केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref: CB/2365/114/2026-27 Date: 30.10.2026

To,

POOJA D/O BANWARI LAL (BORROWER/MORTGAGOR) 301 WARD NO 08, RAMPURA RUDRAPUR, U S NAGAR PIN- 263153	SMT. NEETU W/ o BHAGWAN DAS (GUARANTOR) WARD NO 08 RAMPURA, RUDRAPUR UDHAM SINGH NAGAR, 263153
DINESH (CO BORROWER) 191 WARD NO 8, RAMPURA RUDRAPUR, U S NAGAR PIN – 263153	

Dear Sir/Madam,

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, the Authorised 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch ,First Floor, Arya Samaj Road, Karol Bagh , New Delhi for further follow up in recovery of the dues.

The undersigned proposes to sell the assets (through E-auction) 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 (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,

CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005

Authorised Officer
Canara Bank
ENCLOSURE – SALE NOTICE Annexure 13

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Annexure 13

SALE NOTICE

E-Auction sale notice for sale of Immovable property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision 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 creditors, the Constructive **possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 26.11.2026 from 01.30 p.m. to 02.30 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 27,03,052.78 (Rupees Twenty Seven Lakhs Three Thousand Fifty-Two and Paise Seventy Eight only) as on 12.12.2023** plus further interest along with expenses, other charges, etc. less recovery if any due to Canara Bank from **POOJA D/O BANWARI LAL , Dinesh and SMT. NEETU W/ o BHAGWAN DAS**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Sl No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
1	EMT of residential house situated at village Barirai, Tehsil Gadarpur, Dist U S Nagar bearing Survey No. 00820 Varga 1 Ga, Khasra No. 1401 Min measuring 840 square feet or 78.07 square meter. Boundaries:- East: 3.962-meter-wide road (13 feet) after that Nahar West: Land of Diwakar Rana North: Land of vendor South: Land of vendor **(Property Under Physical Possession)**	Rs. 14.90 Lakhs (Rupees Fourteen Lakhs Ninety Thousand only) EMD: 1.49 Lakhs (Rupees One Lakh Forty-Nine Thousand only)	**Not known to Bank**

The EMD should be deposited on or before 25.11.2026 up to 5.00 pm.

The property will be sold above the Reserve Price.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided website, https://baanknet.com/ , **Email- support.BAANKNET@psballiance.com** or may contact **SH. ANKIT KRISHAN SANWAREY. Mobile No: 9457931468 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887, Canara Bank, ARM Branch,** during office hours on any working day.

केनरा बैंक / CANARA BANK
KAROL BAGH
ARM Branch - 110005

Place: New Delhi
Date: 30.10.2026

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 30.10.2026

1.Name and address of the Secured Creditor : **Canara Bank ARM Branch**
2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

POOJA D/O BANWARI LAL (BORROWER/MORTGAGOR) 301 WARD NO 08, RAMPURA RUDRAPUR, U S NAGAR PIN- 263153 MOB: 9568560000	**SMT. NEETU W/ o BHAGWAN DAS (GUARANTOR) WARD NO 08 RAMPURA, RUDRAPUR UDHAM SINGH NAGAR, 263153 MOB: 9568276524**
DINESH (CO BORROWER) 191 WARD NO 8, RAMPURA RUDRAPUR, U S NAGAR PIN – 263153 MOB: 9917965311	

3. Total liabilities: of **Rs. 27,03,052.78 (Rupees Twenty-Seven Lakhs Three Thousand Fifty Two and Paise Seventy-Eight only) as on 12.12.2023** Plus further interest along with expenses, other charges, etc less recovery if any due to Canara Bank

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : **M/s PSB Alliance (Baanknet)**
MOB: 8291220220
Website: https://baanknet.com/
email: **support.BAANKNET@psballiance.com**

(c) **Date & Time of e- auction: Date 26.11.2026** Time **01.30 p.m. to 02.30 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: 14.90 Lakhs (Rupees Fourteen Lakhs Ninety Thousand only)

7 .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).
b. The property/ies will be sold above the Reserve Price.
c. The property can be inspected on or before EMD date between 11.00 and 4.00 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker 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.**
e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 1.49 Lakhs 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 25.11.2026 upto 5.00 PM.
f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10,000/- (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.
g. Even if there is only one bidder who has submitted EMD against particular property, the said

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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.

h. The incremental amount/price during the time of each extension shall be Rs. 10,000/-(incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

i. Sale shall be confirmed in favour 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 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.

k. 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 Delhi Name of Branch, IFSC Code CNRB0002365 (Branch IFSC Code).

l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

m. 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.

n. 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.

o. 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.

p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

q. For further details **SH. ANKIT KRISHAN SANWAREY, Mobile No: 9457931468 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887,**Canara Bank ARM II Branch, e-mail id-**cb2365@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.**

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: New Delhi
Date: 30.10.2026

केनरा बैंक / CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005

AUTHORISED OFFICER
CANARA BANK