CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: **ROCTC/SN/18029/CB/291/2026** **Date: 07/11/2026**

To,
Borrower(s):

1. **M/s SAI SUBHAM PHARMACEUTICALS**
   PROP: AJAY KUMAR SETHY
   HO 441 E 2 ROXY HOTEL LANE,
   DOLAMUNDAI, DIST- CUTTACK
   ODISHA, PIN - 753009

2. **AJAY KUMAR SETHY**
   S/O SIKHER SETHY
   H/O UPENDRA SEN
   OLD RAUSA PATANA BUXIBAZAR
   CUTTACK SADAR.
   ODISHA, PIN - 753001

Dear Sir,

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, 2002.

****

As you are aware, I on behalf of Canara Bank, **Badambadi 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 **Badambadi 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,

Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE

Authorised Officer
Canara Bank
Regional Office, Cuttack

Internal

(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 Properties 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 mortgaged/charged to the Secured Creditor, the constructive/Symbolic possession of which has been taken by the Authorised Officer of **Badambadi Branch** of the Canara Bank, will be sold on **"As is where is", "As is what is",** and "Whatever there is" on Dt. **15/12/2026**, for recovery of **Rs. 26,29,066.73 /- (Rupees Twenty six lakhs twenty nine thousand sixty six and Seventy three paisa only) + further interest and charges thereon** to the **Badambadi Branch** of Canara Bank from M/s SAI Subham Pharmaceuticals & Ajay Kumar Sethi.

The reserve price will be **Rs 29,79,000(Rupees Twenty Nine lakhs seventy nine thousand only)**and the earnest money deposit will be - **Rs. 2,97,900/- (Rupees Two lakhs ninety seven thousand nine hundred only).** The Earnest Money Deposit shall be deposited on or before **14/12/2026** at **5.00 pm**.

Details and full description of the immovable property with known encumbrances, if any.

All that part and parcel of the property consisting of

ALL THAT PART & PARCEL OF THE PROPERTY SITUATED OVER PLOT NO 371/2707, KHATA NO. 415/1941, AREA- AC 0.040 DEC, KISAM-GHARABARI, CORRESPONDS TO HAL KHATA NO-227, PLOT NO-371, AREA- A 0.080 DEC MOUZA: SUBHADRAPUR, CUTTACK SADAR, DIST CUTTACK, ODISHA

BOUNDED AS FOLLOWS:-

NORTH -PLOT NO-371,
SOUTH -PLO NO-375 & 374,
EAST - PLOT NO- 373,
WEST - ISMILE ROAD & GOVINDA CHANDRA BEHERA

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 Manager, Canara Bank, Badambadi Branch Ph. No. **7605009072** during office hours on any working day.

Date: 07/11/2026
Place: Cuttack

Authorised Officer
CANARA BANK

Authorised Officer
Canara Bank
Regional Office Cuttac

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07/11/2026

1. Name and Address of the Secured Creditor : **Canara Bank, Badambadi Branch**

1. **M/s SAI SUBHAM PHARMACEUTICALS (BORROWER)**
   PROP: AJAY KUMAR SETHY
   HO 441 E 2 ROXY HOTEL LANE,
   DOLAMUNDAI, DIST- CUTTACK
   ODISHA, PIN - 753009

2. **AJAY KUMAR SETHY**
   S/O SIKHER SETHY
   H/O UPENDRA SEN
   OLD RAUSA PATANA BUXIBAZAR
   CUTTACK SADAR.
   ODISHA, PIN - 753001

3. **Total liabilities as on 07/11/2026** : **Rs. 26,29,066.73 /- (Rupees Twenty six lakhs twenty nine thousand sixty six and Seventy three paisa only)** + further interest and charges thereon

4. (a) Mode of Auction : ONLINE
(b) Details of Auction service provider : **M/s Baanknet (M/s PSB Alliance Pvt Ltd)**
(c) Date & Time of Auction : **15/12/2026 & 10.30 AM**
(d) Place of Auction : **Cuttack**

5. **Details of Property/ies**

OWNER NAME	PROPERTY
Ajay Kumar Sethi	ALL THAT PART & PARCEL OF THE PROPERTY SITUATED OVER PLOT NO 371/2707, KHATA NO. 415/1941, AREA- AC 0.040 DEC, KISAM-GHARABARI, CORRESPONDS TO HAL KHATA NO-227, PLOT NO-371, AREA- A 0.080 DEC MOUZA: SUBHADRAPUR, CUTTACK SADAR, DIST CUTTACK, ODISHA BOUNDED AS FOLLOWS:- NORTH -PLOT NO-371, SOUTH -PLO NO-375 & 374, EAST - PLOT NO- 373, WEST - ISMILE ROAD & GOVINDA CHANDRA BEHERA

6. Reserve Price : **Rs 29,79,000(Rupees Twenty Nine lakhs seventy nine thousand only)**

7. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website **https://baanknet.com**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on **14/12/2026 between 11.00 am to 4.00 pm**.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during the auction process.

केनरा बैंक CANARA BANK RECOVERY & LEGAL SEC. CELL CUTTACK

Internal

d) EMD Payment: After registration your account will be activated after verification of KYC then you need to go to "e-Wallet>Add Funds" link. You can choose from various payment methods such as Net Banking, NEFT/RTGS.

e) 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** BAANKNET, E-mail:support.BAANKNET@psballiance.com,Contact-91 8291220220

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **14/12/2026, 5.00 PM**, to Canara Bank, **BADAMBADI Branch,Cuttack** by hand or by email.

i) NEFT, acknowledgement receipt thereof with UTR No.

ii) KYC Documents:

1) Individual:

a) PAN Card or Form 16

b) Address Proof (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

2) Group of Individual:

For Primary member

a) PAN Card or Form 16

b) Address Proof of all the members (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

For Group members

a) PAN Card or Form 16

b) Address Proof of all the members (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

c) Authorization letter in favor of lead member

3) **Proprietorship/Partnership firm:**

a) PAN Card or Form 16

b) GST Registration certificate

c) Address Proof of the company

d) Authorization letter of the company in f/o contact person

4) Company (Private, Public):

a) PAN Card

b) GST Registration Certificate

c) Address Proof of the company

d) Authorization letter of the company in f/o contact person

5) Cooperative Society:

a) PAN Card

b) GST/Society or Trust Registration Certificate

c) Address proof of the Cooperative society/Trust

d) Authorization letter of the company in f/o contact person

6) Government Dept./PSU:

a) PAN Card

b) GST Registration Certificate

c) Address Proof of the Govt. dept./PSU

d) Authorization letter of the company in f/o contact person

7) Any other legal entity:

केनरा बैंक CANARA BANK RECOVERY & LEGAL SEC., R.O., CUTTACK वसूली व कानूनी अनुभाग, क्षे.का., कटक

Internal

a) PAN Card
b) Address proof
c) Authorization letter of the bidder in f/o contact person
However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
iii) Bidders Name(which registered with BAANKNET), Contact No. Address, E Mail Id.
iv) Bidder's A/c details for online refund of EMD.

g) Bidder Registration: The intending bidders should register their names at portal https://baanknet.com/eauction-psb/bidder-registration get their User ID and password free of cost. E-mail:support.BAANKNET@psballiance.com,Contact-91 8291220220

h)The intending bidders should make their own independent inquiries 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 Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

i) Bidding Process: After successfully loading your wallet with requisite amount for your target property you require to login on to your https://baanknet.com/eauction-psb/x-login account and go to Auction>live Auction tab on scheduled day of auction start bidding for the target property by clicking participate and then pay the required EMD amount and then Start Bidding .

J) EMD REFUND: There is an EMD REFUND link available in your login via which you can file EMD refund request. On approval of the EMD request the amount will be automatically credited to your registered bank account. Before that ensure that cancelled Cheque & bank mandate form is uploaded 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, 000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000 as incremental value). The bidder who submits the highest bid (above the Reserve price) 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) 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 75% within **15** days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.

m) For sale proceeds of Rs. 50 (Rupees Fifty) lakhs and above, the successful bidder will have to deduct TDS for sale of property of Rs.50 lakhs and above, the TDS is to be paid by the successful bidder from the sale amount. Borrower's PAN to be furnished for TDS purposes.

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

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) In case there are bidders who do not have access to the internet but are interested in participating the e-auction, they can approach concerned Circle office or **BADAMBADI Branch, Cuttack** who, as a facilitating centre, shall make necessary arrangements.

CANARA BANK RECOVERY & LEGAL SEC., R.O.

Internal

r) For further details contact Authorized Officer, Canara Bank, **BADAMBADI Branch**, Cuttack (Mobile. No **7605009072**) e-mail id: **cb2566@canarabank.com** OR the service provider **M/s** BAANKNET
E-mail:support.BAANKNET@psballiance.com,Contact-91 8291220220

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.

and are able to participate in the auction successfully.

Place: Cuttack
Date:07/11/2026

केनरा बैंक CANARA BANK RECOVERY & LEGAL SEC., R.O., CUTTACK

Authorised Officer
Canara Bank

Authorised Officer
Canara Bank
Regional Office, Cuttack

Internal