केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

Sale notice for sale of immovable properties

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 proviso 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 (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the **Symbolic** possession of which has been taken by the Authorized Officer of Canara Bank SPSLSD Branch, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **21/12/2026** for recovery of **Rs. 2,93,81,847.05 (Rupees Two crore ninety three lakh eighty one thousand eight hundred forty seven and Five paisa Only)** due to the Secured Creditor from **M/s Balaji Pashu Palan Dairy, Mr. Rajendra Rajpoot and Smt Prem Bai.** The reserve price will be **Rs. 2,27,34,000/- (Rupee Two crore twenty seven lakh thirty four Thousand Only)** and the earnest money deposit will be **Rs. 22,73,400/- (Rupees Twenty two lakh seventy three thousand four Hundred Only)**.

Description of the Property:

EMT of Converted land and building (including shed and any other structure situated at land) admeasuring 0.408 Hectare at Khasra No. 68, Village Meharkhedi, Tehsil Shujalpur, District Shajapur, Madhya Pradesh.

CERSAI ID– 200080047496

Standing in the Name of Smt. Prem Bai W/o Shri Chandar Singh

Boundaries As Per Mortgage Deed		
East	:	Land of Khasra No. 67
West	:	Land of Khasra No. 71 & 75
North	:	Road
South	:	Land of Khasra No. 69

EMT of Converted land and building (including shed and any other structure situated at land) admeasuring 1.578 Hectare at Khasra No. 71, Village Meharkhedi, Tehsil Shujalpur, District Shajapur, Madhya Pradesh.

CERSAI ID– 200080047485

Standing in the Name of Smt. Prem Bai W/o Shri Chandar Singh

Boundaries As Per Mortgage Deed		
East	:	Land of Khasra No. 68 (owner other land connect to road
West	:	Land of Khasra No. 72 & 73
North	:	Khasra No. 74
South	:	Land of Khasra No. 70

As per Valuation report 03.10.2026 of Gaurav Nagde Boundaries mentioned are East : Land of Survey No. 67, West Land of Survey no. 72, 73, 75 & 88, North : Approach in property through land of Survey no. 76/1), then road, South Land of Survey No. 69 & 70. The property is land locked as per Valuation Report. However, we are proceeding as per boundaries mentioned in the mortgage.

BAANKNET PROPERTY ID: CNRBBALAJIPP
COORDINATES: 23.369059, 76.765449

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank's website i.e. **www.canarabank.bank.in**

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केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

Authorized Officer **Place:** Bhopal
Date: 11/11/2026

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref No: **SN/BALAJI/NOV** Date: **11/11/2026**

To,

Borrower: **M/s Balaji Pashu Palan Dairy** **Prop: Mr. Rajendra Rajpoot S/o Mr. Chandar Singh** **Khasra No. 68, Village Meharkhedi Tehsil Shujalpur, District Shajapur 465333**	**Guarantor:** **Smt Prem Bai W/o Shri Chandar Singh** **Village Meharkhedi Tehsil Shujalpur, District Shajapur 465333**

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, I on behalf of Canara Bank, SPLSD ARM Bhopal Branch have taken possession of the asset(s) 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 SPLSD ARM Bhopal 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 & Rules made thereunder, I am herewith sending the Sale Notice containing terms & conditions of the sale.

This is without prejudice to any other right available to Bank under the subject Act or any other law in force.

Yours Faithfully

Authorized Officer
Canara Bank

Enclosure- Sale Notice

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केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

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 **Symbolic** possession of which has been taken by the Authorized Officer of Canara Bank SPSLSD Branch, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **21/12/2026** for recovery of **Rs. 2,93,81,847.05 (Rupees Two crore ninety three lakh eighty one thousand eight hundred forty seven and Five paisa Only)** due to the Secured Creditor from **M/s Balaji Pashu Palan Dairy, Mr. Rajendra Rajpoot and Smt Prem Bai.** The reserve price will be **Rs. 2,27,34,000/- (Rupee Two crore twenty seven lakh thirty four Thousand Only)** and the earnest money deposit will be **Rs. 22,73,400/- (Rupees Twenty two lakh seventy three thousand four Hundred Only)**.

1. Name and Address of the Secured Creditor: Canara Bank, SPLSD ARM Branch Bhopal
2. Name and Address of the Borrower(s)/ Guarantor(s):

Borrower:	**Guarantor:**
M/s Balaji Pashu Palan Dairy **Prop: Mr. Rajendra Rajpoot S/o Mr. Chandar Singh** **Khasra No. 68, Village Meharkhedi Tehsil Shujalpur, District Shajapur 465333**	**Smt Prem Bai W/o Shri Chandar Singh** **Village Meharkhedi Tehsil Shujalpur, District Shajapur 465333**

3. Total liabilities as on 11/11/2026 : **Rs. 2,93,81,847.05 (Rupees Two crore ninety three lakh eighty one thousand eight hundred forty seven and Five paisa Only)**

(a) Mode of Auction : **E-Auction**
(b) Details of Auction service provider : **M/s PSB Alliance (baanknet.com)**
(c) Date & Time of Auction : **21/12/2026 (12:00 PM to 2:00 PM)**
(d) Place of Auction : **Online Auction**

5. Details of properties and Reserve Price:

Details of security

EMT of Converted land and building (including shed and any other structure situated at land) admeasuring 0.408 Hectare at Khasra No. 68, Village Meharkhedi, Tehsil Shujalpur, District Shajapur, Madhya Pradesh.

CERSAI ID– 200080047496

Standing in the Name of Smt. Prem Bai W/o Shri Chandar Singh

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CERSAI ID– 200080047485

Standing in the Name of Smt. Prem Bai W/o Shri Chandar Singh

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North	:	Khasra No. 74
South	:	Land of Khasra No. 70

As per Valuation report 03.10.2026 of Gaurav Nagde Boundaries mentioned are East : Land of Survey No. 67, West Land of Survey no. 72, 73, 75 & 88, North : Approach in property through land of Survey no. 76/1), then road, South Land of Survey No. 69 & 70. The property is land locked as per Valuation Report. However, we are proceeding as per boundaries mentioned in the mortgage.

BAANKNET PROPERTY ID: CNRBBALAJIPP
COORDINATES: 23.369059, 76.765449

6. Reserve Price : Rs. 2,27,34,000/- (Rupee Two crore twenty seven lakh thirty four Thousand Only)
7. Earnest Money Deposit : Rs. 22,73,400/- (Rupees Twenty two lakh seventy three thousand four Hundred Only).
8. The property can be inspected on 07.12.2026 between 10:00 AM and 05:00 PM
9. Details of Encumbrance : Mortgage of Canara Bank
10. Details of Litigation : NA.

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 authorised office 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 on **07/12/2026** between 10:00 AM and 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 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) of **Rs. 22,73,400/- (Rupees Twenty two lakh seventy three thousand four Hundred Only)** being 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 **20/12/2026** at 05:00 PM.
f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (Rupees Ten Thousand Only) 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/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
h. Sale shall be confirmed in favor 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
j. No additions/deletions/amendment of name 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, Bhopal ARM branch, IFSC Code CNRB0006816.
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

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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. The inspection of property put on auction will be permitted to interested bidders at site on 07/12/**2026** from 10:00 A.M. to 05:00 P.M.

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 Canara Bank, Specialized ARM Branch (Phone No 8989014648, 9399356251 (Authorized Officer), 9691096410 (Bhopal), e-mail id armcobpl@canarabank.com 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.

Place: Bhopal
Date: 11/11/2026

Authorized Officer
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