

CANARA BANK, SAMANA BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROREC/SN/S07/2025-2026/CHARAN

Date: 20-11-2025

To,

M/S CHARAN AGRO TECH
WARRAICHAN ROAD, SAMANA TEHSIL SAMANA, DISTT PATIALA -147101
Mobile No:- 919779591366

SH. JAGMEET BAWA S/O RANJIT SINGH R/O WARD NO. 3
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA
TEHSIL SAMANA, DISTT. PATIALA-147101

SH. JASWANT SINGH S/O HARNAM SINGH R/O WARD NO. 12,
SEKHON COLONY, SAMANA TEHSIL SAMANA DISTT PATIALA.
TEHSIL SAMANA, DISTT. PATIALA-147101

SH. GAGANDEEP SINGH S/O RANJEET SINGH R/O WARD NO. 3
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA
TEHSIL SAMANA, DISTT. PATIALA-147101
Mobile No :- 919888398993

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, SAMANA 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 SAMANA BRANCH, DP Code: 3544 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 hereunder, 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,

युक्ते केनरा बँक/For CANARA BANK


Authorised Officer, authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE

CC:

SH. RANJIT SINGH S/O TEHAL SINGH R/O WARD NO. 3
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA
TEHSIL SAMANA, DISTT. PATIALA-147101
Mobile No:- 917707804239

**CANARA BANK, SAMANA
(A GOVERNMENT OF INDIA UNDERTAKING)
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 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/hypothecated/pledged/charged to the Secured Creditor, Physical Possession of which has been taken by the Authorised Officer of SAMANA BRANCH of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11-12-2025 for recovery of Rs. 80,47,131.74 (Rupees Eighty Lakh Forty Seven Thousand One Hundred Thirty One and Paise Seventy Four Only) as on 30-06-2025 Plus accrued interest & with further interest from 01-07-2025 and expenses thereon due to the Canara Bank, SAMANA BRANCH from M/s CHARAN AGRO TECH THROUGH ITS PARTNERS SH JAGMEET BAWA. SH. GAGANDEEP SINGH AND SH JASWANT SINGH.

The reserve price will be Rs. 22,10,000/- (Rupees Twenty-Two Lakh Ten Thousand Only) and the earnest money deposit will be Rs.2,21,000/- (Rupees Two Lakh Twenty One Thousand Only).

The Earnest Money Deposit shall be deposited on or before 10-12-2025 at 5:00 pm.

Details and full description of the property (ies) :

Commercial Property Situated in industrial locality near Taj Palace, Inside Bhawanigarh road, Samana, Tehsil :- Samana & District:- Patiala. Total area of plot measuring 01K 12.5 M, Land Comprised in Khewat/Khatoni no 685/995 Khasra no 188// 11 (1-18) 189// 12(8-0) 189//13(8-0) 189//14(8-0) 189// 15 (6-11) 189// 17(8-0) 189// 18(8-0) measuring 48K 09M to the extent of 321/2/969.

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 Manager, Mr. Sushil Kumar, Canara Bank, SAMANA BRANCH (Mobile No. 9915551367)) email cb3544@canarabank.com 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/>

1. Name and Address of the Secured Creditor: Canara Bank, OLD BUS STAND CHOWK, MAIN ROAD, SAMANA , DIST PATIALA -147101.

2. Name and Address of the Borrower :

M/S CHARAN AGRO TECH
WARRAICHAN ROAD, SAMANA TEHSIL SAMANA, DISTT PATIALA -147101

SH. JAGMEET BAWA S/O RANJIT SINGH R/O WARD NO. 3
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA
TEHSIL SAMANA, DISTT. PATIALA-147101

SH. JASWANT SINGH S/O HARNAM SINGH R/O WARD NO. 12,
SEKHON COLONY, SAMANA TEHSIL SAMANA DISTT PATIALA TEHSIL SAMANA-147101

SH. GAGANDEEP SINGH S/O RANJEET SINGH R/O WARD NO. 3
CHEEMA COLONY, SAMANA TEHSIL SAMANA DISTT. PATIALA TEHSIL SAMANA-147101

3. Total liabilities as on 30-06-2025 :- Rs. 80,47,131.74 (Rupees Eighty Lakh Forty Seven Thousand One Hundred Thirty One and Paise Seventy Four Only) plus accrued interest and further interest from 01-07-2025 and expenses thereon.

4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 10-12-2025 up to 5:00 p.m.

5. (a) Date & Time of Auction

Date: 11-12-2025

Time: 11:30 AM to 12:30 PM

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

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

6. Details of Property/ies :

Commercial Property Situated in industrial locality near Taj Palace, Inside Bhawanigarh road, Samana, Tehsil :- Samana & District:- Patiala. Total area of plot measuring 01K 12.5 M, Land Comprised in Khewat/Khatoni no 685/995 Khasra no 188// 11 (1-18) 189// 12(8-0) 189//13(8-0) 189//14(8-0) 189// 15 (6-11) 189// 17(8-0) 189// 18(8-0) measuring 48K 09M to the extent of 321/2/969.

7. Reserve Price : Rs. 22,10,000/- (Rupees Twenty-Two Lakh Ten Thousand Only)

OTHER TERMS AND CONDITIONS

- 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).
- The bidder will also make the due diligence of the properties any liability from any Govt. any other department will be paid by the successful bidder.



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- c. Auction /bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- d. The property/ies will not be sold below the Reserve Price.
- e. The property can be inspected with Prior Appointment with Authorized Officer from 01-12-2025 to 02-12-2025 between 03:00 PM to 05:00 PM.
- f. EMD amount of 10% of the Reserve Price is to be deposited 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.
- g. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.2,21,000/- (Rupees Two Lakh Twenty One Thousand Only), being 10 % of the Reserve Price on or before 10-12-2025 upto 5:00 pm.
- h. Intending bidders shall 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 Ltd (baanknet), Contact no. 8291220220; email: support.baanknet@psballiance.com Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- i. The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.baanknet@psballiance.com
- j. 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.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000.00 (Rupees Ten Thousand Only) the bidder who submits the highest bid 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.
- l. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- m. 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 favour and the balance within 15

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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.

- n. All charges for conveyance, stamp duty, GST, NOC and registration etc., as applicable shall be borne by the successful bidder only.
- o. 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.
- p. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. As per banks record, the outstanding dues of the Local Self Government against the property are not known to bank, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- r. For further details contact , Manager, Mr. Sushil Kumar, Canara Bank, SAMANA BRANCH (Mobile No. 9915551367) email cb3544@canarabank.com OR the service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 /6354910172 / 8291220220 /9892219848 /8160205051 , Email:support.baanknet@psballiance.com. during the office hour 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: 20-11-2025

For CANARA BANK

Authorised Officer
Canara Bank