

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

Ref: ROA/R&L/TN CONST &SUP/SALE-NOTICE/MARCH/2025-26

Date:24-02-2026

To

1) M/S T N CONSTRUCTION AND SUPPLIERS
PROP. - MR. ARVIND TIWARI
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 9473886660

(Borrower)

2) MR. ARVIND TIWARI PROP. T N COSTRUCTIONS AND SUPPL.
S/o - SRI TUNG NATH TIWARI
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 9473886660

(PROP.)

3) ~~SRI~~ TUNG NATH TIWARI *through legal heir Sri Arvind Tiwari*
S/O - BHAGAUTI PRASAD-
R/O - 244
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 7388981155

(GUARANTOR & MORTGAGOR)

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, **FAIZABAD CIVIL LINES 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 **FAIZABAD CIVIL LINES 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 there under, 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,

कृते केनरा बैंक
For Canara Bank

Authorized Officer,

Canara Bank

ENCLOSURE - SALE NOTICE

Internal



(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 Authorized Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **19-03-2026**, for recovery of Rs. **₹33,56,877.79/- (Rupees THIRTY-THREE LACS FIFTY-SIX THOUSAND EIGHT HUDNRED SEVENTY-SEVEN AND PAISA SEVEN-NINE Only)** as on **27-08-2025** and interest and other charges thereon, due to the **FAIZABAD CIVIL LINES BRANCH** of Canara Bank from:

1) M/S T N CONSTRUCTION AND SUPPLIERS
PROP. - MR. ARVIND TIWARI
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 9473886660

(Borrower)

2) MR. ARVIND TIWARI PROP. T N COSTRUCTIONS AND SUPPL.
S/o - SRI TUNG NATH TIWARI
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 9473886660

(PROP.)

3) ^{LATE} TUNG NATH TIWARI
S/O - BHAGAUTI PRASAD-
R/O - 244
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 7388981155

Through legal heir Smt Arvind. Tiwari
(GUARANTOR & MORTGAGOR)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	LAND SITUATED AT OLD PLOT NO. 476 AND NEW PLOT No. 797, VILLAGE AND POST SAHULARA, PARGANA PACHIM RATH, TAHSIL - MILKIPUR AND DISTRICT FAIZABAD UP. ADMEASURING AREA OF 300 SQ. MTR. OWNED BY SIR TUNG NATH TIWARI S/O SIR BHAGAUTI PRASAD. BOUNDED BY- AS PER SALE DEED EAST- LAND BRIJ RAJI DEVI WEST-LAND MUMTAJ NORTH- LAND/PLOT RADHEY SHYAM SOUTH-LAND/PLOT HIRA LAL	29,74,400/-	2,97,440/-

The Earnest Money Deposit shall be deposited on or before **18-03-2026 upto 5:00 PM.**



Details of Properties:

S.no	Property	BOUNDED BY- AS PER SALE DEED	
1	LAND SITUATED AT OLD PLOT NO. 476 AND NEW PLOT No. 797, VILLAGE AND POST SAHULARA, PARGANA PACHIM RATH, TAHSIL – MILKIPUR AND DISTRICT FAIZABAD UP. ADMEASURING AREA OF 300 SQ. MTR. OWNED BY SIR TUNG NATH TIWARI S/O SIR BHAGAUTI PRASAD.	East	LAND BRIJ RAJI DEVI
		West	LAND MUMTAJ
		North	LAND/PLOT RADHEY SHYAM
		South	LAND/PLOT HIRA LAL

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, **FAIZABAD CIVIL LINES** Canara Bank, Ph. No. **9634118976** during office hours on any working day.

कृते केनरा बैंक
For Canara Bank

प्रतिष्ठित अधिकारी

Authorized Officer
CANARA BANK

Date: 24-02-2026
Place: AYODHYA

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED-24-02-2026

1. Name and Address of Secured Creditor: **Canara Bank, FAIZABAD CIVIL LINES Branch**
2. Name and Address of the Borrower & Guarantors:

- 1) **M/S T N CONSTRUCTION AND SUPPLIERS**
PROP. - MR. ARVIND TIWARI
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 9473886660

(Borrower)

- 2) **MR. ARVIND TIWARI PROP. T N COSTRUCTIONS AND SUPPL.**
S/o - SRI TUNG NATH TIWARI
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 9473886660

(PROP.)

- 3) **SRI TUNG NATH TIWARI**
S/O - BHAGAUTI PRASAD-
R/O - 244
R/o - VILLAGE AND POST - SAHULARA
TEHSIL - MILKIPUR,
DIST - AYODHYA
UP - 224001
MOB: 7388981155

(GUARANTOR & MORTGAGOR)

3. Total Liabilities as on 27-08-2025: ₹33,56,877.79/- Plus Interest & charges thereon

4. a) Mode of Auction: **E-auction**

b) Details of Auction service provider: **M/s PSB Alliance (Ebkay)**, Helpdesk Number - **8291220220** Email support.baanknet@psballiance.com Website <https://baanknet.com/>.

Internal



c) Date & Time of Auction: 19-03-2026, 02.00 PM TO 05.00 PM

d) Place of Auction: **E-auction**

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	LAND SITUATED AT OLD PLOT NO. 476 AND NEW PLOT No. 797, VILLAGE AND POST SAHULARA, PARGANA PACHIM RATH, TAHSIL – MILKIPUR AND DISTRICT FAIZABAD UP. ADMEASURING AREA OF 300 SQ. MTR. OWNED BY SIR TUNG NATH TIWARI S/O SIR BHAGAUTI PRASAD. BOUNDED BY- AS PER SALE DEED EAST- LAND BRIJ RAJI DEVI WEST- LAND MUMTAJ NORTH- LAND/PLOT RADHEY SHYAM SOUTH- LAND/PLOT HIRA LAL	29,74,400/-	2,97,440/-

6. 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.
- Auction/bidding shall be only through "online Electronic Bidding" through the website <https://baanknet.com/>.
- b) 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 FAIZABAD CIVIL LINES Branch from **24-02-2026 TO 18-03-2026**.
- d) The property will be sold for a price which is more than the Reserve Price and the participating bidders may improve their offer further during the 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; FAIZABAD CIVIL LINES 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 **18-03-2026 before 5.00 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 **20-03-2026 before 5.00PM** to Canara Bank **FAIZABAD CIVIL LINES BRANCH** by hand or by email. **Cb18759@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.indianbankseaauction.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.

Internal





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 are interested in participating in the e-auction, they can approach concerned **FAIZABAD CIVIL LINES BRANCH** who, as a facilitating center, shall make necessary arrangements.

o) For further details contact Canara Bank, **FAIZABAD CIVIL LINES BRANCH** (Ph. No. **9634118976**) e-mail id cb18759@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.

Place: AYODHYA
Date: 24-02-2026

कृते केनरा बैंक
For Canara Bank

प्राधिकृत अधिकारी
Authorized Officer
Canara Bank

Internal



