केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref : RASHIINDUSTRIES:SALE:NOV:2026 Date : 09.11.2026

To

M/s Rashi Industries **Through its Partners:** **1. Smt. Sheetal Joshi** **2. Shri Rakesh Joshi** **Khasra No 235/CH, Opp. Titan,** **Haridwar Road, Kuanwala** **Dehradun-284008-Uttarakhand**	**M/s Rashi Industries** **Through its Partners:** **1. Smt. Sheetal Joshi** **2. Shri Rakesh Joshi** **Khata Khatauni No.501,** **Khasra No. 2093, Shanti Kunj** **Lane No.5, Lower Nasthanpur,** **PO-Nehrugram, Near SGRR School** **Dehradun-248014-Uttarakhand**
Shri Rakesh Joshi **S/o Shri Ravidutt Joshi** **R/o H. No. 397, Rajeshwari Puram,** **Lower Nathanpur, Dehradun-248001** **Uttarakhand**	**Smt. Sheetal Joshi** **W/o Shri Rakesh Joshi** **R/o H. No. 397, Rajeshwari Puram,** **Lower Nathanpur, Dehradun-248001** **Uttarakhand**

Dear Sir,

Sub: Notice under Section13(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.

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As you are aware, I on behalf of Canara Bank Karol Bagh Branch have taken constructive 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 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 thereunder, 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,

केनरा बैंक / CANARA BANK KAROL BAGH ARM Branch, New Delhi-110005

Authorised Officer, CanaraBank
ENCLOSURE–SALE NOTICE

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केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CERSAI ID:400010571591

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 RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is here by given to the public in general and in particular to the Borrower(s)and Guarantor(s) that the below described immovable property mortgaged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank,Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **01.12.2026,** for recovery of **Rs. 1,66,66,291.00 (Rupees One Crore Sixty Six Lakhs Sixty Six Thousand Two Hundred Ninety One Only) as on 31.10.2026 and further interest from 01.11.2026 at applicable rate along with expenses, other charges etc. due to our Canara Bank ARM Karol Bagh Branch from** the Borrower 1) **M/s Rashi Industries (2) Shri Rakesh Joshi (3) Smt. Sheetal Joshi**. The reserve price will be **Rs. 14,00,000/- (Rupees Fourteen Lakh only)** and the earnest money deposit will be **Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only)**

1	Name and Address of the Secured Creditor	Canara Bank ARM, Karol Bagh
2	Name and Address of the Borrower	M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi 2. Shri Rakesh Joshi Khasra No 235/CH, Opp. Titan, Haridwar Road, Kuanwala Dehradun-284008-Uttarakhand
		M/s Rashi Industries Through its Partners: 1. Smt. Sheetal Joshi 2. Shri Rakesh Joshi Khata Khatauni No.501, Khasra No. 2093, Shanti Kunj Lane No.5, Lower Nasthanpur, PO-Nehrugram, Near SGRR School Dehradun-248014-Uttarakhand
		Shri Rakesh Joshi S/o Shri Ravidutt Joshi R/o H. No. 397, Rajeshwari Puram, Lower Nathanpur, Dehradun-248001 Uttarakhand

		Smt. Sheetal Joshi W/o Shri Rakesh Joshi R/o H. No. 397, Rajeshwari Puram, Lower Nathanpur, Dehradun-248001 Uttarakhand
3	Total liabilities as on **31.10.2026**	Rs. 1,66,66,291.00 (Rupees One Crore Sixty Six Lakhs Sixty Six Thousand Two Hundred Ninety One Only) as on 31.10.2026 and further interest from 01.11.2026 at applicable rate along with expenses, other charges etc.
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSBAlliance (BAANKNET) **01.12.2026, 12:30 PM to 01:30 PM** **M/S PSB ALLIANCE (BAANKNET)**
5	Details of Property/ies	Residential property situated at Khata Khatauni No. 501, Bearing part of Khasra No. 2093 at Mauza Raipur, Pargana Parwa Doon, Dehradun, in the name Smt. Sheetal Joshi W/o Sri rakesh Joshi, R/o H No. 397, RajeshwariPuram, Lower Nathanpur, Dehradun-248001, Boundaries: East- 20 feet wide road SM 18 ft. West- lane of Others SM 18 ft. North- Wall, S.M. 72 ft South- Land of Others, 72 ft **(Property is under Physical Possession of the Bank)**
6	Reserve Price (Rupees)	**Rs. 14,00,000/- (Rupees Fourteen Lakh only)**
7	Earnest Money Deposit	**Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) on or before 30.11.2026 till 05:00 PM.**
8	The property can be inspected Date & Time	**27.11.2026** 11:00 AM to 05:00 PM

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 **27.11.2026** between 11:00 AM to 05:00 PM.

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 (M/s PSB Alliance Pvt.Ltd), you may contact the helpdesk support of Baanknet (Contact details-**

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8291220220),Email:support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 1,40,000/- (Rupees One Lakh Forty 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 there in to **deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 30.11.2026 till 05:00 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000.00/- (Ten Thousand rupees)** 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 **Rs. 10,000.00/- (Ten Thousand rupees)** 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. **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, Karol Bagh Branch, IFSC Code CNRB0002365.**

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 Rs.50.00 Lakh (RupeesFifty lakh), TDS shall bepayable 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/SecuredCreditor shall not be responsible in any way for any third party claims / rights / dues.

n. 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. The inspection of property put on auction will be permitted to interested bidders at site on **27.11.2026 from 11:00 AM to 05:00 P.M.**

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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 SHRI MANOJ KUMAR (DM) - 9557194351, and/or ABHISHEK SINGH YADAV (9643226844) Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:support.BAANKNET@psballiance.com./."**

Place: Delhi
Date: 09.11.2026

Authorised Officer
Canara Bank