केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK, SARM BRANCH CHANDIGARH

Ref: ARM: 2026-27/F-418:1006:2026 Date: 11.11.2026

To,

M/s Eagleline Fixing & Fixtures Pvt Ltd.
B-XXX 2185/C-203/2A & 2B, Phase VII, Focal Point, Ludhiana, Punjab-141001.

Smt. Shalini Sharma (Guarantor) W/o Sh. Rohit Sharma
R/o H.No. B-19/365, Dr Hira Singh Road, Ludhiana, Punjab-141001.

Sh. Rohit Sharma (Proprietor/ Borrower) S/o Late Sh. Sudarshan Sharma
R/o H.No. B-19/365, Dr Hira Singh Road, Ludhiana, Punjab-141001.

M/s Shirdi Sai Fixing Pvt Ltd
365, Hira Singh Road, Civil Lines, Ludhiana, Punjab

Smt. Shalini Sharma (Director) W/o Sh. Rohit Sharma
R/o H.No. B-19/365, Dr Hira Singh Road, Ludhiana, Punjab-141001.

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[1].

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As you are aware, I on behalf of Canara Bank, SARM Chandigarh 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 SARM Chandigarh 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 (e-auction 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

केनरा बैंक CANARA BANK ARMB Circle Office

ENCLOSURE – SALE NOTICE

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CANARA BANK, SARM BRANCH CHANDIGARH

SALE NOTICE

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 provision 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 charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **08.12.2026**, for recovery of **Rs. 5,92,51,719.19 (Rupees Five Crores Ninety Two Lakhs Fifty One Thousands Seven Hundred Nineteen and Nineteen Paisa)** as on **30.06.2026** plus further interest from **01.07.2026** due to the SARM Branch Chandigarh of Canara Bank from **M/s Eagleline Fixing & Fixtures Pvt Ltd**, and their Director/Mortgagors/Guarantors .

The Earnest Money Deposit for properties shall be deposited on or before 07.12.2026 upto 5.00 PM.

Details and full description of the property (ies): **(Under Symbolic Possession)**

Details of properties	**Reserve Price (in lakh)**	**Earnest Money Deposit (EMD)**
Lot 1. EMT of factory land & building details as follows: Khata no 238/256 & 237/255, Khasra no. 34/5/1 (5-11) & 34/4 (9-1), 6/2 (2-6), vasika no 2807 dtd 21.01.2016 measuring 1240 sq yards in the name of Rohit Sharma and vasika no 110 measuring 2160 sq yards in the name of Shalini Sharma situated at B-XXX-2185/C-203/2A & 2B Focal Point Phase VII, Mangli Nichi, Ludhiana.	Rs. 330.00 Lakhs (Rupees Three Crores and Thirty Lakhs Only)	Rs. 33,00,000/- (Rupees Thirty Three Lakhs only)
Lot 2. EMT of vacant plot details as follows: Khata no 110/1156, Khasra no, 27/15/2, 28/11-12/1-19/1, vasika no 2811 measuring 500 sq yards and Khata no. 110/1149-11580-1151, Khasra no 27/16/1, 28/12/213/1-19/2-20, vasika no. 2814 measuring 1007 sq yards in the name of Smt. Shalini Sharma situated at opposite Anant vihar colony, Inside Kohara road, Sahnewal, Dist. Ludhiana.	Rs. 60.00 Lakhs (Rupees Sixty Lakhs Only)	Rs. 6,00,000/- (Rupees Six lakhs only)

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 Chief Manager/ Authorized Officer, SARM Branch Chandigarh (Branch name) Canara Bank , Ph. No. 0172-2601664, 8727971300 during office hours on any working day.

E-auction arranged by the service provider **M/s PSB Alliance Ltd (baanknet)** through the website **https://baanknet.com/ .**

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Name and Address of the Secured Creditor : Canara Bank, SARM Br. Chandigarh

1. Name and Address of the Borrower : **M/s Eagleline fixing & fixtures Pvt Ltd.**
2. Total liabilities as on 30.06.2026 : Rs. 5,92,51,719.19 (Rupees Five Crores Ninety Two Lakhs Fifty One Thousands Seven Hundred Nineteen and Nineteen Paisa) plus further interest from 01.07.2026 onwards.

Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: **07.12.2026** up to 5:00 P.M.

3. (a) Date & Time of Auction: **Date: 08.12.2026**

Time: 11:30 AM to 12:30 PM

(With unlimited extension of 5 minutes duration each till the conclusion of sale)

(b) **Portal of e- auction: https://baanknet.com/ .**

Details of properties (Under Symbolic Possession)	**Reserve Price (in lakh)**	**Earnest Money Deposit (EMD)**
Lot 1. EMT of factory land & building details as follows: Khata no 238/256 & 237/255, Khasra no. 34/5/1 (5-11) & 34/4 (9-1), 6/2 (2-6), vasika no 2807 dtd 21.01.2016 measuring 1240 sq yards in the name of Rohit Sharma and vasika no 110 measuring 2160 sq yards in the name of Shalini Sharma situated at B-XXX-2185/C-203/2A & 2B Focal Point Phase VII, Mangli Nichi, Ludhiana. (Total Land Area= 3400 Sq Yds)	Rs. 330.00 Lakhs (Rupees Three Crores and Thirty Lakhs Only)	Rs. 33,00,000/- (Rupees Thirty Three Lakhs only)
Lot 2. EMT of vacant plot details as follows: Khata no 110/1156, Khasra no, 27/15/2, 28/11-12/1-19/1, vasika no 2811 measuring 500 sq yards and Khata no. 110/1149-11580-1151, Khasra no 27/16/1, 28/12/213/1-19/2-20, vasika no. 2814 measuring 1007 sq yards in the name of Smt. Shalini Sharma situated at opposite Anant vihar colony, Inside Kohara road, Sahnewal, distt Ludhiana. (Total Land Area= 1507 Sq Yds)	Rs. 60.00 Lakhs (Rupees Sixty Lakhs Only)	Rs. 6,00,000/- (Rupees Six lakhs only)

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).

b. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

c. The property/ies will not be sold below the Reserve Price.

d. The property can be inspected with prior appointment with Authorized Officer from **01.12.2026 to 02.12.2026 between 03:00 PM to 05:00 PM**.



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e. The sale will be done by the undersigned through e-auction platform provided at the website **https://baanknet.com/** on the date and time mentioned above. The intending Bidders/purchasers are requested to register on portal **(https://baanknet.com/)** using their mobile number and email id (Buyer Registration Link provided in the home page of the website). Further intending Bidders/purchasers are requested to complete Registration and e-KYC and add Bank details. Once registration and e-KYC is successfully completed, the intending Bidders/Purchasers have to deposit amount of EMD before last date and time of EMD. Kindly note that EMD amount will be transferred through E-WALLET only, maintained at **https://baanknet.com/** . Procedure to adding the fund/money to E-WALLET is as under:

(a) **The mode of adding fund/money in the "E-WALLET" is online i.e. either through Payment gateway OR after generation of Challan from https://baanknet.com/ .** In case of generation of Challan payment can be made through NEFT transfer/RTGS from any scheduled Commercial Bank.

(b) The registration, e-KYC and transfer of fund/money in E-WALLET must be completed well in advance. Only after having sufficient fund/money in his E-WALLET, the interested bidder will be able to pay EMD before last date and time for deposit of EMD. ***In case offers are for more than one property bidders will have to deposit amount equivalent to EMD for each property in E-WALLET***. In case amount equivalent to EMD amount is not available in EWALLET, system will not allow to submit EMD.

(c) The intending bidders shall deposit Earnest Money Deposit (EMD) i.e. 10 % of the Reserve Price, **on or before 07.12.2026 up to 05:00 PM..**

f. EMD deposited by the unsuccessful bidder shall be refunded to their respective E-WALLET maintained with Baanknet (M/s PSB Alliance Ltd). Thereafter bidder can withdraw fund/money from E-WALLET to its registered account. Kindly note that the EMD shall not carry any interest.

g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000.00 (Rupees One Lakh only)** the bidder who submits the highest bid (not below 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.

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 the sale being knocked down in his/ her favor and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.

j. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.

k. Where the sale consideration, of the property to be transferred is Rs. 50 Lac and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS certificate to the Bank.

l. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

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m. As per banks record, the outstanding dues of the Local Self Government against the Property and dues of electricity department are not known to bank, as no notice received For the same. The Purchaser is liable to incur the dues, if any.

n. Auction of the properties is subject to the outcome of Securitization Application No. 486/2024 pending before the Hon'ble DRT-3 Chandigarh and Case No. CP (IB)/107/CH/2025 & CP (IB)/108/CH/2025 pending before the Hon'ble NCLT Chandigarh.

For further details contact **Authorised Officer, Canara Bank, SARM Branch** (Ph.No 0172-2601664; 2602336; 8727971300); email id cb5220@canarabank.com OR the service provider **M/s PSB Alliance Ltd (baanknet), Helpdesk Number : 8291220220; 7046612345/6354910172/8291220220/9892219848/8160205051;** **support.baanknet@psballiance.com**; during office hours on any working day.

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.

Place: Chandigarh
Date: 11.11.2026

Authorised Officer
Canara Bank

केनरा बैंक CANARA BANK ए आर एम बी ARMB Branch Office, Sec 34-D, चंडीगढ़