



(A GOVERNMENT OF INDIA UNDERTAKING)

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कोशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001
Specialised Asset Recovery Management Branch, 4TH Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi- 834001
संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

Ref: 7908/SARMB/AUCTION/487/ HANUMAN/BB

DATE: 30.09.2026

SARMB RANCHI

CERSAI ID- 400083833579

COVERING LETTER TO SALE NOTICE

To

M/S Hanuman Ji Bhandar (Borrower) (Prop: Basant Tulshyan) A.M.Y Barwadda, G-54, KRISHI Bazar Dhanbad, Jharkhand - 826001	Mr. Basant Tulshyan (Proprietor /Mortgagor) S/O Prem Kumar Tulshyan Opp. Laghu Udhyog Katrass Road, Matkuria, Dhanbad Jharkhand - 826001	Mrs. Meena Devi (Guarantor/ Mortgagor) W/O Prem Kumar Tulshyan Near Laghu Udhyog, Kusunda Matkuria Dhanbad, Jharkhand -826001
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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, Seraidhela 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 **Canara Bank, Seraidhela Branch, Now with SARM Ranchi 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,

कृत केनरा बैंक / For Canara Bank
Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer
Canara Bank
विशेषीकृत ए.आर.एम. शाखा, रांची
9971480993
Specialised A.R.M. Branch, Ranchi

ENCLOSURE – SALE NOTICE



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		with double storied residential Building (Plinth Area 700Sq.Ft in Ground Floor & 772 in 1st Floor, Total Plinth Area 1472 Sq. Ft.) Boundaries area: East: Sri Dev Ram Bhai Patel West: Road (P.C.C) North: Sri Dev Ram Bhai Patel South: Road (P.C.C)
6	Reserve Price	₹55,00,000.00 (Rupees Fifty-Five Lakhs Only)
7	EMD	₹5,50,000.00 (Rupees Five Lakhs Twelve Thousand Only)
8	The property can be inspected Date & Time	Till 20.10.2026, 10:00 AM TO 04:00 PM
9	Detail of Encumbrance	Not known
10	Detail of litigation	SA 03/2026

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on or before **20.10.2026, between 10:00 am to 4:00pm.**
- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal, you may contact the helpdesk support of Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **₹5,50,000.00 (Rupees Five Lakhs Twelve 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" on or before **21.10.2026, at 4:00PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **₹30,000.00/-** (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.
- The incremental amount/price during the time of each extension shall be **₹30,000.00** (incremental price) and time shall be extended to **10 (minutes)** when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of Canara Bank, **SARM Branch** Name of Branch, IFSC Code **CNRB0007908** (Branch IFSC Code).
- It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of