केनरा बैंक Canara Bank

Syndicate

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
REGIONAL OFFICE MUZAFFARNAGAR
COVERING LETTER TO SALE NOTICE

Ref: ROMR/SALENOTICE/RAHUL VERMA/2026-27 **Date: 30.10.2026**

To,

1. **Shri Rahul Verma (Borrower)**
S/O Shyam lal verma
Mohalla Ankit Vihar (Near Parshuram Mandir)
Near Gali no 3
Gali opposite to Mistry General Store
Muzaffarnagar UP -251001

2. **Smt Simran Verma (Borrower)**
W/O Rahul Verma
Mohalla Ankit Vihar (Near Parshuram Mandir)
Near Gali no 3
Gali opposite to Mistry General Store
Muzaffarnagar UP - 2251001

3. **Shri. Israr Ahmad (GUA)**
S/O Iqbal Ahamd
631 Khalapar
Muzaffarnagar UP - 251001

Dear Sir/Madam,

SUB: Sale of unsecured movable articles (not mortgaged / hypothecated to the Bank) lying at the secured property taken possession of by the Bank - by E-Auction on 12.02.2026
Borrower: MR. RAHIL VERMA & MRS. SIMRAN VERMA - Loan A/c Nos. 2602619001983

As you are aware, Canara Bank, Muzaffarnagar Circular Road, vide Demand Notice dated 13.05.2025 issued under Section 13(2) of the SARFAESI Act, 2002, called upon you to repay the outstanding dues in the above loan accounts. As you failed to repay, the Bank took possession of the secured immovable property situated at **"House at plot no 3 (Khasra no 1000) having area 50.16 Sq mtr or 60 sq yards situated at Ankit Vihar, Rakba Sarwat (Outside), Pargana & Tehsil Muzaffarnagar, UP.East - House of Sh. Gajenderpal Singh, West - Plot no 4, North- Plot Smt. Lakshmi Devi wala, South - Rasta 25 ft wide"** under Section 13(4)(a) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 (Possession Notice dated 10.07.2025).

At the time of taking possession, certain movable articles belonging to you (furniture, household goods and the like, listed in the Sale Notice) were found lying in the said property. These articles are NOT mortgaged, hypothecated or pledged to the Bank and do not form part of its security. They were inventoried / Panchnama and are being held by the Bank in safe custody as bailee of your goods, in terms of Section 71 read with Sections 148 and 151 of the Indian Contract Act, 1872.

The Bank, vide its letters dated 01.06.2026, called upon you to take delivery of the said movables on payment of the Bank's lawful charges, failing which they would be sold by the Bank through e-auction. The same was published in the 2 newspaper of Hindustan Times (English) and Hindustan Hindi (Hindi) on 20.09.2026. You have neither taken delivery nor responded. Hence, in exercise of its rights under Sections 168 and 169 of the Indian Contract Act, 1872, and for recovery of the costs, charges and expenses incurred by it under Section

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13(7) of the SARFAESI Act, 2002, the Bank is sending herewith the Sale Notice containing the terms and conditions of the e-auction.

You may still take delivery of the movables on or before 5:00 PM on 03.12.2026 by paying the Bank's lawful charges, failing which the e-auction will be held as scheduled. This is without prejudice to any other rights and remedies available to the Bank against you and the secured assets under the SARFAESI Act, 2002 or any other law in force.

Yours faithfully,

कृते केनरा बैंक/ For Canara Bank

प्राधिकृत अधिकारी/Authorised Officer

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE-
1) SALE NOTICE
2) DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

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CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE FOR PUBLIC AUCTION

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the loan accounts of **MR. RAHUL VERMA & MRS. SIMRAN VERMA** of our Muzaffarnagar Circular Road Branch became NPA on 10.05.2025. The Bank issued Demand Notice dated 13.05.2025 under Section 13(2) of the SARFAESI Act, 2002 and, on non-payment, took possession of the secured immovable property situated at (**House at plot no 3 (Khasra no 1000) having area 50.16 Sq mtr or 60 sq yards situated at Ankit Vihar, Rakba Sarwat (Outside), Pargana & Tehsil Muzaffarnagar, UP.East - House of Sh. Gajenderpal Singh, West - Plot no 4, North- Plot Smt. Lakshmi Devi wala, South - Rasta 25 ft wide**) under Section 13(4)(a) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 (Possession Notice dated 10.07.2025).

Details of the loans availed by the Borrower:

Sl. No.	Loan No.	Nature of Loan / Limit	Sanction Amount (in Rs.)	Liability as on 29.10.2026
1.	2602619001983	HOUSING LOAN	12,00,000/-	Rs. 208.51/-

When the Bank took possession of the said property, the movable articles listed below were found lying therein. These articles are NOT mortgaged, hypothecated or pledged to the Bank and do not form part of the secured assets. They were inventoried vide Inventory / Panchnama dated 13.08.2026 and have been kept in safe custody of Agency - M/s AAA Capital Services Pvt Ltd. by the Bank as bailee of the goods under Section 71 of the Indian Contract Act, 1872.

The Bank, vide its letter dated 01.06.2026, the same was published in 2 newspaper Hindustan Times (English) and Hindustan Hindi (Hindi) on 20.09.2026, wherein the Borrower / Mortgagor were called upon to take delivery of the said movables on payment of the Bank's lawful charges, failing which they would be sold through e-auction. Despite the notice, the movables have not been taken delivery of. Hence, in exercise of its rights under Sections 168 and 169 of the Indian Contract Act, 1872, and for recovery of the costs, charges and expenses of removal, custody, preservation and sale incurred by it under Section 13(7) of the SARFAESI Act, 2002, the Bank proposes to sell the movables as per the terms below.

Now, the Bank proposes to sell the following unsecured movable articles through public auction (Online mode only) on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS":

Sl. No.	Description of Articles	Name of Item	Unit	Present Valuation (Rs.)
1.	Movable	Double bed	1	1500
2.	Movable	Sofa set	1	1500
3.	Movable	Show case table	1	500
4.	Movable	Kitchen bartan	1	500
5.	Movable	Small table	1	200
6.	Movable	Cloth bag	1	100
7.	Movable	Inverter-battery	1	5000
8.	Movable	Miscellaneous	1	700

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RECOVERY, LEGAL & FRUAD PREVENTION SECTION Tel : 9412710788 Email: romzrrec@canarabank.com

REGIONAL OFFICE, CANARA BANK, VISHNU VIHAR, ABOVE NEXA SHOWROOM, JANSATH ROAD, MUZAFFARNAGAR- 251001

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.10.2026

The terms & conditions of the above said sale through auction are as under:

1. Details of Auction:

1	Name and Address of the Branch	Canara Bank, Muzaffarnagar Circular Road				
	Name & Contact details of the Authorised Office	9412710788				
2	Name and Address of the Borrower & Guarantor	1. **Shri Rahul verma(Borrower)** **S/O Shyam lal verma** **Mohalla Ankit Vihar (Near Parshuram Mandir)** **Near Gali no 3** **Gali opposite to Mistry General Store** **Muzaffarnagar UP -251001** 2. **Smt Simran Verma (Borrower)** **W/O Rahul Verma** **Mohalla Ankit Vihar (Near Parshuram Mandir)** **Near Gali no 3** **Gali opposite to Mistry General Store** **Muzaffarnagar UP - 251001** 3. **Shri. Israr Ahmad (GUA)** **S/O Iqbal Ahamd** **631 Khalapar** **Muzaffarnagar UP - 251001**				
3	Total liabilities as on 29.10.2026	Rs. 208.51/-/- as on 29.10.2026 plus interest plus other charges less recovery, if any.				
4	a) Mode of Auction (ONLINE)	E-Auction				
	b) Details of Auction service provider	Company Name	M/s PSB Alliance Pvt Ltd (E-Bkray)			
		Helpdesk Number	8291220220			
		Email	Support.BAANKNET@psballiance.com			
		Website	https://baanknet.com/			
	c) Date & Time of Auction	04.12.2026 between 10:30 AM to 11:30 AM				
	d) Place of Auction	https://baanknet.com/				
5	Details of Movable Articles (Movable articles)					

Sl. No.	Description of Articles	Name of Item	Unit	Reserve Price (Rupees)	EMD (Rupees)
1.	Movable	Double bed	1	Rs. 8,500/-	Rs. 850/-
2.	Movable	Sofa set	1		
3.	Movable	Show case table	1		
4.	Movable	Kitchen bartan	1		
5.	Movable	Small table	1		
6.	Movable	Cloth bag	1		
7.	Movable	Inverter-battery	1		
8.	Movable	Miscellaneous	1		

6	Earnest Money Deposit	UPTO 05:00 PM, 03.12.2026
7	The articles can be inspected Date & Time	**Prior Appointment with Authorised Officer, CANARA BANK MUZAFFARNAGAR From 03.11.2026 to 03.12.2026 upto 4:00PM**
8	Canara Bank's Account details for deposit of EMD amount and re	Bank Name: Canara Bank GL A/c No. 209272434 Branch Name: IFSC Code: CNRB0002602

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1. The Movable articles 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 the EMD clause below).
2. The articles being sold are unsecured movables found lying at the secured property. They are not mortgaged or hypothecated to the Bank. They are being sold by the Bank as bailee, after due notice to the owners, under Sections 168 and 169 of the Indian Contract Act, 1872 read with Section 13(7) of the SARFAESI Act, 2002. The Bank sells only such right, title and interest, if any, as the owners have in the articles, and gives no warranty of title, quality or working condition.
3. The Movable articles will be sold over & above the Reserve Price fixed by the Bank and minimum increment over the reserve price shall be Rs. 500/- (Rupees Five Hundred only).
4. 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.
5. The intending bidders shall deposit Earnest Money Deposit (EMD) 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" 03.12.2026 on or before 5:00 PM.
6. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 500/- (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 Bank.
7. The incremental amount/price during the time of each extension shall be Rs.500/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
8. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the Bank.
9. 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 Bank. 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.
10. 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 Muzaffarnagar Circular Road, IFSC Code CNRB0002602.
11. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder over & above the bid amount. For acquiring the Movable articles auctioned by Bank to him / her.
12. Once the successful bidder pays entire sale proceeds as per the terms & conditions of sale, the Bank shall issue Sale Certificate in favour of the successful bidder which conveying possession and ownership of the assets. Once the Sale certificate is issued by the Bank as above, the successful purchaser shall remove the articles from the place of custody at his / her own cost and risk within 7 days from the date of Sale Certificate.
13. 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 from the sale amount by the Successful buyer. Further, the GST as applicable shall be paid by the Successful buyer separately as per Government guidelines.
14. Appropriation of sale proceeds: The net sale proceeds shall be applied first towards the costs, charges and expenses of removal, inventory, custody, preservation and sale of the articles. Any surplus shall be

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held in a separate account for the owners and dealt with as per law, without prejudice to the Bank's rights of set-off / lien against the Borrower's dues.

15. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the movable articles put on auction. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title to the articles 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 articles are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Bank shall not be responsible in any way for any third party claims / rights / dues.
16. It shall be the responsibility of Bidder to make due diligence and physical verification of Movable articles and satisfy themselves about the specification of the articles before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of Movable articles put on auction will be permitted to interested bidders at site from 03.11.2026 to 03.12.2026 between 10:00 AM and 04:00 PM.
17. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Muzaffarnagar Circular Road Branch who, as a facilitating centre, shall make necessary arrangements.
18. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
19. The Borrower / Mortgagor may take delivery of the articles at any time before the commencement of the auction by paying the Bank's lawful charges in full, in which case the auction in respect of the articles delivered shall stand withdrawn.
20. For further details, Authorised Officer & its team at Regional Office Muzaffarnagar (Mobile 9412710788, 8077665228, email id : romzrrec@canarabank.com) may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.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.

कृते केनरा बैंक / For Canara Bank

Date: 30.10.2026 **AUTHORISED OFFICER**

प्राधिकृत अधिकारी / Authorised Officer

Place: MUZAFFARNAGAR **CANARA BANK**