



CANARA BANK, BRANCH- LAKHUWAS (18294)
COVERING LETTER TO SALE NOTICE

Ref: 18294/SALE NOTICE/2025-26/01

Date: 20.03.2026

To

Smt. Jyoti Yadav W/o Sh. Vipin Yadav (Borrower)
Village- Lakhuwas, Tehsil-Sohna
Distt-Gurgaon, Haryana-122103

Smt. Jyoti Yadav W/o Sh. Vipin Yadav (Borrower)
Ward No. 01, Near Saamp Ki Nangli Road,
Band Colony, Sohna, Distt- Gurgaon- 122103

Sh. Vipin Yadav S/o Ishwar Singh (Co-Borrower)
Village- Lakhuwas, Tehsil-Sohna
Distt-Gurgaon, Haryana-122103

Sh. Vipin Yadav S/o Ishwar Singh (Co-Borrower)
C-1016, Bhagat Singh Chowk
Sangam Vihar, Delhi-110062

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 8(6) of the security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, **Lakhuwas** 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 **Lakhuwas** 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 thereunder, 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,

Authorised Officer,
Canara Bank
ENCLOSURE – SALE NOTICE



CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

30 DAYS SALE NOTICE

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken 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 by holding public auction.

1. Name and Address of the Secured Creditor: **Canara Bank, Lakhuwas, (Branch)**

2. Name and Address of the Borrower/co-borrower:

- a) Smt. Jyoti Yadav W/o Sh. Vipin Yadav (Borrower)
Village- Lakhuwas, Tehsil-Sohna
Distt-Gurgaon, Haryana-122103
- b) Smt. Jyoti Yadav W/o Sh. Vipin Yadav (Borrower)
Ward No. 01, Near Saamp Ki Nangli Road,
Band Colony, Sohna, Distt- Gurgaon- 122103
- c) Sh. Vipin Yadav S/o Ishwar Singh (Co-Borrower)
Village- Lakhuwas, Tehsil-Sohna
Distt-Gurgaon, Haryana-122103
- d) Sh. Vipin Yadav S/o Ishwar Singh (Co-Borrower)
C-1016, Bhagat Singh Chowk
Sangam Vihar, Delhi-110062

3. Total liabilities as on **31.12.2025: Rs. 31,50,426.79 (Rupees Thirty One Lakh Fifty Thousand Four Hundred Twenty-Six and Paise Seventy-Nine Only)**, plus further interest & other charges. (minus recovery, if any)

- 4. (a) Mode of Auction : Online
- (b) Details of Auction service provider : **Bank Asset Auction Network (BAANKNET)**
- (c) Date & Time of Auction : **27.04.2026 between 12.30 PM-1.30 PM**
- (d) Place of Auction : Online

5. **Details of Property/ies:** Residential Property measuring 106 Sq Yds situated at Khewat/Khata No 402/431, Rect No 172, Killa No 18(5-12), Part of property no 32/1008, Mauza Siwana, Ward No 01, Tehsil – Sohna, Distt Gurgaon- 122103

Boundaries of the property:

North: 41 ft and Others Plot

South: Not Any, Rasta

East: 65.1 ft and Rasta 17 ft

West: 58.4 ft and Rasta 18 ft



6. Reserve Price: **Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only)**
EMD Amount- Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)

7. 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. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **23.04.2026** between 10.00 AM and 02.00 PM.
- d. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 4,50,000.00**, being 10 % of the Reserve Price, by way of DD/RTGS/NEFT/through BAANKNET favouring, Authorised Officer, Canara Bank, **Lakhuwas** Branch, A/c No 209272434 IFSC Code CNRB0018294 on or before **24.04.2026** at 05.00 pm.
- e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within **15 days** from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs 50 (Rupees Fifty) Lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. For further details contact Branch Manager, **Lakhuwas Branch**, Ph. No **7082009427**, email cb18294@canarabank.com and Authorized Officer **Sh. S. Rajangam (Mob No. 7082009439)**, may be contacted during office hours on any working day. Helpdesk Number M: 8291220220. Email id: Support.ebkray@psballiance.com through the website <https://baanknet.com/>

Place: Gurgaon
Date: 20.03.2026

Authorised Officer
Canara Bank