

**CANARA BANK**  
**COVERING LETTER TO SALE NOTICE**

Ref : KLNS:SALE:SEP:2026

Date : 04.08.2026

To

|                                                                                                                                                                                                                  |                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>Flat No 801, LIG, Pocket – B,<br>Dwarka Sector – 14,<br>N.S.I.T. South West Delhi,<br>Delhi 110078                             | Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>RZ-8-B, Khasra No. 12/14, Revenue estate of<br>village Dabri, Dabri Extn., New Delhi 110045                     |
| Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>House on Plot No. 592, Sector Alpha – 02,<br>Block – G, Greater Noida, Uttar Pradesh<br>Pin – 201310                           | Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>Building No. 8568, Unit 2 Ahmad Bin Hanbal Al<br>Riyadal Khafji, Khafji Eastern Province 31971<br>Saudi Arabia. |
| Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>C/O Al-Hugayet General Contracting Co.,<br>CR 2051046702 Post Box 31671 Al-Khabar<br>31952, Kingdom of Saudi Arabia.           | Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>53/L4, Farm Area, Road No 4, Kadma,<br>Jamshedpur, East Singhbhum, Jharkhand, Pin –<br>831005                   |
| Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Narayan Singh<br>Flat No. A 1006, SDS NRI Residency, 10 <sup>th</sup><br>Floor, Sec. Omega 02, Greater Noida,<br>Gautam Budh Nagar, Pin: 201308 |                                                                                                                                                                                                   |

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank Karol Bagh Branch have taken constructive 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 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, CANARA BANK

*[Signature]*  
 Authorised Officer  
 Arya Samaj Rd., Karol Bagh, N. Delhi-5

ENCLOSURE–SALE NOTICE

ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.

PH-011-49982857, 9560062365

Email : cb2365@canarabank.com

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 RULES 8(6) & 9 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 to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.09.2026**, for recovery of **Rs. 1,97,08,284.72 (Rupees One Crore Ninety Seven Lakh Eight Thousand Two Hundred Eighty Four and Paise Seventy Two Only)** as on **30.06.2026** and further interest from **01.07.2026** at applicable rate along with expenses, other charges etc. due to our Canara Bank ARM I Karol Bagh Branch from the Borrower **Mr. Kunal Lakhmi Narayan Singh S/o Mr. Lakhmi Narayan Singh**. The reserve price will be **Rs. 2,49,00,000/- (Rupees Two Crore Forty Nine Lakh only)** and the earnest money deposit will be **Rs. 24,90,000/- (Rupees Twenty Four Lakh Ninety Thousand Only)**

|   |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name and Address of the Secured Creditor | Canara Bank ARM I, Karol Bagh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2 | Name and Address of the Borrower         | <p>Mr. Kunal Lakhmi Narayan Singh<br/>(Borrower)<br/>S/o – Mr. Lakhmi Narayan Singh<br/>Flat No 801, LIG, Pocket – B,<br/>Dwarka Sector – 14,<br/>N.S.I.T. South West Delhi,<br/>Delhi 110078</p> <p>Mr. Kunal Lakhmi Narayan Singh<br/>(Borrower)<br/>S/o – Mr. Lakhmi Narayan Singh<br/>RZ-8-B, Khasra No. 12/14, Revenue estate of village<br/>Dabri, Dabri Extn., New Delhi 110045</p> <p>Mr. Kunal Lakhmi Narayan Singh<br/>(Borrower)<br/>S/o – Mr. Lakhmi Narayan Singh<br/>House on Plot No. 592, Sector Alpha – 02,<br/>Block – G, Greater Noida, Uttar Pradesh<br/>Pin – 201310</p> <p>Mr. Kunal Lakhmi Narayan Singh<br/>(Borrower)<br/>S/o – Mr. Lakhmi Narayan Singh<br/>Building No. 8568, Unit 2 Ahmad Bin Hanbal Al Riyadal<br/>Khafji, Khafji Eastern Province 31971 Saudi Arabia.</p> |



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|---|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                  | Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Nrayan Singh<br>C/O Al-Hugayet General Contracting Co., CR<br>2051046702 Post Box 31671 Al-Khabar 31952,<br>Kingdom of Saudi Arabia.                                                                                                                                                                                                                                                 |
|   |                                                                                                                  | Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Nrayan Singh<br>53/L4, Farm Area, Road No 4, Kadma, Jamshedpur, East<br>Singhbhum, Jharkhand, Pin – 831005                                                                                                                                                                                                                                                                           |
|   |                                                                                                                  | Mr. Kunal Lakhmi Narayan Singh<br>(Borrower)<br>S/o – Mr. Lakhmi Nrayan Singh<br>Flat No. A 1006, SDS NRI Residency, 10 <sup>th</sup> Floor, Sec.<br>Omega 02, Greater Noida, Gautam Budh Nagar, Pin:<br>201308                                                                                                                                                                                                                                       |
| 3 | Total liabilities as on 30.06.2026                                                                               | <b>Rs. 1,97,08,284.72 (Rupees One Crore Ninety Seven Lakh Eight Thousand Two Hundred Eighty Four and Paise Seventy Two Only) as on 30.06.2026 and further interest from 01.07.2026 at applicable rate along with expenses, other charges etc.</b>                                                                                                                                                                                                     |
| 4 | a) Mode of Auction<br>b) Details of Auction service provider<br>c) Date & Time of Auction<br>d) Place of Auction | E-Auction<br>M/s PSBalliance(BAANKNET)<br><b>21.09.2026, 02:30 PM to 03:30 PM</b><br><b>M/S PSB ALLIANCE (BAANKNET)</b>                                                                                                                                                                                                                                                                                                                               |
| 5 | Details of Property/ies                                                                                          | <b>All that part and parcel of Four Storey Built up Property bearing no. RZ-8-B, Land area measuring 87.7905 SQ.MTR.(105 SQ.YDS) out of Khasra no. 12/14 situated in the revenue estate of village Dabri, Delhi State Delhi Colony Known as Dabri Extn. New Delhi 110045 with the freehold rights of the land underneath the property which is bounded as under.</b><br><br><b>(This property is in Constructive/Symbolic possession of the Bank)</b> |
| 6 | Reserve Price (Rupees)                                                                                           | <b>Rs. 2,49,00,000/- (Rupees Two Crore Forty Nine Lakh only)</b>                                                                                                                                                                                                                                                                                                                                                                                      |
| 7 | Earnest Money Deposit                                                                                            | <b>Rs. 24,90,000/- (Rupees Twenty Four Lakh Ninety Thousand Only) on or before 21.09.2026 till 12:30 PM.</b>                                                                                                                                                                                                                                                                                                                                          |
| 8 | The property can be inspected Date & Time                                                                        | <b>19.09.2026</b><br><b>11:00 AM to 05:00 PM</b>                                                                                                                                                                                                                                                                                                                                                                                                      |

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

ASSET RECOVERY MANAGEMENT(ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.

PH-011-49982857, 9560062365

Email : cb2365@canarabank.com

*Handwritten signature*



- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **19.09.2026** between 11:00 AM to 05:00 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 & 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 (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).
- e. The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 24,90,000/- (Rupees Twenty Four Lakh Ninety 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 there in to **deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 21.09.2026 till 12:30 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000.00/- (Fifty Thousand rupees)** 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. 50,000.00/- (Fifty Thousand rupees)** 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 of Canara Bank, ARM, Karol Bagh Branch, IFSC Code CNRB0002365.
- 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 **19.09.2026 from 11:00 AM to 05:00 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 SHRI KUNAL GAUTAM (AGM) - 9560062365, and/or PRATYUSH KUMAR (9945145589) Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:support.BAANKNET@psballiance.com./."**

**Place: Delhi**  
**Date: 04.08.2026**

कृते केनरा बैंक/For CANARA BANK  
  
Authorised Officer  
Asset Recovery Management Branch  
Arya Samaj Road, Karol Bagh, N. Delhi  
**Canara Bank**