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ASSET RECOVERY MANAGEMENT BRANCH (D.P.- 17415)
GROUND FLOOR, LUV KUSH TOWER, EXHIBITION ROAD, PATNA-800001

REF: - CB/17415/ARMB/PAT/377/2025-26

DATE: 27.05.2025

Borrower M/S Suru Foods & Beverages Pvt Ltd. Registered Office Address:-At- R -7, Ansal Chamber – II, Bhikaji Cama Place, New Delhi - 110066 Mob:-9004387735	Borrower M/S Suru Foods & Beverages Pvt Ltd. Unit Address:- At- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar – 845411 Mob:-9004387735	Director Mr. Himanshu Kumar Pandey Director of M/S Suru Foods & Beverages Pvt Ltd. At- R -7, Ansal Chamber – II, Bhikaji Cama Place, New Delhi - 110066 Mob:-9004387735
Director Mr. Kartic Raghav Director of M/S Suru Foods & Beverages Pvt Ltd. At- R -7, Ansal Chamber – II, Bhikaji Cama Place, New Delhi - 110066 Mob:-9004387735	Guarantor/Mortgagor/Director Mr. Himanshu Kumar Pandey S/o-Harendra Kumar Pandey Add- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar - 845411 Mob:-9004387735	Guarantor/Director Mr. Kartic Raghav S/o-Balvir Singh Raghav Add- House No- L436 Pocket L Sarita Vihar South Delhi Delhi- 110076 Mob:-9811178202
Guarantor/ Mortgagor Mr. Piyus Kumar Pandey S/o-Harendra Kumar Pandey Add- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar - 845411 Mob:-9004387735	Legal Heirs of Late Harendra Kumar Pandey Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey ✓ Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey ✓ Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey (Legal heirs of Late Harendra Kumar Pandey) Add- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar – 845411 Mob:-9004387735	

Dear Sir/Madam,

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) & 6(2) of the Security Interest (Enforcement) Rules, 2002

As you are aware, Authorized Officer of Canara Bank has 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 **Areraj Branch, Siwan now transferred to ARM Branch, Patna** of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.



Restricted

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

Sanjeev Ranjan

प्राधिकृत अधिकारी
Authorised Officer

ENCLOSURE - SALE NOTICE dated 27.05.2025

PATNA ARM BRANCH (17415)

(15 days E-Auction Sale Notice for Sale of Immovable Properties)

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 proviso to Rule 8 (6) & 6(2) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s)/Guarantor (s) /Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/Physical possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.06.2025** for recovery of **3,44,62,897.48/- (Three crore Fourty four lakh sixty two thousand eight hundred ninty seven rupees and forty eight paise Only)** as on 12.05.2024 along with interest and cost from 13.05.2025. till clearance of entire liability of Areraj Branch now transferred to Patna ARM Branch of Canara Bank from 1) M/S Suru Foods & Beverages Pvt Ltd., 2) Mr. Kartic Raghav Director of M/S Suru Foods & Beverages Pvt Ltd. , 3.) Mr. Himanshu Kumar Pandey(Guarantor/Mortgagor/Director) S/o-Harendra Kumar Pandey, 4). Mr. Piyus Kumar Pandey(Guarantor/ Mortgagor) S/o-Harendra Kumar Pandey, 5). Legal Heirs of Late Harendra Kumar Pandey -Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey, Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey, Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey.

Details and full description of the immovable property with known encumbrances, if any:

Sl. No	Details	Name of Title holder
1	<p>All the part and parcel of the Commercial Land in the name of Late Harendra Kumar Pandey, represented by Legal Heirs Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey , Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey and Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey situated at Vill/ Mauza- Hardiya, PS- Govindganj, Thana No-88, Anchal- Areraj, Distt- East Champaran, Bearing:-</p> <p>Sale deed no. 678 dated 29.01.2013, khata no. 68, Survey no. 345, Area 01 Kattha 16 Dhur (12 Decimal).</p> <p>Boundaries of the property is as under :</p> <p>North : Dwarika Pandey, Khesra No- 349</p> <p>South : Harkesh Pandey, Khesra no. 345</p> <p>East : Mustari, Khesra No. 346</p> <p>West : Mustari, Khesra No. 344</p> <p>Sale deed no. 7358 dated 31.05.2011, Khata No. 16 & Khesra No. 455, Area 15 Dhur (05 Decimal)</p>	<p>Late Harendra Kumar Pandey, represented by Legal Heirs Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey , Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey and Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey</p>

<p>Boundaries of the property is as under :</p> <p>North : Nij Mokir Alah South : Legal Heirs of Late Sakal Pandey East : Bhubneshwar Pandey West : Nij Mokir Alah</p> <p>Sale deed no. 7358 dated 31.05.2011, Khata No. 93 & Khesra No. 342, Area 01 Kattha (06 ½ Decimal)</p> <p>Boundaries of the property is as under :</p> <p>North : Singeshwar Pandey & his brothers South : Satyadev Dubey & his brothers East : Nij Mokir Alah West : Pokhar</p>	
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Sl. No		Name of Title holder
2	<p>All the part and parcel of Commercial ancestral Land in the name of Late Harendra Kumar Pandey, represented by Legal Heirs Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey , Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey and Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey, situated at Vill/ Mauza - Hardiya, PS- Govindganj, Thana No-88, Anchal- Areraj, Distt- East Champaran, bearing Khata No. 35,49,88 & Khesra No. 344, 346, 458, 454, 341, Area - 12 Kattha 04 Dhur.</p> <p>Boundaries of the property is as under :</p> <p>W.R.T Khata No. 35, Khesra No. 344 & Area 02 Kattha 13 Dhur. North : Khushi Dewan South : Siwan Yogiyar urf Janerwa East : Nij West : Nij & Satyadev Dubey</p> <p>W.R.T Khata No. 35, Khesra No. 346 & Area 05 Kattha 12 Dhur. North : Shambhu Raut South : Siwan Yogiyar urf Janerwa East : Nij & Awdhesh Pandey West : Nij</p> <p>W.R.T Khata No. 35, Khesra No. 458 & Area 00 Kattha 16 Dhur. North : Anirudh Dubey South : Bhanu Pandey East : Farikain (Sharer) West : Nij</p>	<p>Late Harendra Kumar Pandey, represented by Legal Heirs Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey , Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey and Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey</p>



	<p>W.R.T Khata No. 49, Khesra No. 454 & Area 02 Kattha 02 Dhur. North : Shambhu Raut & Anirudh Dubey South : Bhanu Pandey East : Nij West : Nij</p> <p>W.R.T Khata No. 88, Khesra No. 341 & Area 01 Kattha 01 Dhur. North : Khushi Dewan South : Satyadev Dubey East : Nij West : Sadak</p>	
3	<p>All the part and Parcel of Commercial Land in the name of Mr. Himanshu Kr Pandey, situated at Vill- Hardiya, PS- Govindganj, Thana No-88, Anchal- Areraj, Distt- East Champaran, bearing Sale deed no. 2520 dated 05.04.2019, Khata no. 68, Survey no. 345,</p> <p>Area 01 Kattha 16 Dhur (12 Decimal).</p> <p>Boundaries of the property is as under : North : Mustari South : Siwan Yogyar urf Janerwa East : Mustari West : Mustari</p>	Mr. Himanshu Kumar Pandey
4	<p>All the part and Parcel of Commercial Land in the name of Mr. Piyush Kumar Pandey, situated at Vill- Hardiya, PS- Govindganj, Thana No-88, Anchal- Areraj, Distt- East Champaran, bearing Sale deed no. 4635 dated 12.09.2011, Khata no. 14, Survey no. 456,</p> <p>Area 01 Kattha (6.66 Decimal).</p> <p>Boundaries of the property is as under : North : Harendra Kr Pandey South : Nij Farikain East : Bhubneshwar Pandey West : Harendra Kr Pandey</p>	Mr. Piyush Kumar Pandey

a. Details of the Hypothecated Plant and Machinery :

Sl. NO	NAME OF MACHINE & EQUIPMENTS
1	2 Cavity 2Liter3600 BPH Application For water Norgrem Bolwing Valve With Auto Preform FeederChiller5TR Mould
2	Ishwari Pet Technology



3	EWLR-101-BX Automatic Water Level And Temperature Monitoring System
4	200 Kva Copper Wound Distribution Transformer
5	Auto Shrink Wrapper
6	Voltas Ac Win2T242Lzh
7	0162DellIns-3471 & Others
8	RO Membrane & Others
9	Chemical And Microbiologiced
10	SS Cooking Kettle
11	250KVA,3 Phase,STD Panel Jakson Cummins D.G Set With Battery Leads Etc
12	Applicator Machine
13	ETPPlant25KLD
14	CoverageGearBox3HP&Others
15	600mlMould,200mlmould
16	Mathawli49H/31
17	Chlorophyll Liquid
18	Boll Adoptar & Others
19	Citric Acid & Others
20	IC BALL Valve& Others
21	Testing Charger& others
22	Potassium Permagnet &Others
23	C/o200AMGChargeOrer
24	PetPreform09.60GMSPCO
25	Value, union rings & Others
26	Ordinary8X12
27	PVC Shrink Lable
28	PVC Shrink Lable
29	PVC Shrink Lable
30	Cylinder & others
31	Board, Tape & Others
32	Pipe & Others
33	Fan & Others



34	RO-516 & Others
35	Sealing Kit Chamber & Others
36	MIACC02500 Mechanical Seal Assembly
37	Services charges
38	4KeptiMoult
39	Pet Moulel
40	165ML Jus
41	GSI Barcode & Others
42	1HP3HPKSMB116KBLPUMP
43	Perforated Tray & Others
44	Celling Fan & Others

Location- M/S Suru Foods & Beverages Pvt Ltd., At- Ward No - 5, Vill - Hardiya, Post - Areraj, East Champaran, Bihar - 845411

The reserve price for the property (a) 1 to 4 will be Rs. 2,61,00,000/- (Rupees Two crore Sixty One Lakhs Only) and the earnest money deposit will be Rs. 26,10,000/- (Rupees Twenty Six lakhs Ten Thousand Only)

The reserve price for the Plant & Machinery (b) 1 to 44 will be Rs. 96,83,000/- (Rupees Ninety Six lakhs Eighty Three Thousand Only) and the earnest money deposit will be Rs. 9,68,300/- (Rupees Nine lakh Sixty Eight Thousand Three Hundred Only)

The earnest money deposit shall be deposited on 19.06.2025 by 5.00 PM.

There are no known encumbrances on the above property as per the knowledge of the bank. For detailed terms and conditions of the sale please refer the link "E-Auction" provided in M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com or Canara Bank's website www.canarabank.com or may contact Branch Manager through of ARM Branch Patna, Mob No.- +91-8102916048 During office hours on any working day.

कृते केनरा बैंक/ For CANARABANK

Lanjiv Rangan

Authorised Officer
Canara Bank

Date: 27.05.2025

Place: Patna

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.05.2025

1. **Name and Address of the Secured Credit:** Canara Bank, ARM Branch Patna
2. **Name and Address of the Borrower(s)/Guarantor(s)/Directors(s):**
 - a) M/s Suru Foods & Beverages Pvt Ltd.
Having Registered Office Address:-At- R -7, Ansal Chamber – II, Bhikaji Cama Place, New Delhi – 110066.
Unit Address: - At- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar – 845411
 - b) Mr. Himanshu Kumar Pandey(**Guarantor/Mortgagor/Director**) S/o-Harendra Kumar Pandey.
Address 1-At- R -7, Ansal Chamber – II, Bhikaji Cama Place, New Delhi – 110066
Address 2- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar - 845411
 - c) Mr. Kartic Raghav(**Guarantor/Director**) S/o-Balvir Singh Raghav,
Address 1- At- R -7, Ansal Chamber – II, Bhikaji Cama Place, , New Delhi – 110066
Address 2-House No- L436 Pocket L, Sarita Vihar, South Delhi-110076
 - d) Mr. Piyus Kumar Pandey (**Guarantor/ Mortgagor**) S/o-Harendra Kumar Pandey, At- Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar - 845411
 - e) **Legal Heirs of Late Harendra Kumar Pandey –**
 - Mr. Piyus Kumar Pandey S/o-Late Harendra Kumar Pandey,
 - Mr. Himanshu Kumar Pandey S/o- Late Harendra Kumar Pandey,
 - Smt Anupama Diwedi D/o- Late Harendra Kumar Pandey,

All residing at - Ward No – 5, Vill – Hardiya, Post – Areraj, East Champaran, Bihar – 845411.
3. **Total liabilities as on:** 12.05.2024, **3,44,62,897.48/-** plus future interest & costs, expenses etc.
 - a. **Mode of Auction** : Online E-Auction
 - b. **Details of Auction service provider:** M/s PSB Alliance(Baanknet), website –
<https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345,email:support.baanknet@psballiance.com
 - c. **Date & Time of Auction** : **20.06.2025 Time: 11.00 am to 1.00 pm with**
unlimited extension of 5 minutes duration each till the conclusion of the sale.
 - d. **Place of Auction** : <https://baanknet.com>
4. **Reserve Price & EMD AMT** : The reserve price for the property (a) 1 to 4 will be Rs. 2,61,00,000/- (Rupees Two crore Sixty One Lakhs Only) and the earnest money deposit will be Rs. 26,10,000/- (Rupees Twenty Six lakhs Ten Thousand Only)
The reserve price for the Plant & Machinery (b) 1 to 44 will be Rs. 96,83,000/- (Rupees Ninety Six lakhs Eighty Three Thousand Only) and the earnest money deposit will be Rs. 9,68,300/- (Rupees Nine lakh Sixty Eight Thousand Three Hundred Only)
5. **EMD Date & Time** : **19.06.2025, 10.00 AM TO 5.00 PM (Canara Bank, Patna ARM Branch)**

Restricted



Other terms and conditions:

1. 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.
2. The property can be inspected, with Prior Appointment with Authorised Officer, Patna ARM Branch between **11 AM TO 1.00 PM on 16.06.2025**.
3. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
4. EMD amount of 10% of the Reserve Price is to be deposited by way of UPI/Credit Card/Debit Card/Internet Banking/ RTGS/NEFT/Fund Transfer to credit of E-Wallet on <https://baanknet.com> **between 10:00 am till 5:00 pm on 19.06.2025**.
5. Intending bidders shall register themselves on <https://baanknet.com> and complete there KYC and 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(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 19.06.2025 by 5.00 PM**, to Canara Bank, Patna, ARM Branch by hand or by email: cb17415@canarabank.com:-
 - a) Payment receipt towards EMD amount.
 - b) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - c) Bidders Name. Contact No. Address, E Mail Id.
 - d) Bidder's A/c details for online refund of EMD.
7. The intending bidders shall register themselves on <https://baanknet.com> and complete there KYC and 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(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr.Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email:- support.baanknet@psballiance.com
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000.00 (The amount can be decided by the Authorised

Officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value).

10. The bidder who submits the highest bid (above 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.
11. 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, 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.
- 12. For sale proceeds of Rs. 50 (Rupees Fifty) Lakh and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**
13. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
14. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
15. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Patna ARM Branch that, as a facilitating center, shall make necessary arrangements.
16. For further details contact Branch manager, **ARM BRANCH, PATNA, Canara Bank** (Mobile. No +91-8102916048 & e-mail id cb17415@canarabank.com) OR npacopat@canarabank.com the service provider M/s PSB Alliance(Baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345, email:- support.baanknet@psballiance.com

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: Patna

Date: 27.05.2025

कृते केनरा बैंक/ For CANARABANK
Lanjew Ranyan
Authorised Officer
अधिकृत अधिकारी Canara Bank