केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

(भारत सरकार का उपक्रम / A GOVERNMENT OF INDIA UNDERTAKING)
विशेषीकृत परिसंपत्ति वसूली प्रबंधन शाखा, भूतल, लव-कुश टॉवर, ,एक्जीबिशन रोड, पटना - 01
Specialised Asset Recovery Management Branch, Ground Floor, Luv Kush Tower, Exhibition Road, Patna- 01
दूरभाष. /Tel: +91-8102916048/+91- 7903039522 E-mail id: cb17415@canarabank.com

REF: - CB/17415/ARMB/PAT/1130/2025-26 **DATE: 11.11.2026**

M/s Kudra Construction Private Limited Regd. Address: Chakiya Kudra, P.O./P.S.-Kudra Dist- Kaimur, Bhabhua Bihar - 821108 Corporate Address: Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Near Ambedkar Dental College, Patna- 801503	Sri Om Prakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Ram Jaipal Nagar, Near Ambedkar Dental College, Danapur, Patna- 801503 9955114447
Sri Sriprakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101 9431680661	Sri Ramakant Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps-Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101 9470056100
Sri Rama Nand Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- 821101 9431680661	---
Other Legal Heirs of Late Kalawati Kunwar W/o Late Ram Dular Choubey namely	
a. Sri Indradeo Chaubey S/o. Late Ramdular Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101	b. Smt. Kamla Devi W/o. Late Rajendra Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
c. Smt. Raj Kumari Devi W/o. Ram Prasad Tiwari D/o. Late Ramdular Chaubey At (1): Village- Orgaon, PS- Bhagwanpur, Distt.- Kaimur (Bhabhua), Bihar- 821101 (2): Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101	d. Smt. Shiv Kumari Devi W/o. Late Chandradeo Pandey D/o. Late Ramdular Chaubey At (1): Village- Kudhnu, PS- Chand, Distt.- Kaimur (Bhabhua), Bihar- 821101 (2): Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
e. Smt. Dev Kumari Devi W/o. Sri Rajendra Pandey D/o. Late Ramdular Chaubey At (1): Village- Kudhnu, PS- Chand, Distt.- Kaimur (Bhabhua), Bihar- 821101 (2): Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101	f. Miss Urmila Devi D/o. Late Dharmdeo Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
g. Miss Maya Devi D/o. Late Dharmdeo Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101	---

केनरा बैंक CANARA BANK 17415 A.R.M. BRANCH, PATNA आस्ति वसूली प्रबंधन शाखा, पटना

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
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विशेषीकृत परिसंपत्ति वसूली प्रबंधन शाखा, भूतल, लव-कुश टॉवर, ,एक्जीबिशन रोड, पटना - 01
Specialised Asset Recovery Management Branch, Ground Floor, Luv Kush Tower, Exhibition Road, Patna- 01
दूरभाष. /Tel: +91-8102916048/+91- 7903039522 E-mail id: cb17415@canarabank.com

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, Authorized Officer of Canara Bank has 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 Patna Patliputra Colony Branch now transferred to ARM Branch, Patna of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice. This is without prejudice to any other rights available to the Bank under the subject Act or any other law in force.

Note: - All previous sale notices have been withdrawn.

Yours faithfully,

कृते केनरा बैंक/ For CANARA BANK

Sanjeev Ranjan

प्राधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER

ENCLOSURE – SALE NOTICE dated 11.11.2026

केनरा बैंक Canara Bank
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(30 days E-Auction Sale Notice for Sale of Immovable Properties)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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)/Director(s)/ Guarantor (s) /Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/Physical possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23.12.2026** for recovery of **Rs.1,19,75,754.09 (One Crore Nineteen Lakh Seventy Five Thousand Seven Hundred Fifty Four and Nine paise)** is due as on 13.12.2025 along with interest and cost from 14.12.2025 till clearance of entire liability of **Patna Patliputra Colony Branch now transferred to Patna ARM Branch of Canara Bank** from **M/s Kudra Construction Pvt. Ltd.** represented by its Directors,**1) Sri Sriprakash Choubey S/o Dharam Deo Choubey, 2) Sri Om Prakash Choubey S/o Dharam Deo Choubey, 3) Sri Ramakant Choubey S/o Late Ram Dular Choubey, 4) Sri Rama Nand Choubey S/o Late Ram Dular Choubey** , also all are Guarantors & Legal Heirs of Mortgagor Late Kalawati Kunwar W/o Late Ram Dular Choubey and other legal heirs of Late Kalawati Kunwar W/o Late Ram Dular Choubey.

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

<table>
<tr><th>Immovable Property</th><th>Title holder</th></tr>
<tr><td>
All that Part & Parcel of Land & Building (G+3 RCC Residential Building) situated at Mauza - Jalalpur (Dental College), Pargana -Phulwari, Road No -03, Ram Jaipal Nagar, Pargana - Phulwari, P.S. - Danapur, Khesra No - 177 & 172 (Part), Tauzi No - 5170, Khata No- 04, Thana No- 22, Jamabandi No- 2295, Sub Registry - Danapur, Sadar Registry – Patna.

<u>Area of Land:</u> 1 Katha 14 dhur

<u>Plot Dimensions:</u>
North Side - East west - 55 Feet 09 Inch Approx
South Side - East West - 55 Feet 09 Inch Approx
East Side - North South - 43 Feet 00 inch Approx
West Side - North South - 40 Feet 00 Inch Approx

As per Regd. Sale Deed No - 8597 dated – 23.12.2009
Bounded by: -
<table>
<tr><th></th><th>As per sale deed</th><th>As per actual</th></tr>
<tr><td>North</td><td>16 Feet Wide Road</td><td>16 Feet Wide PCC Road</td></tr>
<tr><td>South</td><td>Part Plot no 177 & 172- Hal Kharidar</td><td>12 Feet Wide PCC Road</td></tr>
<tr><td>East</td><td>Part Plot no 177 & 172- Hal Kharidar Raju Singh</td><td>House of Raju Singh</td></tr>
<tr><td>West</td><td>Part Plot no 177 & 172</td><td>14 feet Wide PCC Road</td></tr>
</table>
Cersai ID of property-400000162816
</td><td>Smt. Kalawati Kunwar W/o Late Ram Dular Choubey</td></tr>
</table>

<u>Note: -There are seven flats on the property out of which six flats are in physical possession of the bank and for one flat there is stay from DRT, Patna in S.A no.246/2025 dt 17.09.2025.</u>

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केनरा बैंक CANARA BANK 17415 ARM BRANCH, PATNA आस्ति वसूली प्रबंधन शाखा, पटना

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Specialised Asset Recovery Management Branch, Ground Floor, Luv Kush Tower, Exhibition Road, Patna- 01
दूरभाष. /Tel: +91-8102916048/+91- 7903039522 E-mail id: cb17415@canarabank.com

The reserve price for the property will be **Rs.3,00,50,000/- (Rupees Three Crore Fifty Thousand Only)** and the earnest money deposit will be **Rs.30,05,000/- (Rupees Thirty Lakh Five Thousand Only).** The earnest money deposit shall be deposited on or before 22.12.2026 by 11:59PM.

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s PSB Alliance (Baanknet) **Bank Asset Auction Network**, website – https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com or Canara Bank's website www.canarabank.com/pages/bihar or may contact **Sanjeev Ranjan (Authorised Officer),** ARM Branch Patna, **Mob No.- +91-7903039522/ +91-8102916048** During office hours on any working day.

कृते केनरा बैंक/ For CANARA BANK
Sanjeev Ranjan
प्राधिकृत अधिकारी/Authorised Officer

Date: 11.11.2026
Place: Patna

Authorised Officer
Canara Bank

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(भारत सरकार का उपक्रम / A GOVERNMENT OF INDIA UNDERTAKING)
विशेषीकृत परिसंपत्ति वसूली प्रबंधन शाखा, भूतल, लव-कुश टॉवर, ,एक्जीबिशन रोड, पटना - 01
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.11.2026

1. **Name and Address of the Secured Credit:** Canara Bank, ARM Branch Patna

2. **Name and Address of the Borrower(s)/Guarantor(s)**:

   a) M/s Kudra Construction Private Limited having Regd. Address: Chakiya Kudra, P.O./P.S.- Kudra, Dist.- Kaimur, Bhabhua Bihar – 821108, Corporate Address at Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Near Ambedkar Dental College, Patna- 801503

   b) Sri Om Prakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey Kudra House, H.No. 58, Rajbanshi Vihar, Road No.3, Ram Jaipal Nagar, Near Ambedkar Dental College, Danapur, Patna- 801503

   c) Sri Sriprakash Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Dharam Deo Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101

   d) Sri Ramakant Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps-Sonhan, Dist- Kaimur (Bhabhua), Bihar- 821101

   e) Sri Rama Nand Choubey (Director / Guarantor / Legal Heir of Late Kalawati Kunwar) S/o Late Ram Dular Choubey At- Vill- Karaundi, P.o- Mion, Ps- Sonhan, Dist- 821101

   f) Other Legal Heirs of Late Kalawati Kunwar W/o Late Ram Dular Choubey, namely

      i. Sri Indradeo Chaubey S/o. Late Ramdular Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
      ii. Smt. Kamla Devi W/o. Late Rajendra Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
      iii. Smt. Raj Kumari Devi W/o. Ram Prasad Tiwari, D/o. Late Ramdular Chaubey At (1): Village- Orgaon, PS- Bhagwanpur, Distt.- Kaimur (Bhabhua), Bihar- 821101 (2): Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
      iv. Smt. Shiv Kumari Devi W/o. Late Chandradeo Pandey, D/o. Late Ramdular Chaubey At (1): Village- Kudhnu, PS- Chand, Distt.- Kaimur (Bhabhua), Bihar- 821101 (2): Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
      v. Smt. Dev Kumari Devi W/o. Sri Rajendra Pandey D/o. Late Ramdular Chaubey At (1): Village- Kudhnu, PS- Chand, Distt.- Kaimur (Bhabhua), Bihar- 821101 (2): Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
      vi. Miss Urmila Devi D/o. Late Dharmdeo Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101
      vii. Miss Maya Devi D/o. Late Dharmdeo Chaubey At: Village- Karaundi, Post- Mion, PS- Sonhan, Distt.- Kaimur (Bhabhua), Bihar- 821101

3. **Total liabilities as on**: 13.12.2025, **Rs.1,19,75,754.09** plus future interest & costs, expenses etc.

a. Mode of Auction : Online E-Auction

b. Details of Auction service provider : M/s PSB Alliance (Baanknet), website – https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr.

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CANARA BANK 17415 ARM BRANCH, PATNA

Animesh Jain, Mob No.- 7046612345, email:support.baanknet@psballiance.com

c. Date & Time of Auction	:	**23.12.2026 Time: 11:00 AM to 1:00 PM with** unlimited extension of 5 minutes duration each till the conclusion of the sale.
d. Place of Auction	:	https://baanknet.com
4. Reserve Price & EMD AMT	:	**Rs.3,00,50,000/- (Rupees Three Crore Fifty Thousand Only)** and the earnest money deposit will be **Rs.30,05,000/- (Rupees Thirty Lakh Five Thousand Only).**
5. EMD Date & Time	:	**on or before 22.12.2026, by 11:59 PM (Canara Bank, Patna ARM Branch)**

Other terms and conditions:

1. 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)
2. Auction/bidding shall be only through "Online Electronic Bidding" through the website: website: https://baanknet.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
3. The property can be inspected with Prior Appointment with Authorised Officer, Patna ARM Branch between **11:00 AM TO 1:00 PM on 21.12.2026.**
4. 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 auction process.
5. EMD amount of 10% of the Reserve Price is to be deposited by way of UPI/Credit Card/Debit Card/Internet Banking/ RTGS/NEFT/Fund Transfer or by generating the challan therein to deposit the EMD in the account details as mentioned in the said challan so as to get credited to E-Wallet at https://baanknet.com **by 11:59 PM on or before 22.12.2026.**
6. Intending bidders shall register themselves on https://baanknet.com and complete there KYC and hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Baanknet), website – https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com
7. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 22.12.2026 by 11:59 PM**, to Canara Bank, Patna, ARM Branch by hand or by email: cb17415@canarabank.com:-
   a) Payment receipt towards EMD amount.

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b) Photocopies of PAN Card, ID Proof and Address proof. 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.
c) Bidders Name. Contact No. Address, E Mail Id.
d) Bidder's A/c details for online refund of EMD.

8. The intending bidders shall register themselves on https://baanknet.com and complete there KYC and hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Baanknet), website – https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com
9. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
10. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000.00 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.50,000/- as incremental value).
11. 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
12. 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.
13. 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** Name of Branch, IFSC Code **CNRB0017415** (Branch IFSC Code).
14. **For sale proceeds of Rs.50 (Rupees Fifty) Lakh and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**
15. 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.

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केनरा बैंक CANARA BANK 17415 A.R.M. BRANCH, PATNA

16. 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 after 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 **21.12.2026 from 11:00 A.M. to 01:00 P.M.**
17. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
18. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
19. In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach concerned Circle office or Patna ARM Branch that, as a facilitating center, shall make necessary arrangements.
20. For further details **Sanjeev Ranjan (Authorised Officer), ARM Branch, Patna, Canara Bank** (Mobile. No +91-7903039522/ +91-8102916048 & e-mail id cb17415@canarabank.com) may be contacted during office hours on any working day OR npacopat@canarabank.com the service provider M/s PSB Alliance (Baanknet) **Bank Asset Auction Network**, website – https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345, email:- support.baanknet@psballiance.com

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.

कृते केनरा बैंक/ For CANARA BANK
Sanjeev Ranjan
प्राधिकृत अधिकारी/Authorised Officer

Place: Patna
Date: 11.11.2026

Authorised Officer
Canara Bank