

केनरा बैंक

Canara Bank



भारत सरकार का बैंक

A Government of India Undertaking



सिंडिकेट Syndicate

Ref: SARM/LDH/6819/SALE/LAXMI/AUG/26-27

Date: 27.08.2026

CERSAI ID: 400037608287

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.09.2026** for recovery of **Rs. 85.18 Lakh** in **M/s Lakshmi Furniture Store; Prop. Surinder Kumar, S/o Sh. Dwarka Nath; Sh. Rakesh Kumar Mahajan (Guarantor)** as on 30.06.2026 plus further interest from 01.07.2026 due to the SARM Branch Ludhiana of Canara Bank.

Details and full description of the property:

"Residential property of single storey House in the name of Sh. Rakesh Kumar Mahajan S/o Sh. Ashwani Kumar Mahajan with land measuring 0K-11M bearing Municipal Council Batala Property No. B-XXII/112 Situated at Khilonian wali Gali, Near Achli Gate, Batala Distt. Gurdaspur. The entry incorporated in the Assessment register/TS-1 of MC Batala at Sr. 306/B, Page No. 13 as mentioned for the year ending 2007-08 to 2014-15, vide registered transfer of Ownership Deed dated 22-08-2008 Vansika No 2088 registered in the office of Sub Registrar Batala"

Physical Possession

Reserve Price: Rs. 25,80,000/- EMD Amount: Rs. 2,58,000/-

For detailed terms and conditions of the sale, please refer to the link provided

In Secured Creditor's website i.e. www.canarabank.bank.in

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTH.OFFICER
असि बसु / Assistant Officer
मिलर गंज लुधियाना / SARM BRANCH
Miller Ganj Ludhiana
Date: 27.08.2026

Place: Ludhiana



COVERING LETTER TO SALE NOTICE

To

1. **M/s Lakshmi Furniture Store**, Lakkar Mandi, City Road, Batala Tehsil Batala Distt. Gurdaspur , Punjab- 143505.
2. **Sh. Surinder Kumar (Prop)**, S/o Sh. Dwarka Nath H No. 108 New Dharmapura Colony, Batala Distt. Gurdaspur, Punjab- 143505.
3. **Sh. Rakesh Kumar Mahajan (Guarantor)**, S/o Sh. Ashwani Kumar H No. 112, Opp. Sharma Dairy, Khilonia wali Gali, Batala Distt. Gurdaspur Punjab- 143505.

Dear Sir,

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 SARM LUDHIANA 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 SARM LUDHIANA 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 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

प्राधिकृत अधिकारी / AUTH.OFFICER
Authorised Officer, Canara Bank
आर.एस.एस. प्रबन्धन विभाग/ SARM BRANCH
मिलर गंज लुधियाना / Miller Ganj Ludhiana
ENCLOSURE-SALE NOTICE



CERSAI ID: 400037608287

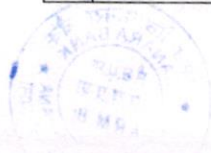
CANARA BANK SARM BRANCH LUDHIANA

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) 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 possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.09.2026** for recovery of **Rs. 85.18 Lakh** in **M/s Lakshmi Furniture Store; Prop. Surinder Kumar, S/o Sh. Dwarka Nath; Sh. Rakesh Kumar Mahajan (Guarantor)** as on 30.06.2026 plus further interest from 01.07.2026 due to the SARM Branch Ludhiana of Canara Bank.

1	Name and Address of the Secured Creditor	Specialized Asset Recovery Management Branch, Canara Bank, Gill road, Millerganj, Ludhiana Punjab 141003 Email cb6819@canarabank.com (M) 9517700632
2	Name and Address of the Borrower & Guarantor	1.M/s LAKSHMI FURNITURE STORE, Lakkar Mandi, City Road, Batala Tehsil Batala Distt. Gurdaspur , Punjab- 143505. 2.Sh. Surinder Kumar (Prop) S/o Sh. Dwarka Nath H No. 108 New Dharpura Colony, Batala Distt. Gurdaspur, Punjab- 143505. 3.Sh. Rakesh Kumar Mahajan (Guarantor) S/o Sh. Ashwani Kumar H No. 112, Opp. Sharma Dairy, Khilonia wali Gali, Batala Distt. Gurdaspur Punjab- 143505.
3	Total liabilities as on 30.06.2026	Rs.85.18 Lakhs
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) 22.09.2026 11:30 AM to 12:30 PM https://baanknet.com/
5	Details of Property/ies	Details and full description of the property: "Residential property of single storey House in the name of Sh. Rakesh Kumar Mahajan S/o Sh. Ashwani Kumar Mahajan with land measuring 0K-11M bearing Municipal Council Batala Property No. B-XXII/112 Situated at Khilonian wali Gali, Near Achli Gate, Batala Distt. Gurdaspur. The entry incorporated in the Assessment register/TS-1 of MC Batala at Sr. 306/B, Page No. 13 as mentioned for the year ending 2007-08 to 2014-15, vide registered transfer of Ownership Deed dated 22-08-2008 Vansika No 2088 registered in the office of Sub Registrar Batala" <u>Physical Possession</u>
6	Reserve Price	Reserve Price: Rs. 25,80,000/- EMD Amount: Rs. 2,58,000/-
7	Earnest Money Deposit Date on or before	21.09.2026
8	The property can be inspected Date & Time	14.09.2026 to 15.09.2026 between 03.00 PM to 05.00 PM
9	Detail of encumbrance	Any other than that of Canara Bank is not known
10	Detail of litigation	Not known





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Date: 27.08.2026

10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
- 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 **14.09.2026 to 15.09.2026** from 03.00 PM to 05.00 PM.
- 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 Authorized Officer (Chief Manager) through, Canara Bank, SARM Ludhiana Branch (Ph. No 9517700632); email id cb6819@canarabank.com may be contacted during office hours on any working day. **The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email:support.baanknet@psballiance.com**

Date: 27.08.2026

Place : Ludhiana

कृते. केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / AUTHORIZED OFFICER
 अस्ति वस्तुनिष्ठ प्रमाण दिशेषीकृत शाखा / SARM BRANCH
 मिलर गंज लुधियाना / Miller Ganj Ludhiana

