केनरा बैंक Canara Bank

Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001
Specialised Asset Recovery Management Branch, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

Ref: 7908/ARM/RANCHI/559/E-AUCTION/ROUNAK/BB **DATE: 02.11.2026**

SARM RANCHI-BRANCH

CERSAI-40005818248

To

Borrower/ Mortgagor /Guarantor	Mortgagor /Guarantor
M/S SHREE ROUNAK ENTERPRISES THROUGH ITS PROPERITOR ROUNAK KUMAR SO LATE SITA RAM SINGH AT SURYAMANI COMPLEX, BASEMENT, SHRADHANAND RD, UPPER BAZAR, RANCHI JHARKHAND RANCHI 834005 ROUNAK KUMAR SO LATE SITA RAM SINGH HOUSE NO H1 139 HOLDING NO, WARD NO-37 SAHJANAND CHOWK HARMU COLONY RANCHI JHARKHAND RANCHI 834005	SANTOSH KUMAR S/O LATE SITA RAM SINGH NEAR PUMP HOUSE, QR. NO. 14/1, ICE PLANT NAMKUM RANCHI JHARKHAND 834010 SUBODH KUAMR SINGH S/O LATE SITA RAM SINGH NEAR PUMP HOUSE, QR. NO. 14/1, ICE PLANT NAMKUM RANCHI JHARKHAND 834010 SONI RAI W/O NISHANT KUMAR 791/B, TEL MIL GALI KRIPA PLY STEEL, RATU ROAD PISKA MORE P.S PANDRA O.P HEHAL, RANCHI JHARKHAND 834005

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.

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As you are aware, I on behalf of **Canara Bank, Ranchi Main 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 Ranchi Main Branch, **SARM Ranchi 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 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,

For Canara Bank

Authorized Officer
Canara Bank

Authorised Officer
विशेषीकृत ए.आर.एम.शाखा, राँची
Specialised A.R.M. Branch, Ranchi

केनरा बैंक / Canara Bank
Specialised A.R.M. Branch Ranchi
विशेषीकृत ए.आर.एम.शाखा, राँची

ENCLOSURE - SALE NOTICE

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(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK

(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 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/ Guarantor and Mortgagor that the below described immovable property mortgaged to the Secured Creditor, the symbolic/constructive possession of which has been taken by the Authorized Officer SARM (Branch) of the Canara Bank, will be sold **on "As is where is", "As is what is", and "Whatever there is"** on **25.11.2026**, for recovery of **Rs. 79,36,464.30 (Rupees Seventy-Nine lakh Thirty-six Thousand Four Hundred sixty-four and Paisa Thirty Only)** + further Interest and charges thereon due from **04/05/2026** to the **Kamre** Branch now with SARM branch Ranchi of Canara Bank from M/S SHREE ROUNAK ENTERPRISES **Through its Proprietor /guarantor Mr. Rounak Kumar S/O Late Sita Ram Singh, Mr. Santosh Kumar, Mr. Subodh Kumar Singh, Smt. Soni Kumari.**

The reserve price will be **Rs.27,00,000.00 (Rupees Twenty -seven Lakh Only)** and the earnest money deposit will be **Rs.2,70,000.00 (Rupees Two lakh seventy thousand only**) The Earnest Money Deposit shall be deposited on or before **24.11.2026** by 04:00 PM.

DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.11.2026

1	Name and Address of the Secured Creditor	**Canara Bank, SARM Branch**
2	Name and Address of the Borrower/Mortgager	M/S SHREE ROUNAK ENTERPRISES THROUGH ITS PROPERITOR ROUNAK KUMAR SO LATE SITA RAM SINGH AT SURYAMANI COMPLEX, BASEMENT, SHRADHANAND RD, UPPER BAZAR, RANCHI JHARKHAND RANCHI 834005 ROUNAK KUMAR SO LATE SITA RAM SINGH HOUSE NO H1 139 HOLDING NO, WARD NO-37 SAHJANAND CHOWK HARMU COLONY RANCHI JHARKHAND RANCHI 834005 SANTOSH KUMAR S/O LATE SITA RAM SINGH NEAR PUMP HOUSE, QR. NO. 14/1, ICE PLANT NAMKUM RANCHI JHARKHAND 834010 SUBODH KUAMR SINGH S/O LATE SITA RAM SINGH NEAR PUMP HOUSE, QR. NO. 14/1, ICE PLANT NAMKUM RANCHI JHARKHAND 834010 SONI RAI W/O NISHANT KUMAR 791/B, TEL MIL GALI KRIPA PLY STEEL, RATU ROAD PISKA MORE

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Specialised Asset Recovery Management Branch, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

		P.S PANDRA O.P HEHAL, RANCHI JHARKHAND 834005
3	Total liabilities as on **04/05/2026**	**Rs.79,36,464.30 (Rupees Seventy-Nine lakh Thirty-six Thousand Four Hundred sixty-four and Paisa Thirty Only)** + further Interest and charges thereon
4	a). Mode of Auction b). Details of Auction service provider c). Date & Time of Auction d). Place of Auction f). Portal of e-auction	Online Electronic Bidding **Bank Asset Auction Network (BAANKNET)** **25.11.2026** Time 12:00 PM - 04:00 PM Online Portal of E Auction **https://baanknet.com/**
5	Details of Property/ies	**Details and full description of the property:** All the piece and parcel of Plot no 787, Sub plot No 787/9, Khata No 58, Mauza Lodhma,Total area -005 decimal situated at village-Lodhma Thana-Namkum, Thana No 302, Dist- Ranchi, Jharkhand, Pin 834005. Boundaries: Sale Deed no 4456 dated 12/04/2002 North: Sub Plot No.787/10 South: Sub Plot No.787/8 East: Vacant Land West: 15 ft wide Proposed Road
6	Reserve Price	**Rs.27,00,000.00 (Rupees Twenty -seven Lakh Only)**
7	EMD	**Rs.2,70,000.00 (Rupees Two lakh seventy thousand only)**
8	The property can be inspected till	**Up to 24.11.2026 between 10:00 AM TO 04:00 PM**
9	Detail of Encumbrance	**NOT KNOWN**
10	Detail of litigation	**SA NO 99/2026 AT DRT RANCHI**

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 or before **24.11.2026 between 10:00 am to 4:00pm.**

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, you may contact the helpdesk support of Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email:**

Specialised A.R.M. Branch Ranchi

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Specialised Asset Recovery Management Branch, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.2,70,000.00 (Rupees Two lakh seventy thousand only).** 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 **24.11.2026** at **4:00PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **₹20,000.00/-** (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 **₹20,000.00** (incremental price) and time shall be extended to 10 (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. 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, S**ARM Branch** Name of Branch, IFSC Code **CNRB0007908** (Branch IFSC Code).

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

l. For sale proceeds above **₹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 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 do 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 or before **24.11.2026 from 10:00 a.m. to 4:00P.M.**

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

p. For further details **Binod Kumar Bedia** (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile: 6370103938) 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)."

SPECIAL INSTRUCTION /CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest .Neither Canara bank nor 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

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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: Ranchi
Date: 02.11.2026

कृते केनरा बैंक / For Canara Bank
Authorized Officer
Canara Bank
Mob: 97[illegible]480903
प्राधिकृत अधिकारी / Authorised Officer
विशेषिकृत प.आर.एम. शाखा, राँची
Specialised A.R.M. Branch, Ranchi

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