

केनरा बैंक Canara Bank

(भारत सरकार का उपक्रम)

सिंडिकेट Syndicate

(A Govt. of India Undertaking)

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, 1ST FLOOR, HAUZ KHAS, NEW DELHI-110016

Email: cb3038@canarabank.com

Ref: ARM II/CR/SARFAESI SALE/NIKHIL BHATIA/MAR:2026

Date: 06.03.2026

To,

Shri Nikhil Bhatia S/o Bharat Lal Bhatia R/o Kashirampur Malla, Kotdwar, Distt-Pauri, Garhwal Uttarakhand- 246149	Smt. Jyoti Pokhriyal Bhatia W/o Late Shri Devesh Bhatia (Legal Heir of Late Shri Devesh Bhatia) R/o Kashirampur, Patti Sukhrow, Teh. Kotdwar, Uttarakhand-246149
Guarantor Shri Bharat Lal Bhatia S/o Sh. Devi Dayal R/o Near Hanuman Mandir, Station Road, Kotdwar, Uttarakhand-246149	Residential property at Khata No. 58, Khait No. 131, Vill Kashirampur Patti Sukhrow, Teh. Kotdwar, District Pauri Garhwal, Uttarakhand

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)/ Rule 9 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27, 1st Floor, Hauz Khas, 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,

Authorised Officer
Canara Bank



ENCLOSURE - SALE NOTICE

Internal

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ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, 1st FLOOR, HAUZ KHAS, NEW DELHI-110016

Email: cb3038@canarabank.com

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)/Rule 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/charged to the secured creditors, the 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 **27.03.2026 from 12.30 p.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 60,75,770.62 (Rupees Sixty Lakhs Seventy Five Thousand Seven Hundred Seventy and Sixty Two Paise Only)** as on **21.12.2023** plus further interest thereon from **01.12.2023** and other expenses due to Canara Bank from Shri Nikhil Bhatia S/o Bharat Lal Bhatia R/o Kashirampur Malla, Kotdwar, Distt-Pauri, Garhwal Uttrakhand-246149, Late Shri. Devesh Bhatia S/o Bharat Lal Bhatia (Co-Borrower) Through Its legal Heir: Smt. Jyoti Pokhriyal Bhatia W/o Late Shri Devesh Bhatia R/o Kashirampur, Patti Sukhrow, Teh. Kotdwar, Uttrakhand-246149 and Guarantor Shri Bharat Lal Bhatia S/o Sh. Devi Dayal R/o Near Hanuman Mandir, Station Road, Kotdwar, Uttarakhand-246149

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

Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
EMT of residential property at Khata No. 58, Khait No. 131, Vill Kashirampur Patti Sukhrow, Teh. Kotdwar, District Pauri Garhwal, Uttrakhand. Total Land Area Measuring 153.34 Sq. Mt. in the name of Sh. Nikhil Bhatia and late Sh. Devesh Bhatia both S/o Shri Bharat Lal Bhatia Boundaries: EAST: Road 12.00 ft wide WEST: Property of Ramesh Chandra Kukreti NORTH: Land of seller SOUTH: Land of seller (Property is under Symbolic Possession of the Bank)	Rs. 51,50,000/- (Rupees Fifty One Lakhs fifty thousand only) EMD: 5,15,000/- (Rs. Five Lakhs fifteen thousand only.)	Not known to Bank

The **EMD** should be deposited on or before **26.03.2026** up to 5.00 pm.

For detailed terms and conditions of the sale contact SH. SIDDHARTH SHUKLA (Officer) Mobile No. 9928875879 OR SHRI MANOJ KUMAR (Authorized Officer) Mobile No 8826933887 Canara Bank, ARM II Branch, Email: cb3038@canarabank.com OR the service provider <https://baanknet.com/>, Email- support.BAANKNET@psballiance.com during office hours on any working day.

Place: New Delhi
Date: 06.03.2026



[Signature]
AUTHORISED OFFICER
CANARA BANK

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.03.2026

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

Shri Nikhil Bhatia S/o Bharat Lal Bhatia R/o Kashirampur Malla, Kotdwar, Distt-Pauri, Garhwal Uttarakhand- 246149	Smt. Jyoti Pokhriyal Bhatia W/o Late Shri Devesh Bhatia (Legal Heir of Late Shri Devesh Bhatia) R/o Kashirampur, Patti Sukhrow, Teh. Kotdwar, Uttarakhand-246149
Guarantor Shri Bharat Lal Bhatia S/o Sh. Devi Dayal R/o Near Hanuman Mandir, Station Road, Kotdwar, Uttarakhand-246149	Residential property at Khata No. 58, Khait No. 131, Vill Kashirampur Patti Sukhrow, Teh. Kotdwar, District Pauri Garhwal, Uttarakhand

3. Total liabilities: Rs. 60,75,770.62 (Rupees Sixty Lakhs Seventy Five Thousand Seven Hundred Seventy and Sixty Two Paise Only) as on 21.12.2023 plus further interest thereon from 01.12.2023

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

- (c) **Date & Time of e- auction: Date 27.03.2026 Time 12.30 p.m. to 1.30 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price:** Rs. 51,50,000/- (Rupees Fifty One lakhs Fifty thousand only)

6. Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer between **11.00 A.M to 4.00 P.M.** on working days.
- The property will be sold above the Reserve Price and the participating bidders may improve their offer further during auction process.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 **26.03.2026 up to 5.00 p.m.**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.03.2026 up to 5:00 PM** to Canara Bank, ARM II Branch, A-27, 1st Floor, HauzKhas, New Delhi, by hand or by email.
 - RTGS/NEFT Acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password. Prospective bidder may avail online training on E- auction from the service provider, **M/s PSB Alliance (Ebkray)**. HELPDESK NUMBER: **8291220220** email: support.BAANKNET@psballiance.com

Internal



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- g. EMD deposited by the unsuccessful bidder shall be refunded to them & the EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs. 50,000/-** 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 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 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 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. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- k. All charges for Conveyance, Stamp Duty/GST/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. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- n. For further details contact SH. SIDDHARTH SHUKLA (Officer) Mobile No. 9928875879 OR SHRI MANOJ KUMAR (Authorized Officer) Mobile No 8826933887, Canara Bank, ARM II Branch, E-mail ID-cb3038@canarabank.com Or the service provider M/S PSB Alliance (Baanknet.com) 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.

Place: New Delhi
Date: 06.03.2026




AUTHORISED OFFICER
CANARA BANK