केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets 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) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the **Physical** possession of which has been taken by the Authorized Officer of Canara Bank Specialized Asset Recovery Management Branch Jabalpur, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **11.12.2026** for recovery of Rs. **3,86,88,174.38 (Rupees Three Crore Eighty-Six Lakhs Eighty-Eight Thousand One Hundred Seventy-Four and Thirty-Eight Paisa Only)** due to the Secured Creditor from **M/S SAI RAM AGENCIES through its proprietor Mr. KAPIL LALWANI and Mrs. SANDHYA LALWANI (Guarantor and Mortgager).** The reserve price will be **Rs. 36,00,000/- (Rupees Thirty-Six Lakhs Only)** and the earnest money deposit will be **Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand Only).**

Description of the Property:

EMT of Land & Building situated at House No 741, Survey No. B- 29, Patwari Halka No 45/1 at Diverted Khasra No 212/1, 212/4 (Part), Near Madhav Nagar Gate, Tehsil Bargawan, Shanti Nagar, Katni (MP), admeasuring 2185.50 sq.ft.

Owned by : Smt Sandhya Lalwani W/o Sri Jagdish Lalwani.
Cersai Asset ID – 100001037435

Bounded:
On the North by : House of Dr Suresh Lalwani
On the South by : House of Dr Vijay Lalwani
On the East by : 10 ft Wide kuliya & plot of Dr Nigam
On the West by : House of Mahendra Lalwani

BAANKNET PROPERTY ID: CNRBSAGENCIES
COORDINATES: 23.815336, 80.379940

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**

Authorized Officer

Date: 20.11.2026
Place: Jabalpur

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केनरा बैंक Canara Bank

सिंडिकेट Syndicate

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref No: SN/SAGENCIES/NOV

Date: 20.11.2026

To,

M/S SAI RAM AGENCIES **Proprietor : KAPIL LALWANI** **Behind Govt School, Madhav Nagar,** **Katni (M.P) 483501** **Mo. 9981838622**	**Mr KAPIL LALWANI** **(PROPREITOR)** **S/O Dr Jagdish Lalwani** **Near Madhav Nagar Gate,** **Shanti Nagar ,Katni, MP 483501** **Mo 9981838622**	**Mrs SANDHYA LALWANI** **(Guarantor & Mortgager)** **W/O Mr Kapil Lalwani** **Near Madhav Nagar Gate,** **Shanti Nagar ,Katni, MP 483501** **Mo 9981838622**

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, Specialized Asset Recovery Management Branch Jabalpur 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 Specialized Asset Recovery Management Branch Jabalpur 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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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 **Physical** possession of which has been taken by the Authorized Officer of Canara Bank Specialized Asset Recovery Management Branch Jabalpur, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **11.12.2026** for recovery of **Rs. 3,86,88,174.38 (Rupees Three Crore Eighty-Six Lakhs Eighty-Eight Thousand One Hundred Seventy-Four and Thirty-Eight Paisa Only)** due to the Secured Creditor from **M/S SAI RAM AGENCIES through its proprietor Mr KAPIL LALWANI and Mrs. SANDHYA LALWANI (Guarantor and Mortgager).** The reserve price will be **Rs. 36,00,000/- (Rupees Thirty-Six Lakhs Only)** and the earnest money deposit will be **Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand Only).**

1. Name and Address of the Secured Creditor: Canara Bank, Specialized Asset Recovery Management Branch Jabalpur.

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

M/S SAI RAM AGENCIES **Propreitor : KAPIL LALWANI** **Behind Govt School, Madhav Nagar,** **Katni (M.P) 483501** **Mo. 9981838622**	**Mr KAPIL LALWANI** **(PROPREITOR)** **S/O Dr Jagdish Lalwani** **Near Madhav Nagar Gate,** **Shanti Nagar ,Katni, MP 483501** **Mo 9981838622**	**Mrs SANDHYA LALWANI** **(Guarantor & Mortgager)** **W/O Mr Kapil Lalwani** **Near Madhav Nagar Gate,** **Shanti Nagar ,Katni, MP 483501** **Mo 9981838622**

3. Total liabilities as on 20.11.2026 : **Rs. 3,86,88,174.38 (Rupees Three Crore Eighty-Six Lakhs Eighty-Eight Thousand One Hundred Seventy-Four and Thirty-Eight 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 : **11.12.2026 (12:00 PM to 2:00 PM)**

(d) Place of Auction : **Online Auction**

5. Details of properties and Reserve Price:

Details of security	Reserve Price	EMD amount
EMT of Land & Building situated at House No 741, Survey No. B- 29, Patwari Halka No 45/1 at Diverted Khasra No 212/1, 212/4 (Part), Near Madhav Nagar Gate, Tehsil Bargawan, Shanti Nagar, Katni (MP), admeasuring 2185.50 sq.ft. **Owned by : Smt Sandhya lalwani W/o Sri Jagdish Lalwani.** **Cersai Asset ID – 100001037435** Bounded: On the North by : House of Dr Suresh Lalwani On the South by : House of Dr Vijay Lalwani On the East by : 10 ft Wide kuliya & plot of Dr Nigam On the West by : House of Mahendra Lalwani **BAANKNET PROPERTY ID: CNRBSAGENCIES** **COORDINATES: 23.815336, 80.379940**	**Rs. 36,00,000/- (Rupees Thirty-Six Lakhs Only)**	**Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand Only).**

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6. The Property can be inspected Date & Time : 09.12.2026 between 10:00 AM and 05:00 PM.

7. Detail of Encumbrance: Not Known
8. Detail of litigation: Not Known

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" " Without Recourse" condition, including encumbrances if any, mentioned in above at S. No 7 & 8 (There are no encumbrances to the knowledge of the Bank). For details of encumbrance, contact the undersigned authorized officer 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 cancellation 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 09.12.2026 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 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.3,60,000/- (Rupees Three Lakhs Sixty Thousand 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 10.12.2026 at 05:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (Rupees ten thousand 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 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) 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, ARM branch Jabalpur, IFSC Code CNRB0009014.

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 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.

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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 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 09.12.2026 from 10:00 a.m. to 05:00 P.M.**

q. **The particulars specified in the e-acution notice published in the newspaper have been stated to the best of the information of the Authorized 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 Authorized 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 Asset Recovery Management Branch Jabalpur (Phone No.6232018014, 9755147130,), e-mail id cb9014@canarabank.com may be contacted during office hours on any working day or the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com).**

Place: Jabalpur
Date: 20.11.2026

Authorised Officer
Canara Bank

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