

**STRESSED ASSET MANAGEMENT BRANCH, DELHI**

Ref: No. CB:19208:SALENOTICE-1:BIBCOL:2025-26

Date: 02.12.2025

To,

M/S. Bharat Immunological and Biologicals Corporation Limited  
Through its Managing Director  
Village Cholas PS - Kotoali Dehat  
Bulandshaher  
Uttar Pradesh - 203203

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, SAM Branch, Delhi 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 SAM 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 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 कनरा बैंक / For CANARA BANK

  
सहायक महा प्रबन्धक / Asst. General Manager  
एस.एम. ब्रांच, नई दिल्ली / S.A.M. Branch, New Delhi  
**AUTHORISED OFFICER**

Enclosure: - Sale Notice.

Copy to:

- I. Sh. Prashant Rana, Under Secretary to the Government of India, AI & PSU Section, Department of Biotechnology, Ministry of Science and Technology, Block- 2&3, CGO Complex, Lodhi Road, New Delhi-110003.
- II. Shri Sandip Kumar Lal, Company Secretary, BIBCOL, Chola, Bulandshaher, U.P. - 203203





## STRESSED ASSET MANAGEMENT BRANCH, DELHI

### Sale notice for sale of immovable properties

**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 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 symbolic possession of which has been taken by the Authorised Officer of Stressed Assets Management (SAM) Branch (DP code-19208) of Canara Bank, C-34, IIIRD Floor, DDA Office-cum-Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024 Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.01.2026** for recovery of **Rs. 82,46,85,890** (Rupees Eighty-Two crore Forty Six Lakh Eighty five Thousand Eight Hundred Ninety Only) as on 30/11/2025 plus further interests & costs due to the SAM Branch of Canara Bank Secured Creditor from **M/s. Bharat Immunological and Biologicals Corporation Limited** Unit at: Village Cholas PS - Kotoali Dehat Bulandsaher Uttar Pradesh - 203203 in the name of company reduced by any recovery made so far.

Details and full description of the immovable property/ies with reserve price and earnest money to be deposit at the time of bid are detailed as under:

Description of properties	Type of possession	Reserve price fixed (Amt in Rs)	Earnest money to be deposit
1. Land & Building bearing Gata No. 377M, 387, 392M, 376 to 382, 385, 386, 388 to 391, Near Police Chowki, Village Chola, Jewar Road, Tehsil Sikandrabad, Distt. Bulandshahr, U.P. Total Land measuring 50 Acres.	Symbolic Possession	Rs. 115,70,00,000/- (Rupees One hundred fifteen Crores seventy Lakhs Only)	Rs. 11,57,00,000/- (Rupees Eleven Crore Fifty-seven Lakh Only)
2. Landed property bearing Gata No. 172M, 173M, 175, Near Tehsil Bulandshahr, Village Gangeruwa, Jewar Road, Tehsil Baran, Distt. Bulandshahr, U.P. Total Land measuring 8.58 Acres.	Symbolic Possession	Rs. 41,67,00,000/- (Rupees Forty one crore sixty seven Lakhs Only)	Rs. 4,16,70,000/- (Rupees Four Crore sixteen Lakh seventy thousand only)

(There are no known encumbrances on the below properties as per the knowledge of the bank)



## STRESSED ASSET MANAGEMENT BRANCH, DELHI

For detailed terms and conditions of the sale please refer the link "E-Auction" provided at website <https://ebkray.in/> , <https://baanknet.com/>, Secured Creditor's website i.e. [www.canarabank.bank.in](http://www.canarabank.bank.in), Email- [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) or may contact Sh. ABHISHEK SINGH YADAV, Mob No 9643226844 and Sh. RAJNEESH KUMAR Mob No 9557966005 Authorised Officer, SAM Branch of Canara Bank , C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024, during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

  
उपस्थित महा प्रबन्धक / Asst. General Manager  
एस एम ब्रांच, नई दिल्ली / S.A.M. Branch, New Delhi  
Authorised Officer

Date: 02.12.2025  
Place: New Delhi





## STRESSED ASSET MANAGEMENT BRANCH, DELHI

CANARA BANK  
(A GOVERNMENT OF INDIA UNDERTAKING)

### SALE NOTICE

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 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 symbolic possession of which has been taken by the Authorised Officer of Stressed Assets Management (SAM) Branch (DP code-19208) of Canara Bank, C-34, IIIRD Floor, DDA Office-cum-Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024 Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.01.2026** for recovery of **Rs. 82,46,85,890** (Rupees Eighty-Two crore Forty Six Lakh Eighty five Thousand Eight Hundred Ninety Only) as on 30/11/2025 plus further interests & costs due to the SAM Branch of Canara Bank Secured Creditor from **M/s. Bharat Immunological and Biologicals Corporation Limited** Unit at: Village Cholas PS - Kotoali Dehat Bulandshaher Uttar Pradesh - 203203 in the name of company reduced by any recovery made so far.

Details and full description of the immovable property/ies with reserve price and earnest money to be deposit at the time of bid are detailed as under:

1.	Name and Address of the Secured Creditor	CANARA BANK Stressed Assets Management (SAM) Branch(DP-19208) C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024. (Loan accounts transferred from our Nehru Place Branch (Bic-19044), New Delhi.
2.	Name and Address of the Borrower(s) and Properties in the name of:	M/S. Bharat Immunological and Biologicals Corporation Limited Village Cholas PS - Kotoali Dehat Bulandshaher Uttar Pradesh - 203203
3.	Total Liabilities	Rs. 82,46,85,890 (Rupees Eighty-Two crore Forty Six Lakh Eighty five Thousand Eight Hundred Ninety Only) as on 30/11/2025 plus further interests & costs etc.
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) <b>07.01.2026 Time: 11.30 am to 01.30 pm</b> (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)  Online





## STRESSED ASSET MANAGEMENT BRANCH, DELHI

5.	Details of Property/ies	<p>1. Land &amp; Building bearing Gata No. 377M, 387, 392M, 376 to 382, 385, 386, 388 to 391, Near Police Chowki, Village Chola, Jewar Road, Tehsil Sikandrabad, Distt. Bulandshahr, U.P. Total Land measuring 50 Acres.</p> <p>2. Landed property bearing Gata No. 172M, 173M, 175, Near Tehsil Bulandshahr, Village Gangeruwa, Jewar Road, Tehsil Baran, Distt. Bulandshahr, U.P. Total Land measuring 8.58 Acres.</p>
6.	Reserve Price	<p>1. Rs.115,70,00,000/- (Rupees One hundred fifteen crore seventy lakhs Only)</p> <p>2. Rs.41,67,00,000/- (Rupees forty one crore sixty seven lakhs Only)</p>
7.	Earnest Money Deposit	<p>1. Rs.11,57,00,000/- (Rupees Eleven Crore fifty seven Lakh only)</p> <p>2. Rs. 4,16,70,000/- (Rupees Four Crore sixteen Lakh seventy thousand only).</p>
8.	The property can be inspected Date & Time	04.01.2026 Time: 11.30 am to 03.30 pm

### 9. 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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 04.01.2026 between 11:30 AM and 03:30 PM.
- 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 & addhaar and aadhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.11,57,00,000/- (Rupees Eleven Crore fifty seven Lakh only) and Rs. 4,16,70,000/- (Rupees Four Crore sixteen Lakh seventy thousand only) respectively 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 therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan", A/c No 209272434, A/c name- SL -OL- RTGS-NEFT Canara Bank and IFSC Code CNRB0019208 on or before 06.01.2026 at 05:00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000 /- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the







## STRESSED ASSET MANAGEMENT BRANCH, DELHI

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 /- (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) The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434, A/c name- SL -OL- RTGS-NEFT Canara Bank and IFSC Code CNRB0019208 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.
- m) 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.
- n) 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 12.12.2025 from 11:30 a.m. to 03:30 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details contact Mr Abhishek Singh Yadav, Manager (M-9643226844), Mr Rajneesh Kumar, Assistant General manager (M-9557966005), 011-35705069 or Canara Bank Branch at C-34, IIIRD Floor, DDA Shopping Complex, Opposite Moolchand Hospital, New Delhi - 110024 e-mail id: cb19208@canarabank.com may be contacted during office hours on any working day. The






## STRESSED ASSET MANAGEMENT BRANCH, DELHI

service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.  
7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:  
[support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).

कृते कनारा बैंक / For CANARA BANK

  
ASSISTANT GENERAL MANAGER  
AUTHORISED OFFICER  
CANARA BANK

Place: New Delhi  
Date: 02.12.2025