केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
ALMORA BRANCH

REF:SALE/SARFAESI/MOHSIN/2324/NOV/2026 **Date: 04.11.2026**

MR. MOHSIN ANSARI S/O NASEEM ANSARI (BORROWER/MORTGAGOR/GUARANTOR)
16, NIYAZ GANJ, ALMORA
ALMORA, UTTARAKHAND
PIN - 263601
MOB NO. 7830352156

MR. PRATAP SINGH CHAUHANS/O KUNWAR SINGH CHAUHAN (GUARANTOR)
37 GAUNA,TEHSIL - LAMGARA
DISTRICT - ALMORA
UTTARAKHAND, PIN - 263625
MOB NO. 7830352156

MR. ABDUL RIZWANS/O ABDUL ISLAM (GUARANTOR)
192 DUGALKHOLA, ALMORA
ALMORA, UTTARAKHAND
PIN -263601
MOB NO. 8006381474

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 9(1) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I, on behalf of Canara Bank, **Almora** 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 **Almora branch** of Canara Bank.

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 thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed **within 15 days** from the date of this notice,and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.
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

अधिकृत अधिकारी/Authorised Officer

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani हल्द्वानी क्षेत्रीय कार्यालय,

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E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken **Symbolic possession** under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider **M/S PSB ALLIANCE (BAANKNET)**, Mob. 8291220220, Email- support.BAANKNET@psballiance.com, Website: https://BAANKNET.com//.

1. **Name and Address of the Secured Creditor: Canara Bank, Almora Branch, District Almora.**

2. **Name and Address of the Borrower:**

- **M/S MR. MOHSIN ANSARIS/O NASEEM ANSARI**
  16, NIYAZ GANJ, ALMORA
  ALMORA, UTTARAKHAND
  PIN - 263601

- **MR. PRATAP SINGH CHAUHANS/O KUNWAR SINGH CHAUHAN**
  37 GAUNA,TEHSIL - LAMGARA
  DISTRICT - ALMORA
  UTTARAKHAND, PIN - 263625

- **MR. ABDUL RIZWANS/O ABDUL ISLAM**
  192 DUGALKHOLA, ALMORA
  ALMORA, UTTARAKHAND
  PIN -263601

3. Total liabilities as on **04.11.2026**: **Rs. 18,41,905.48** plus Interest and Charges thereon.

4. **Last Date & Time for receipt of tender documents: 23.11.2026**, (05.00 pm) Online

5. **Address in which the tender document to be submitted: Canara Bank Almora Branch**

6. (a) **Date & Time of e- auction: 24.11.2026**,11.00AM to 12.30 PM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) **Portalofe-auction: M/S PSB ALLIANCE (BAANKNET)**, Mob. 8291220220, Email- support.BAANKNET@psballiance.com, Website: https://BAANKNET.com//.

7. **Details of Property:**

Residential Flat situated on Ground Floor, Property No. 470, adm. Area 80.39 Sq. Mts & 2 Mutthi undivided Land Muntkhib No. 242, B.No. 2059, Plot No. 2071, 2073,2074,2075,2076,2077,2078,2079, 2080,2081,2082,2083,2084,2085,2086,2101,2100m,Mauja Mu. Bahak Patti Khasparja, District -Almora, Uttarakhand area measuring area 6 Nali 14 mutthi Land.

Bounded as below:

North: House of S. Hussain

South: Wall of selling Flat /Flat of Abdul Sattar

East: Property of Smt. Preeta Pandey

West: Path Given by Seller/Wall of Jamirulhasan House

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8. **Reserve Price: Rs. 20,00,000.00**

EMD & last date of deposit of EMD: Rs. 2,00,000.00, Date: 23.11.2026, Time: up to 5.00 PM

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OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

a. The property will be sold in **"as is where is and as is what is"** basis including encumbrances, if any. There is no encumbrance 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 proceedings.

c. The property can be inspected, with Prior Appointment with Authorized Officer, on **23.11.2026** and time 12.00 PM to 5.00. PM

d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

e. The intending bidders should register their names at portal **https://BAANKNET.in/**and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s PSB Alliance (BAANKNET).** HELPDESK NUMBER**: 8291220220 email: support.BAANKNET@psballiance.com**.

f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank ALMORAbranch,ORshall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Regional Office Haldwani,A/c No: **209272434**.IFSC Code: **CNRB0008308** on or before **23.11.2026** till **5.00 PM**.

g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.11.2026** till **5.00 PM** to Canara Bank,ALMORA Branch, District Nainital by hand or by email.

1) **Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.**
2) **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.**
3) **Bidders Name. Contact No. Address, E Mail Id.**
4) **Bidder's A/c details for online refund of EMD.**

h. EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. 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 (not below 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 i.e. on the day of auction or on the very next day 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 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. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m. In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach ALMORA branch Ph. No 9151067145. E-mail id - cb3486@canarabank.com, who as a facilitating center shall make necessary arrangements.

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n. For further details **contact Canara Bank,** ALMORA **Branch** (Ph.No 9151067145**)** e-mail id cb3486@canarabank.comOR the service provider M/S PSB Alliance (BAANKNET) Helpdesk Number- 8291220220 email: support.BAANKNET@psballiance.com, Website: https://BAANKNET.in/.

o. For sale proceeds above Rs. 50.00 Lakh TDS shall be payable at the rate of 1% of the sale amount, which shall be payable separately by the successful buyer.

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

अधिकृत अधिकारी/Authorised Officer

AUTHORISED OFFICER

CANARA BANK

Place: Haldwani
Date: 04.11.2026

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani क्षेत्रीय कार्यालय हल्द्वानी

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