केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM: :Shefali 2026-2027 Date: 06.11.2026

CANARA BANK, SARM BRANCH CHANDIGARH

To

M/S SHIFALI TEXTILE YARNS LLP (Borrower) **PROPERTY NO 74** **SUBHANI BUILDING** **NEEM WALA CHOWK** **LUDHIANA, Punjab -141008** **Mob: +91 62806 52509**	**SH. UMESH KUMAR GARG (PARTNER/Borrower)** **C/O JAGMOHAN GARG** **HNO 47 SECTOR 1 RAJGADH ESTATES** **VILL BIRMI, LUDHIANA, Punjab -142027** **Mob: +91 99140 55050**
MS. SHIFALI GARG (PARTNER/Borrower) **C/O UMESH KUMAR GARG** **HNO 47 SECTOR 1 RAJGADH ESTATES** **VILL BIRMI, LUDHIANA, Punjab -142027** **Mob: +91 99889 59909**	**SH. JAGMOHAN GARG (GUARANTOR/ MORTGAGOR)** **C/O BRIJ LAL** **HNO 47 SECTOR 1 RAJGADH ESTATES** **VILL BIRMI, LUDHIANA, Punjab -142027** **Mob: +91 99880 00836**

Dear Sir,

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.

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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 our 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,

Authorized Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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SALE NOTICE

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 charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of SARM Branch Chandigarh of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 30.11.2026, for recovery of **Rs. 2,72,34,527.00 (Rupees Two Crore Seventy Two Lakh Thirty Four Thousand Five Hundred Twenty Seven Only)** liability as on 30.09.2026 plus further interest from 01.10.2026 due to the SARM Branch Chandigarh of Canara Bank from **M/S SHIFALI TEXTILE YARNS LLP PROPERTY NO 74 SUBHANI BUILDING NEEM WALA CHOWK LUDHIANA, Punjab -141008, SH. UMESH KUMAR GARG (PARTNER/Borrower) C/O JAGMOHAN GARG HNO 47 SECTOR 1 RAJGADH ESTATES VILL BIRMI, LUDHIANA, Punjab -142027, MS. SHIFALI GARG (PARTNER/Borrower) C/O UMESH KUMAR GARG HNO 47 SECTOR 1 RAJGADH ESTATES VILL BIRMI, LUDHIANA, Punjab -142027 AND SH. JAGMOHAN GARG (GUARANTOR/ MORTGAGOR) C/O BRIJ LAL HNO 47 SECTOR 1 RAJGADH ESTATES VILL BIRMI, LUDHIANA, Punjab -142027.**

The Earnest Money Deposit shall be deposited on or before 27.11.2026 **up to** 5:00 PM**.**

Details and full description of the property (ies):

Residential Plot measuring 1000 sq. yard situated at Abadi Tera Nagar, Dhandara-I Teh And Distt Ludhiana, Hadbast no. 274, khata no. 405/487, 406/488, 653/782, khasra no. 2424/153-150, 2422/151-152 bounded as under
East - Others
West - Road
North - Others
South - Others

As per transfer deed no. 2024-25/101/1/6669 dated 08-07-2024

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, SARM Branch Chandigarh (Branch name) Canara Bank , Ph. No. 0172-2601664 during office hours on any working day.

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

1. Name and Address of the Secured Creditor : Canara Bank, SARM Chandigarh
2. Name and Address of the Borrower : **M/S SHIFALI TEXTILE YARNS LLP**
3. **Total liabilities as on** 30.09.2026 **: Rs. 2,72,34,527.00** plus further interest from 01.10.2026
4. Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before: 27.11.2026 up to 5:00 PM.
5. (a) Date & Time of Auction
   Date: 30.11.2026

   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 :**

Details of properties	**Reserve Price**	**Earnest Money Deposit (EMD) Amount**
Residential Plot measuring 1000 sq. yard situated at Abadi Tera Nagar, Dhandara-I Teh And Dist Ludhiana, Hadbast no. 274, khata no. 405/487, 406/488, 653/782, khasra no. 2424/153-150, 2422/151-152 bounded as under East - Others West - Road North - Others South - Others As per transfer deed no. 2024-25/101/1/6669 dated 08-07-2024 **(The Property is under Symbolic Possession)**	Rs.1,44,90,000.00	Rs. 14,49,000.00

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

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 19.11.2026 to 20.11.2026 between 03:00 PM to 05:00 PM**.**
f. 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.

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(c) The intending bidders shall deposit Earnest Money Deposit (EMD) i.e. 10 % of the Reserve Price, **on or before 27.11.2026 upto 05:00 PM..**

g. 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 **M/s PSB Alliance Ltd, Helpdesk Number : 8291220220; support.BAANKNET@psballiance.com.**
h. EMD deposited by the unsuccessful bidder shall be refunded to their respective E-WALLET maintained with Ebkray (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.
i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000.00** 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
j. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
k. 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 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.
l. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
m. 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.
n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
o. 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.

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p. For further details contact**, Sh. Dharmendra Verma, Chief Manager, Canara Bank , SARM Branch** (Ph.No 0172-2601664; 2602336 , 8727971300); email id cb5220@canarabank.com OR the service provider **M/s PSB Alliance Ltd, Helpdesk Number : 8291220220; 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: 06.11.2026 **Authorised Officer**

Canara Bank

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