केनरा बैंक Canara Bank

सिंडिकेट Syndicate

ANNEXURE-II
[Appendix - IV-A]
[See proviso to rule 8 (6)]

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) 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 possession of which has been taken by the Authorised Officer of Canara Bank, ARM Branch, Cuttack Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **05.12.2026** , for recovery of **Rs. 29,25,234.83(Rupees Twenty Nine Lakhs Twenty Five Thousand Two Hundred Thirty Four and Eighty Three Paisa Only) as on 07.11.2026** along with further costs and interest thereon due to the **Specialized ARM Branch, Cuttack** Secured Creditor from **M/S AVM BROTHERS INFRASTRUCTURE PVT. LTD represented by its directors Mr. Varun Singh and Mrs. Kanak Lata Singh.**

The reserve price and the earnest money deposit will be **as mentioned below:-**

EMT OF LAND ALONG WITH CONSTRUCTION THEREON IN THE NAME OF SMT. KANAK LATA SINGH, AT ARAZI NO.: 275, MIN. AREA: 514 KADI I.E.2081.7 SQ METER, SITUATED AT MOUZA: BAIRI, PARGANA MAHUL,TAHASIL: MARTINGANJ, DIST.: AJAMGARH, STATE: UTTAR PRADESH. **BOUNDED BY:** **NORTH: PART OF ARAZI,** **SOUTH:PART OF ARAZI,** **EAST: RASTA AND LAND OF SUBASH SINGH,** **WEST: LAND OF VIKRAM RAM**	**RESERVE PRICE- Rs.1,18,97,000/- (Rupees One Crore Eighteen Lakhs Ninety Seven Thousand Only)** **EMD-Rs.11,89,700/- (Rupees Eleven Lakhs Eighty Nine Thousand Seven Hundred Only)** **EMD Deposit Date:** **The Earnest Money Deposit shall be deposited on or before 04.12.2026 at 5 pm.**

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

Authorised Officer
Canara Bank

Authorised Officer
Canara Bank

Date: 16.11.2026
Place: CUTTACK

Confidential

ARM BRANCH,CUTTACK
AT-SUR MARKET COMPLEX,MANGALABAG,CUTTACK-753001
E-MAIL:CB6817@CANARABANK.COM,MOBILE-7077720530

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

ANNEXURE-III
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: E-AUC/ARM/AVM BROTHERS/06/2026-27 **Date: 16.11.2026**

To

M/s AVM Brothers Infrastructure Pvt. Ltd (Borrower) **At: C/204, Birsa Munda Commercial Complex, Phase-III, Kalinga Vihar, PO-Chhend Colony, Rourkela, Dist.: Sundargarh, Odisha-769015,Mobile-8400905755**	**Smt. Kanak Lata Singh (Director/Guarantor/Mortgagor)** **W/o-Chandrakesh Singh, At: SA 14/55 P1M Shaktipeeth, PO-Baraipur, Dist.: Varanasi, Uttar Pradesh-221007 Mobile-9556402799**
Sri Varun Singh (Director/Guarantor) **S/o-Chandrakesh Singh, At: Shop No.: C/204, Birsa Munda Complex, Phase-III, Chhend Colony, PO.: Brahmani Tarang, Rourkela, Dist.: Sundargarh, Odisha-769015,Mobile-8400905777**	

Dear Sir/Madam,

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 ARM Cuttack 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 ARM Cuttack 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,

Authorised Officer
Canara Bank

Authorised Officer

Canara Bank

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ARM BRANCH,CUTTACK
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केनरा बैंक Canara Bank

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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) 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 possession of which has been taken by the Authorised Officer of Canara Bank, ARM Branch, Cuttack Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **05.12.2026** , for recovery of **Rs. 29,25,234.83(Rupees Twenty Nine Lakhs Twenty Five Thousand Two Hundred Thirty Four and Eighty Three Paisa Only) as on 07.11.2026** along with further costs and interest thereon due to the **Specialized ARM Branch, Cuttack** Secured Creditor from **M/S AVM BROTHERS INFRASTRUCTURE PVT. LTD represented by its directors Mr. Varun Singh and Mrs. Kanak Lata Singh.**

The reserve price and the earnest money deposit will be **as mentioned below:-**

1	Name and Address of the Secured Creditor	**Canara Bank, ARM Branch, Cuttack** **AT – SUR MARKET COMPLEX,** **MANGALABAG,CUTTACK ,ODISHA ,PIN – 753001**	
2	Name and Address of the Borrower & Guarantor	**M/s AVM Brothers Infrastructure Pvt. Ltd (Borrower)** **At: C/204, Birsa Munda Commercial Complex, Phase-III, Kalinga Vihar, PO-Chhend Colony, Rourkela, Dist.: Sundargarh, Odisha-769015,Mobile-8400905755**	**Smt. Kanak Lata Singh (Director/Guarantor/Mortgagor)** **W/o-Chandrakesh Singh,** **At: SA 14/55 P1M Shaktipeeth, PO-Baraipur, Dist.: Varanasi, Uttar Pradesh-221007** **Mobile-9556402799**
		Sri Varun Singh (Director/Guarantor) **S/o-Chandrakesh Singh,** **At: Shop No.: C/204, Birsa Munda Complex, Phase-III, Chhend Colony, PO.: Brahmani Tarang, Rourkela, Dist.: Sundargarh, Odisha-769015,Mobile-8400905777**	
3	Total liabilities as on 07.11.2026	**Rs. 29,25,234.83(Rupees Twenty Nine Lakhs Twenty Five Thousand Two Hundred Thirty Four and Eighty Three Paisa Only)**	
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) **05.12.2026, 10:30 AM to 11:30 AM**	

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	d) Place of Auction	Bangalore	
5	Details of Property/ies	**EMT OF LAND ALONG WITH CONSTRUCTION THEREON IN THE NAME OF SMT. KANAK LATA SINGH, AT ARAZI NO.: 275, MIN. AREA: 514 KADI I.E.2081.7 SQ METER, SITUATED AT MOUZA: BAIRI, PARGANA MAHUL,TAHASIL: MARTINGANJ, DIST.: AJAMGARH, STATE: UTTAR PRADESH.** **BOUNDED BY:** **NORTH: PART OF ARAZI,** **SOUTH:PART OF ARAZI,** **EAST: RASTA AND LAND OF SUBASH SINGH,** **WEST: LAND OF VIKRAM RAM**	
6	Reserve Price (Rupees) (Please note to mention separately for each property)		RESERVE PRICE- Rs.1,18,97,000/- (Rupees One Crore Eighteen Lakhs Ninety Seven Thousand Only) EMD-Rs.11,89,700/- (Rupees Eleven Lakhs Eighty Nine Thousand Seven HundredOnly)
7	Earnest Money Deposit		EMD Deposit Date: The Earnest Money Deposit shall be deposited on or before 04.12.2026 at 5 pm.
8	The property can be inspected Date & Time	**04.12.2026 between 11.00 am to 4.00 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 **04.12.2026** between **11.00 am** and **4.00 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 & Adhaar and Adhaar 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 8291220220, Email:support.baanknet@psballiance.com.**

E. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.11,89,700/- 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 04.12.2026 ; 5:00 PM.

F. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10, 000/- (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.

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

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 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 Authorized 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 BRANCH CUTTACK Name of Branch, IFSC Code CNRB0006817 (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. I. **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 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. 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 **04.12.2026** from **11.00 am** to **4.00 pm**.

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 Sri Sanjay Shravan Hedaoo ,Authorized Officer, Canara Bank, **ARM Branch**, Cuttack e-mail id: **cb6817@canarabank.com** (Name of Nodal Officer & its team CO/RO/Branch, Mobile **7077720530**) 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: CUTTACK

Date: 16.11.2026

Authorised Officer

Authorised Officer

Canara Bank

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