O MR. ADWAIT RANJAN MISHRA Address: C 2/135 VIPUL KHAND, GOMTI NAGAR LUCKNOW, UTTAR PRADESH-226001.</p> <p>MRS.SHWETA MISHRA W/O SH HIMANSHU RANJAN MISHRA Address: D-26, THIRD FLOOR PAMPOSH ENCLAVE GREATER KAILASH PART-1 NEW DELHI, SOUTH DELHI-110048.</p>
3.	Total liabilities as per Demand Notice Dated 04.05.2026	25,43,03,990.00 (Rs. Twenty-Five Crore Forty-Three Lakh Three Thousand Nine Hundred and Ninety Only), Plus further interest & other Charges (minus recovery, if any)
4.	(a) Mode of Auction	Online (E-auction)
	(b) Details of Auction Service Provider	M/s PSB Alliance (Baanknet)
	(c) Date & Time of Auction	18.11.2026 between 12:30 PM – 01:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	Online
5.	(a)Details of Property/ies	<p><u>Property 1:-</u></p> <p>EMT of Land and building situated at Entire basement of freehold plot no 24 in Block-D, area measuring 201.60 sq yards situated in The Kashmir Co-operative House build Society Ltd now known as Pamposh Enclave ,Greater Kailash Part-1, Delhi</p>



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		<p>along with proportionate, undivided, indivisible, and impartible ownership right into the said plot of land, with all rights title and interest easements, privileges and appurtenances thereto, with all fittings & fixtures electricity connections structure standing thereon with all rights in common entrance, passage, staircase and other common facilities and amenities provided therein owned and possessed by Sh. Rang Nath Mishra</p> <p>Property 2:- EMT of commercial space, shop/office no 38,39,40 and 41 at first floor, Khasra no 815/816-D, 817-C, Phoenix Square 1 situated at Village Bistrakh Jalalpur, Tehsil, Dadri Gautam Buddha Nagar UP-201301 area admeasuring 2099 Sq ft belongs to Mrs. Shweta Mishra W/o Himanshu Ranjan Mishra.</p> <p>Property 3:- EMT of commercial space, shop/office no 21,22,23 and 24 at first floor khasra no 815/816-D,817-C, Phoenix Square 1 situated at Village Bistrakh Jalalpur, Tehsil, Dadri Gautam Buddha Nagar UP-201301 area admeasuring 2100 Sq ft belongs to Mrs. Shweta Mishra W/o Himanshu Ranjan Mishra</p> <p>Property 4:- EMT Of commercial space, shop/office no 28,29,32 and 33 at first floor, khasra no 815/816-D,817-C, Phoenix Square 1 situated at Village Bistrakh Jalalpur, Tehsil, Dadri Gautam Buddha Nagar UP-201301, area admeasuring 2000 Sq feet belongs to Mrs. Shweta Mishra W/o Himanshu Ranjan Mishra.</p> <p>Property 5:- EMT of residential land and building situated at plot bearing no C-2/135 area measuring 200 square meters situated in Vipul Khand, Gomti Nagar Yojna, Lucknow, Uttar Pradesh owned and possessed by Mr. Rang Nath Mishra S/o Sh. Raghawa Ram Mishra</p>
	(b)Nature of Possession	All 5 Properties under Symbolic Possession.
6.	Reserve Price (Property-wise)	<p>Property 1:- Rs 2,77,00,000/- (Rupees Two Crore and Seventy Seven Lakh only)</p> <p>Property 2:- Rs 3,82,60,000/- (Rupees Three Crore Eighty Two Lakh and Sixty thousand only)</p> <p>Property 3:- Rs 3,82,80,000/- (Rupees Three Crore Eighty Two Lakh and Eighty Thousand only)</p>



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		<p>Property 4:- Rs 3,64,50,000/- (Rupees Three Crore Sixty Four Lakh and Fifty Thousand only)</p> <p>Property 5:- Rs 3,04,20,000/- (Rupees Three Crore Four Lakh and Twenty Thousand only)</p>
7.	Earnest Money Deposit	<p>Property 1:- Rs 27,70,000/- (Rupees Twenty Seven Lakh and Seventy Thousand Only)</p> <p>Property 2:- Rs 38,26,000/- (Rupees Thirty Eight Lakh and Twenty Six Thousand only)</p> <p>Property 3:- Rs 38,28,000/- (Rupees Thirty Eight Lakh and Twenty Eight Thousand only)</p> <p>Property 4:- Rs 36,45,000/- (Rupees Thirty Six Lakh and Forty Five Thousand only)</p> <p>Property 5:- Rs 30,42,000/- (Rupees Thirty Lakh and Forty Two Thousand only)</p>
8.	The property can be inspected on Date	13.11.2026
9.	Detail of Encumbrance	Not known
10.	Detail of litigation	For Property No 5- Dairy No 2558/2026 with DRAT Allahabad.

*All Properties mentioned above will be sold on individual basis only.

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 officer 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, with Prior Appointment with Authorized Officer, on 13.11.2026.
- 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



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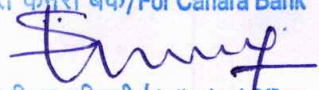
- p. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
- s. For further details contact Mr. Vikas Kumar Yadav, Nodal Officer Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 0184-4041820, 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/ support.BAANKNET@procure247.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: 27.10.2026

Place: Karnal

कृत केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
Authorized Officer
CANARA BANK

