

COVERING LETTER TO SALE NOTICE

Ref: R&LROGAYA/SARFAESI/ SALENOTICE/JAI HANUMAN/AUCTION-10.12.2025/2025-26
Date: 04.11.2025

To,

M/S JAI HANUMAN CONSTRUCTION
Proprietor: Mulayam Singh Yadav
ADDRESS:
VILL : KAILANI, P.O- DAWATH
P.S- SURYAPURA, DIST- ROHTAS
BIHAR, 802226

(Borrower)

Dear Sir,

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, **NARAYANPUR** 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 **NARAYANPUR** 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,


Authorised Officer
Canara Bank



ENCLOSURE – SALE NOTICE

CC: CANARA BANK , NARAYANPUR BRANCH
M/S JAI HANUMAN CONSTRUCTION (PROPRIETORSHIP FIRM)
MR. MULAYAM SINGH YADAV S/O AMAR SINGH (PROPRIETOR)
MR. AMAR SINGH S/O SUMIRAN SINGH (GUARANTOR CUM MORTGAGOR)

COVERING LETTER TO SALE NOTICE

Ref: R&LROGAYA/SARFAESI/ SALENOTICE/JAI HANUMAN/AUCTION-10.12.2025/2025-26
Date: 04.11.2025

To,

MR. MULAYAM SINGH YADAV
S/O AMAR SINGH
ADDRESS:
VILL- KAILANI, POST- DAWATH
P.S- SURYAPURA, DIST- ROHTAS
BIHAR, 802226

(Proprietor)

Dear Sir,

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, NARAYANPUR 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 NARAYANPUR 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,


Authorised Officer
Canara Bank



ENCLOSURE – SALE NOTICE

CC: CANARA BANK , NARAYANPUR BRANCH
M/S JAI HANUMAN CONSTRUCTION (PROPRIETORSHIP FIRM)
MR. MULAYAM SINGH YADAV S/O AMAR SINGH (PROPRIETOR)
MR. AMAR SINGH S/O SUMIRAN SINGH (GUARANTOR CUM MORTGAGOR)

Confidential

COVERING LETTER TO SALE NOTICE

Ref: R&LROGAYA/SARFAESI/ SALENOTICE/JAI HANUMAN/AUCTION-10.12.2025/2025-26
Date: 04.11.2025

To,

MR. AMAR SINGH
S/O SUMIRAN SINGH
ADDRESS:
VILL- KAILANI, POST- DAWATH
P.S- SURYAPURA, DIST- ROHTAS
BIHAR, 802226

(Guarantor cum Mortgagor)

Dear Sir,

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, **NARAYANPUR** 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 **NARAYANPUR** 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,

Authorised Officer
Canara Bank



ENCLOSURE – SALE NOTICE

CC: CANARA BANK , NARAYANPUR BRANCH
M/S JAI HANUMAN CONSTRUCTION (PROPRIETORSHIP FIRM)
MR. MULAYAM SINGH YADAV S/O AMAR SINGH (PROPRIETOR)
MR. AMAR SINGH S/O SUMIRAN SINGH (GUARANTOR CUM MORTGAGOR)

Confidential

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Constructive possession of which has been taken by the Authorized Officer of **NARAYANPUR Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **10.12.2025** for recovery of **Rs.15,04,556.11** (Rupees Fifteen lakhs four thousands five hundreds fifty six and paisa eleven only) as on **14.07.2024** plus Interest & other cost there on till realisation due to borrower **M/S JAI HANUMAN CONSTRUCTION** proprietor **Sri Mulayam Singh Yadav s/o Amar Singh**

Guarantor/Mortgagor :- Sri Amar singh s/o Sumiran Singh

The reserve price will be **Rs.15,70,000/-** (Rupees Fifteen Lakh Seventy thousand only)

The Earnest money deposit will be **Rs.1,57,000/-** (Rupees One lakh Fifty Seven Thousand only)

The Earnest Money Deposit shall be deposited on or before **09.12.2025 at 4:00 PM.**

1	Name and Address of the Secured Creditor	Canara Bank, Narayanpur Branch
2.	Name and Address of the Borrower & Guarantor	Borrower: M/S JAI HANUMAN CONSTRUCTION proprietor Sri Mulayam Singh Yadav s/o Amar Singh resident of Kailani Post-Dawath, P.S- Suryapura, Dist- Rohtas, Bihar, 802226 Guarantor: Sri Amar singh s/o Sumiran Singh resident of Vill- Kailani, Post-Dawath, P.S- Suryapura, Dist- Rohtas, Bihar, 802226
3.	Total liabilities as on 14.07.2024	Rs.15,04,556.11
4.	a) Mode of Auction b) Details of Auction service provider	a)Online E-Auction b) M/S PSB Alliance Ltd , Website- https://baanknet.com/ . Helpdesk No-

		8291220220 E-mail id : <u>SUPPORT.BAANKNET@psballiance.com</u>
	c) Date & Time of Auction	c) 10.12.2025 & Time 12:30 PM-1:30 PM, (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	d) Place of Auction	d) : https://baanknet.com/
5.	Details of Property	SMT of property situated at Mauza – Kailani, Anumandal- Bikramganj, Anchal-Suryapura, Khata No- 108, Thana No- 425, Khasra No- 271 (Area- 08 dec) , 272 (area- 10 dec), 275 (area- 44 dec), Post- Dawath, Dist- Rohtas, Bihar, 802226 in the name of Sri Amar Singh s/o Sumiran Singh Extent Of Area- 8.85 decimal (out of Total 62 decimal) Boundary: (as per SMT) East : Ramashray Singh West : Niz Rasta, North : Kameshwar Singh South : Niz Rashta CERSAI ID : 400058442862
6.	Reserve Price	Rs.15,70,000/- (Rupees Fifteen Lakh Seventy thousand only)
7.	Earnest Money Deposit	Rs.1,57,000/- (Rupees One lakh Fifty Seven Thousand only)
8.	The property can be inspected Date & Time	08.12.2025 between 11.00 AM to 1.00 PM.

There are no known encumbrances on the above property as per knowledge of the bank.

9. Other Terms & 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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD), referred to in 9(e) below).



Confidential

5
Internal



- b) The property/ies will be sold above the Reserve Price.
- c) The property can be inspected on 08.12.2025 between 11.00 AM to 1.00 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 & addhaar and addhaar 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).
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 1,57,000/- (Rupees One lakh Fifty Seven Thousand only) 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" Canara Bank, NARAYANPUR Branch , A/c No : 209272434 IFSC Code: CNRB0017581 on or before 09.12.2025 till 4.00 pm.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (Incremental amount/price) 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. 10000/- (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.

Confidential



209272434 of Canara Bank, Narayanpur Branch, IFSC Code CNRB0017581.

- 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 08.12.2025 between 11.00 AM to 1.00 PM
- 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 Branch Manager ,Canara Bank, Narayanpur Branch , Ph. No. Mobile 8102915092 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

Place: NARAYANPUR
Date: 04.11.2025

Authorized Officer
Canara Bank



Confidential

Internal