**CANARA BANK**

**COVERING LETTER TO SALE NOTICE**

Ref : SIHPL:SALE:NOV:2026 Date :20.11.2026

To

| | |
|---|---|
| **M/S SHIKHAR INFRAHOME PVT. LTD.**<br>**FLAT NO 207 S/F PLOT NO 7, DISTT. CENTRE JANAKPURI, NEW DELHI 110058** | **M/S SHIKHAR INFRAHOME PVT. LTD.**<br>**KH. NO. 768/752/0.97, VILLAGE-THIKARIYA, TEHSIL- PAOTA, DELHI ROAD, DISTRICT- KOTPUTLI-BEHROR, RAJASTHAN 303106** |
| **RAHUL SAWHNEY (DIRECTOR CUM MORTGAGOR CUM GUARANTOR) S/O JITENDER SAWHNEY, E-25, VILLA- A, RAJOURI GARDEN, DELHI 110027** | **BINDU SAWHNEY (DIRECTOR CUM MORTGAGOR CUM GUARANTOR) W/O JITENDER SAWHNEY, E-25, VILLA- A, RAJOURI GARDEN, RAJOURI MARKET, WEST DELHI, DELHI 110027** |
| **SACHIN KUMAR SHARMA (GUARANTOR),**<br>**S/O BIPIN KUMAR SHARMA**<br>**C-1/58, FIRST FLOOR, JANAKPURI WEST DELHI 110058** | **BIPIN KUMAR SHARMA (GUARANTOR),**<br>**S/O RAM AUTAR SHARMA, C-1/58, FIRST FLOOR, JANAKPURI, WEST DELHI, DELHI- 110058** |
| **VANI SHARMA (GUARANTOR),**<br>**C-1/58, FIRST FLOOR, JANAKPURI, WEST DELHI, DELHI 110058** | **RAHUL SAWHNEY & BINDU SAWHNEY (MORTGAGOR CUM GUARANTOR),**<br>**OFFICE SPACE BEARING NO 412, 4TH FLOOR, GOOD EARTH CITY CENTER, SECTOR 47 & 50, MALIBU TOWNE, GURUGRAM, HARYANA 122018** |

Dear Sir/ Madam,

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.

**********

As you are aware, I on behalf of Canara Bank Janpath 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 Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.



JANPATH BRANCH, POST BOX NO.495, 74, JANPATH, NEW DELHI
Email Id: cb0307@canarabank.com, MOB: 918650748434

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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,

कृते केनरा बैंक / For CANARA Bank

**Authorised Officer, Canara Bank**

ENCLOSURE–SALE NOTICE .



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केनरा बैंक CANARA BANK Recovery & Legal Section Regional Office, New Delhi

केनरा बैंक Canara Bank

Ref : SIHPL:SALE:NOV:2026 Date :20.11.2026

**CANARA BANK**

**AUCTION SALE NOTICE**

**CERSAI ID 1: 400066825854**

**CERSAI ID 2: 400066801586**

**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)/ Guarantor(s) /Mortgagor(s) that the below described immovable property mortgaged/charged to the secured Creditor, the 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 **28.12.2026,** for recovery of **Rs. 4,32,54,601.54 (Rupees Four Crore Thirty Two Lakh Fifty Four Thousand Six Hundred One and Paisa Fifty Four Only), as on 03.09.2026 and future interest thereon along with expenses, other charges etc. due to the secured creditor** from M/s Shikhar Infrahome Private Limited.

Full description of the immovable property, reserve price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

| | | |
|---|---|---|
| 1 | Name and Address of the Secured Creditor | Canara Bank Janpath Branch |
| 2 | Name and Address of the Borrower/ Guarantors/Mortgagors | M/S Shikhar Infrahome Pvt. Ltd.<br>Flat No 207 S/F Plot No 7, Distt. Centre Janakpuri, New Delhi 110058 |
| | | M/S Shikhar Infrahome Pvt. Ltd.<br>Kh. No. 768/752/0.97, Village- Thikariya, Tehsil-Paota, Delhi Road, District- Kotputli-Behror, Rajasthan 303106 |
| | | Rahul Sawhney (Director Cum Mortgagor Cum Guarantor) S/O Jitender Sawhney, E-25, Villa- A, Rajouri Garden, Delhi 110027 |
| | | Bindu Sawhney (Director Cum Mortgagor Cum Guarantor) W/O Jitender Sawhney, E-25, Villa- A, Rajouri Garden, Rajouri Market, West Delhi, Delhi 110027 |
| | | Sachin Kumar Sharma (Guarantor),<br>S/O Bipin Kumar Sharma<br>C-1/58, First Floor, Janakpuri West Delhi 110058 |



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केनरा बैंक CANARA BANK वसूली व विधि अनुभाग Recovery & Legal Section Regional Office, New Delhi क्षेत्रीय कार्यालय, नई दिल्ली

Ref : SIHPL:SALE:NOV:2026 Date :20.11.2026

| | | |
|---|---|---|
| | | Bipin Kumar Sharma (Guarantor), S/O Ram Autar Sharma, C-1/58, First Floor, Janakpuri, West Delhi, Delhi- 110058 |
| | | Vani Sharma (Guarantor), C-1/58, First Floor, Janakpuri, West Delhi, Delhi 110058 |
| | | Rahul Sawhney & Bindu Sawhney (Mortgagor Cum Guarantor),Office Space Bearing No 412, 4th Floor, Good Earth City Center, Sector 47 & 50, Malibu Towne, Gurugram Haryana 122018 |
| 3 | Total liabilities as on **03.09.2026** | Rs. 4,32,54,601.54 (Rupees Four Crore Thirty Two Lakh Fifty Four Thousand Six Hundred One and Paisa Fifty Four Only) as on 03.09.2026 and future interest thereon along with expenses, other charges etc. |
| 4 | a) Mode of Auction<br>b) Details of Auction service provider<br>c) Date & Time of Auction<br>d) Place of Auction | E-Auction<br>M/s PSBAlliance(eBkray)<br>**28.12.2026 1:30 PM to 02:30 PM**<br>**M/S PSB ALLIANCE (BAANKNET)** |

| SNO. | Description of Immovable Properties (Name of the owner/mortgagor to be mentioned)) | Reserve Price of Properties | Encumbrance(s) |
|---|---|---|---|
| 1. | Freehold Industrial Plot at Kh. No. 768/752/0.97, Village- Thikariya, Tehsil-Paota, Delhi Road, District- Kotputli-Behror, Rajasthan 303106, Measuring 9700 Sq Mtrs.<br><br>**CERSAI Details:**<br>Asset ID: 200067829617<br>Security Interest ID: 400066825854 | **Rs. 2,71,15,000/-** (Rupees Two Crore Seventy-One Lakhs Fifteen Thousand only)<br>**EMD: Rs 27,11,500 /-** (Rupees Twenty-Seven Lakhs Eleven Thousand Five Hundred Only) | **Not Known to the Bank** |
| 2. | Commercial Freehold Office Space Bearing No 412, 4th Floor, Good Earth City Center, Sector 47 & 50, Malibu Towne, Haryana, Gurugram 122018 measuring 142.23 Sq Mtrs.<br><br>**CERSAI Details:**<br>Asset ID: 200067803373<br>Security Interest ID: 400066801586 | **Rs 1,99,80,000/- (One Crore Ninety-Nine Lakh Eighty Thousand only)**<br>**EMD: Rs.19,98,000/- (Rs. Nineteen Lakh Ninety-Eight Thousand only)** | **Not Known to the Bank** |



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**5. 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. (There are no encumbrances to the knowledge of the Bank). For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 9(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 **22.12.2026** 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 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)** 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 24.12.2026 till 06:00 PM.**

f. 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) 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. 1,00,000.00/- (Rupees One Lakh only) 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. No additions/deletions/amendment of names 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, Janpath Branch, IFSC Code CNRB0000307.

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 clearances or approvals, charges (including



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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 separately by the Successful buyer. 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 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.

p. 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 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 **22.12.2026 from 11:00 AM 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 SUDHIR KUMAR JAISWAL - 9336270870 and/or ABHINANDAN SINGH YADAV -8650748434 Canara Bank, Janpath Branch, 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./support.ebkray@procure247.com)."**

कृते केनरा बैंक / For CANARA Bank

**Place: Delhi**
**Date: 20.11.2026**

**Authorised Officer**
**Canara Bank**
प्राधिकृत अधिकारी / Authorised Officer



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