केनरा बैंक Canara Bank

CANARA BANK, CHANDIGARH SECTOR 34 A BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROREC/SN/S05/2025-2026/KUMAR MEGA MALL Date: 28-08-2025

To,

M/s Kumar Mega Mall **(Borrower)**
(Proprietor – Shri. Sandeep Singla)
SCO - 166, Grain Market
Sector – 26, Chandigarh

Shri. Sandeep Singla **(Proprietor)**
SCO -166, Grain Market
Sector- 26, Chandigarh

Mr. Himanshu Singla **(Guarantor)**
SCO -166, Grain Market
Sector- 26, Chandigarh

Smt. Nisha Singla **(Guarantor/ Mortgagor)**
SCO -166, Grain Market
Sector- 26, Chandigarh

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[1].

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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,

कृते केनरा बैंक
For CANARA BANK
प्राधिकृत अधिकारी/Authorised Officer
ए.आर.एम.बी. ... कार्यालय, से.34, चण्डीगढ़
... Office, Sector-34, Chandigarh

Authorised Officer,

Canara Bank

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank

Ref: ROREC/SN/S04/2025-2026/KUMAR MEGA MALL

Date: 28-08-2025

CANARA BANK, Chandigarh Sector 34 BRANCH
(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 charged to the Secured Creditor, the 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 **18-09-2025** for recovery **of Rs. 6,01,60,749.29 (Rupees Six Crores One Lakh Sixty Thousand Seven Hundred Forty-Nine and Twenty-Nine Paisa Only)** as on **30-06-2025** Plus accrued interest & further interest from **01-07-2025** due to the SARM Branch Chandigarh of Canara Bank from **M/s Kumar Mega Mall Prop. Shri. Sandeep Singla.**

The reserve price will be **Rs. 2,83,50,000/- (Rupees Two Crore Eighty Three Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs. 28,35,000/- (Rupees Twenty Eight lakhs Thirty Five Thousand Only).** The Earnest Money Deposit shall be deposited on or before **17-09-2025 at 5:00 pm.**

Details and full description of the property (ies) :

EMT of Commercial Property SCF No.112, Grain Market, Sector-26, Chandigarh (50% Share i.e. First and Second Floor) in the name of Smt. Nisha Singla W/o Shri. Sandeep Singla (First and Second Floor) as per transfer deed registered at S.No.3624 dated 13.09.2018

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.

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, SARM Chandigarh

2. Name and Address of the Borrower :
M/s Kumar Mega Mall **(Borrower)**
(Proprietor – Shri. Sandeep Singla)
SCO - 166, Grain Market
Sector – 26, Chandigarh

केनरा बैंक Canara Bank

Ref: ROREC/SN/S04/2025-2026/KUMAR MEGA MALL Date: 28-08-2025

Shri. Sandeep Singla **(Proprietor)**
SCO -166, Grain Market
Sector- 26, Chandigarh

Mr. Himanshu Singla **(Guarantor)**
SCO -166, Grain Market
Sector- 26, Chandigarh

Smt. Nisha Singla **(Guarantor/ Mortgagor)**
SCO -166, Grain Market
Sector- 26, Chandigarh

3. Total liabilities as on **30-06-2025: - Rs.6,01,60,749.29 (Rupees Six Crores One Lakh Sixty Thousand Seven Hundred Forty-Nine and Twenty-Nine Paisa Only)** Plus **accrued interest & further interest from 01-07-2025** and **cost, expenses thereon.**

4.
   a) Last Date & Time of receipt of Earnest Money Deposit (EMD i.e. 10% of Reserve Price) on or before **17-09-2025** up to 5:00 p.m.
   b) Mode of Auction: Online
   c) Details of Auction Service Provider: M/s PSB Alliance Ltd (BAANKNET)
      Date & Time of Auction:
      Date: **18-09-2025**
      Time: 11:30 AM to 12:30 PM
      (With unlimited extension of 5 minutes duration each tills the conclusion of the sale)
   d) Place of Auction: Online
      Portal of e- auction: h**http://baanket.com/**

5. **Details of Property/ies : Details and full description of the property (ies) :**

EMT of Commercial Property SCF No.112, Grain Market, Sector-26, Chandigarh (50% Share i.e. First and Second Floor) in the name of Smt. Nisha Singla W/o Shri. Sandeep Singla (First and Second Floor) as per transfer deed registered at S.No.3624 dated 13.09.2018

6. Reserve Price:- **Rs. 2,83,50,000/- (Rupees Two Crore Eighty Three Lakhs Fifty Thousand Only)**

केनरा बैंक CANARA BANK ए.आर.एम.बी. ARMB

केनरा बैंक Canara Bank

Ref: RORECSN/S04/2025-2026/KUMAR MEGA MALL Date: 28-08-2025

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. any other department will be paid by the successful bidder.

c. Auction / bidding shall be only through "Online Electronic Bidding" through the website **http://baanket.com/**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

d. The properties will not be sold below the Reserve Price.

e. The property can be inspected with Prior Appointment with Authorized Officer **from 08-09-2025 09-09-2025 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."**

The intending bidders shall deposit Earnest Money Deposit (EMD) of **28,35,000/- (Rupees Twenty Eight lakhs Thirty Five Thousand Only).** being 10 % of the Reserve Price on or before **17-09-2025** up to 5:00 pm.

g. 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)**, Contactno.7046612345/6354910172/8291220220/9892219848/8160205051;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).

h. 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"**

i. 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.

j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 100,000/- (Rupees One Lakh Only)** the bidder who submits the highest bid on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

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k. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

l. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited by the Authorized officer without any notice and property shall forthwith be put up for sale again.

m. All charges for conveyance, stamp duty, GST, NOC and registration etc., as applicable shall be borne by the successful bidder only.

n. 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.

o. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.

p. 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.

For further details contact Sri Manoj S R, Authorized officer, Canara Bank, SARM Branch (Ph.No 8727971300); email id cb5220@canarabank.com OR the service provider M/s PSB Alliance Ltd (ebkray/baanket), 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.

केनरा बैंक For CANARA BANK
प्राधिकृत अधिकारी/Authorised Officer
एस.आर.एम.बी. अंचल कार्यालय, से.34, चण्डीगढ़
SARMB, Circle Office, Sector-34, Chandigarh

Place: Chandigarh
Date: 28-08-2025

Authorized Officer
Canara Bank