



(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: AYRO/R&L/E-AUCTION/UNIQUE TRACTORS/OCT/2026-27

Date: 22-10-2026

To

1) UNIQUE TRACTOR SALES PVT LTD
ADD: HAJI PETROL PUMP
MUSKAN DHABA, NH 56,
DIST – SULTANPUR UP – 228001
MOB: 9451203040

(BORROWER)

2) SHRI AMAN SHUKLA
S/o – SHRI RAKESH SHUKLA
R/o- 180, KOTWALI NAGAR
PURE PITAI
DIST: PRATAPGARH
UTTAR PRADESH, PIN - 23001
UP – 276001
MOB: 9440128842

(DIRECTOR)

3) SHRI ANMOL SHUKLA
S/o – SHRI RAKESH SHUKLA
R/o- 180, KOTWALI NAGAR
PURE PITAI
DIST: PRATAPGARH
UTTAR PRADESH, PIN - 23001
UP – 276001
MOB: 991907000

(DIRECTOR)

4) SHRI RAKESH KUMAR SHUKLA
S/o – SHRI KEDAR NATH SHUKLA
R/o- 180, KOTWALI NAGAR
PURE PITAI
DIST: PRATAPGARH
UTTAR PRADESH, PIN - 23001
UP – 276001
MOB: 991907000

(GUARANTOR)

Dear Sir,

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

As you are aware, I on behalf of Canara Bank, **SULTANPUR II 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 **SULTANPUR II 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,

केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी
Authorized Officer

Authorized Officer,

Canara Bank

ENCLOSURE – SALE NOTICE



(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 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 mortgaged/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **30-11-2026**, for recovery of **₹97,57,287.13/- (Rupees Ninety Seven Lacs Fifty Seven Thousand Two Hundred Eighty Seven and Paise One Three Only)** as on **17-10-2026** + interest & other charges thereon, due to the **SULTANPUR II** of Canara Bank from:

1) **UNIQUE TRACTOR SALES PVT LTD**
ADD: **Haji Petrol Pump**
MUSKAN DHABA, NH 56,
DIST – **SULTANPUR UP – 228001**
MOB: **9451203040**

(BORROWER)

2) **SHRI AMAN SHUKLA**
S/o – **SHRI RAKESH SHUKLA**
R/o- **180, KOTWALI NAGAR**
PURE PITAI
DIST: **PRATAPGARH**
UTTAR PRADESH, PIN - 23001
UP – **276001**
MOB: **9440128842**

(DIRECTOR)

3) **SHRI ANMOL SHUKLA**
S/o – **SHRI RAKESH SHUKLA**
R/o- **180, KOTWALI NAGAR**
PURE PITAI
DIST: **PRATAPGARH**
UTTAR PRADESH, PIN - 23001
UP – **276001**
MOB: **991907000**

((DIRECTOR))

4) **SHRI RAKESH KUMAR SHUKLA**
S/o – **SHRI KEDAR NATH SHUKLA**
R/o- **180, KOTWALI NAGAR**
PURE PITAI
DIST: **PRATAPGARH**
UTTAR PRADESH, PIN - 23001
UP – **276001**

(GUARANTOR)

DETAILS OF PROPERTIES - Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	ALL THAT PART AND PARCEL OF RESIDENTIAL PROPERTY SITUATED AT PLOT No. 36 MIN. REVENUE VILL. DEVKALI PARGANA AND TAH. SADAR, DIST. – PRATAPGARH UTTAR PRADESH. ADMEASURING AREA 3 BISWA OR 0.0380 HEC. BOUNDED BY: (AS PER DEED) EAST- ANSH HAZA OF SELLER WEST-LAND OF PURCHASER NORTH- RASTA KHARANJA SOUTH- ANSH No. HAZA OF SELLER CERSAI:400066079208	88,37,100.00/-	8,83,710/-

The Earnest Money Deposit shall be deposited on or before **29-11-2026** upto **5:00 PM**.



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 Manager, **SULTANPUR II Canara Bank**, Ph. No. **8004930466** during office hours on any working day.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22-10-2026

1. Name and Address of Secured Creditor: **Canara Bank, SULTANPUR II Branch**
2. Total Liabilities as on **17-10-2026 – ₹97,57,287.13/- Plus Interest & charges thereon.**
3. a) Mode of Auction: **E-auction**
 b) Details of Auction service provider: **M/s PSB Alliance (Ebkray), Helpdesk Number – 8291220220 Email support.baanknet@psballiance.com Website <https://baanknet.com>.**
 c) Date & Time of Auction: **30-11-2026 14.00 AM TO 17.00 PM**
 d) Place of Auction: **E-auction**
4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	ALL THAT PART AND PARCEL OF RESIDENTIAL PROPERTY SITUATED AT PLOT No. 36 MIN. REVENUE VILL. DEVKALI PARGANA AND TAH. SADAR, DIST. – PRATAPGARH UTTAR PRADESH. ADMEASURING AREA 3 BISWA OR 0.0380 HEC. BOUNDED BY: (AS PER DEED) EAST- ANSH HAZA OF SELLER WEST-LAND OF PURCHASER NORTH- RASTA KHARANJA SOUTH- ANSH No. HAZA OF SELLER CERSAI:400066079208	88,37,100.00/-	8,83,710/-

5. Other terms and Conditions:
 - a) The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
 - b) 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 proceeding.
 - c) The property can be inspected with Prior Appointment with Authorized Officer, Canara Bank SULTANPUR II Branch **from 22-10-2026 TO 29-11-2026.**
 - d) 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.
 - e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favor of **Authorized Officer, Canara Bank, SULTANPUR II BRANCH OR** shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **REGIONAL OFFICE-AYODHYA A/c No 6975296000001 IFSC Code: CNRB0006975** on or before **29-11-2026 before 05.00 PM.**



- f) 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 (Ebkray), Helpdesk Number – 8291220220 Email support.baanknet@psballiance.com Website <https://baanknet.com>.**
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **01-12-2026 UPTO 5.00PM** to Canara Bank **SULTANPUR II BRANCH** by hand or by email. cb18738@canarabank.com.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii) 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.
- iii) Bidders Name. Contact No. Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal www.indianbankseauction.com and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the service **M/s PSB Alliance (Ebkray), Helpdesk Number – 8291220220 Email support.baanknet@psballiance.com Website <https://baanknet.com>.**
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10,000. 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned **SULTANPUR II BRANCH** who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, **SULTANPUR II BRANCH** (Ph. No. **8077433422**) e-mail id cb18738@canarabank.com OR the service provider **M/s PSB Alliance (Ebkray), Helpdesk Number – 8291220220 Email support.baanknet@psballiance.com Website <https://baanknet.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.

केनरा बैंक
for CANARA BANKप्राधिकृत अधिकारी
Authorized OfficerAuthorized Officer
Canara BankPlace: SULTANPUR
Date: 22-10-2026

पुणे जिल्हा न्यायालय
अधिवेशनाच्या निमित्ताने
पुणे जिल्हा न्यायालय
अधिवेशनाच्या निमित्ताने

