केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: KNL/ARMB/JMDVK/2026-27/330 **Date:** 29.10.2026

To

Sh. Vinod Kumar Vats (Prop. Vats Dairy & Guarantor in M/s Jai Mata Dairy)
S/o Sh. Khajan Singh, 342/351, Gali No.4
Samalka via Kapashera, New Delhi – 110037

Sh. Nitin Vats S/o Sh. Vinod Kumar (Prop. Jai Mata Dairy & Guarantor of Vinod Kumar)
342/351, Gali No.4, Samalka via Kapashera,
New Delhi – 110037

Smt. Leelawati W/o Sh. Vinod Kumar (Guarantor of Vinod Kumar & Jai Mata Dairy)
342/351, Gali No.4, Samalka via Kapashera,
New Delhi – 110037

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.

केनरा बैंक/For Canara Bank

Yours faithfully,

प्राधिकृत अधिकारी/Authorised Officer

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE –
1. SALE NOTICE

CANARA BANK ★ DP Code 6290 ★ ARM Br. Near Hotel Deventure, Karnal

केनरा बैंक Canara Bank
Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

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 26.11.2026, for recovery of **Rs. 4,70,38,073.39 (Rupees Four crore Seventy lakh Thirty Eight thousand Seventy Three and paise Thirty Nine only) as per demand notice dated 02.02.2024** plus further interest & other charges (minus recovery, if any) in the account of **Vinod Kumar Vats** and **Rs. 26,01,424.98 (Rupees Twenty Six lakh one thousand four hundred twenty four and paise ninety eight only) as per demand notice dated 09.04.2024** plus further interest & other charges (minus recovery, if any) in the account of **M/s Jai Mata Dairy** due to the **ARM Branch, Namaste Chowk, Karnal** of Canara Bank from:

Sh. Vinod Kumar Vats (Prop. Vats Dairy & Guarantor in M/s Jai Mata Dairy)
S/o Sh. Khajan Singh, 342/351, Gali No.4
Samalka via Kapashera, New Delhi – 110037

Sh. Nitin Vats S/o Sh. Vinod Kumar (Prop. Jai Mata Dairy & Guarantor of Vinod Kumar)
342/351, Gali No.4, Samalka via Kapashera,
New Delhi – 110037

Smt. Leelawati W/o Sh. Vinod Kumar (Guarantor of Vinod Kumar & Jai Mata Dairy)
342/351, Gali No.4, Samalka via Kapashera,
New Delhi – 110037

The consolidated reserve price for all the two properties will be Rs 1,34,50,000/- (Rupees One Crore Thirty Four Lakh and Fifty Thousand only) and the consolidated Earnest Money Deposit (EMD) will be Rs. 13,45,000/- (Rupees Thirteen Lakh and Forty Five 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**
2.	Name and Address of the Borrower(s)/ Guarantor(s)	**Sh. Vinod Kumar Vats (Prop. Vats Dairy & Guarantor in M/s Jai Mata Dairy)** **S/o Sh. Khajan Singh, 342/351, Gali No.4** **Samalka via Kapashera, New Delhi – 110037** **Sh. Nitin Vats S/o Sh. Vinod Kumar (Prop. Jai Mata Dairy & Guarantor of Vinod Kumar)** **342/351, Gali No.4, Samalka via Kapashera,** **New Delhi – 110037** **Smt. Leelawati W/o Sh. Vinod Kumar (Guarantor of Vinod Kumar & Jai Mata Dairy)** **342/351, Gali No.4, Samalka via Kapashera,**

CANARA BANK ★ ARM Br. Near Hotel Deventure, Karnal ★ DP Code 6290

		New Delhi – 110037
3.	Total liabilities as per demand notice dated **02.02.2024 in the account of Sh. Vinod Kumar Vats**	**Rs. 4,70,38,073.39 (Rupees Four crore Seventy lakh Thirty Eight thousand Seventy Three and paise Thirty Nine only)** plus further interest & other charges (minus recovery, if any)
	Total liabilities as per demand notice dated **09.04.2024 in the account of Sh. Vinod Kumar Vats**	**Rs. 26,01,424.98 (Rupees Twenty Six lakh one thousand four hundred twenty four and paise ninety eight only) as per demand notice dated 09.04.2024** 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	26.11.2026 **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	**Property 1:-** Property comprised in Khasra No 58(1-18), 78/11(2-0), 78/13/2(0-7) & 78/16(1-9) to the extent of 1/40th share measuring 142.50 Sq. Yards situated in extended Lal Dora Abadi of Village Samalkha, Near Kapashera, New Delh in the Name of Smt. Leelawati W/o Sh. Vinod Kumar **Property 2:-** Property comprised in & co shared part of Khasra No 58(1-18), 78/11(2-0) to the extent of 1/16th share measuring 235.37 Sq Yards in extended abadi of Village Samalkha, Near Kapashera, New Delhi in the Name of Smt. Leelawati W/o Sh. Vinod Kumar
	(b)Nature of Possession	**All 2 Properties under Symbolic Possession.**
6.	Reserve Price (Property-wise)	**Property 1:-** **Rs 48,50,000/- (Rupees Forty Eight lakhs and Fifty Thousand only)** **Property 2:-** **Rs 86,00,000/- (Rupees Eighty Six Lakh only)**
7.	Earnest Money Deposit	**Property 1:-** **Rs 4,85,000/- (Rupees Four Lakh Eighty Five Thousand Only)** **Property 2:-** **Rs 8,60,000/- (Rupees Eight Lakh Sixty Thousand only)**
8.	The property can be inspected on Date	23.11.2026
9.	Detail of Encumbrance	Not known
10.	Detail of litigation	Not known

CANARA BANK ★ DP Code 6290 ★ ARM Br. Near Hotel Deventure, Karnal

11. **Other terms and conditions:**

a. 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.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected, with Prior Appointment with Authorized Officer, on 23.11.2026.

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 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.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) as mentioned in column No 7 above 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 25.11.2026 at 5.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50000/- (Rupees Fifty Thousand only – For each property). 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. 50000/- (Rs. Fifty Thousand only- For each property) and time shall be extended to 5 (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 Authorised 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, ARM Branch, IFSC Code **CNRB0006290** (Branch IFSC Code).

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.

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.

कृते केनरा बैंक/For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

Authorized Officer
CANARA BANK

Date: 29.10.2026
Place: Karnal