

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

Ref: VRN/SALE NOTICE/MUGHAL SARAI/JANUARY/2026

Date: 04.04.2026
CERSAI ID- 400061170954

To

- 1) MAYA SINGH (Borrower and Mortgager)
WO PRATAP NARAYAN SINGH, NEAR S G PUBLIC SCHOOL, RAVI NAGAR MUGALSARAI, CHANDAULI, 232101
- 2) YOGESH KUMAR SINGH S/o PRATAP NARAYAN SINGH (COBORROWER)
NEAR S G PUBLIC SCHOOL, RAVI NAGAR MUGALSARAI, CHANDAULI, 232101

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

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As you are aware, I on behalf of Canara Bank, Varanasi MUGHAL SARAI 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 Varanasi MUGHAL SARAI 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 of 15 days 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

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **MUGHAL SARAI** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.1587357.00 plus interest less recovery, if any from 02.12.2024 along with incidental charges and cost** due to the Varanasi **MUGHAL SARAI** Branch of Canara Bank from :

- 1) MAYA SINGH (Borrower and Mortgager)
WO PRATAP NARAYAN SINGH, NEAR S G PUBLIC SCHOOL, RAVI NAGAR MUGALSARAI, CHANDAULI, 232101
- 2) YOGESH KUMAR SINGH S/o PRATAP NARAYAN SINGH (COBORROWER)
NEAR S G PUBLIC SCHOOL, RAVI NAGAR MUGALSARAI, CHANDAULI, 232101

The reserve price will be Rs.4007000/- and the earnest money deposit will be Rs.400700/-

Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK MUGHAL SARAI
2	Name and Address of the Borrower & Guarantor	1) MAYA SINGH (Borrower and Mortgager) WO PRATAP NARAYAN SINGH, NEAR S G PUBLIC SCHOOL, RAVI NAGAR MUGALSARAI, CHANDAULI, 232101 2) YOGESH KUMAR SINGH S/o PRATAP NARAYAN SINGH (COBORROWER) NEAR S G PUBLIC SCHOOL, RAVI NAGAR MUGALSARAI, CHANDAULI, 232101
3	Total liabilities as on 02.12.2024	Rs.1587357.00 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkay) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI
5	Details of Property/ies	All that part and parcel of the property bearing Arazi no.- 276/3, Situated at Mauza- Mahmoodpur, Pargana- Mawai, Tehsil and District- Chandauli. (Pin code- 232101) in the name of Smt Maya Singh W/o Sri Pratap Narayan Singh. Area-1557 sqft

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 Email: recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

		Bounded as under: East-Land of Rakesh Kumar Tiwari West-Kaccha Rasta 10 ft wide T/A Land of Bhola Yadav North-Land of Seller which is reserved for Temple South-Kaccha Rasta 10 ft wide T/A Land of Kiran Tiwari
6	Reserve Price (Rupees ____) (Please note to mention separately for each property)	4007000/-
7	Earnest Money Deposit	400700/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 400700 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, _MUGHAL SARAI Branch, IFSC Code CNRB0003204 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.
- m) 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.

Internal

The eAuction 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.

- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on 24.04.2026 from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkay@procure247.com).

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal



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

Ref: VRN/SALE NOTICE/MUGHAL SARAI/JANUARY/2026

Date: 04.04.2026
CERSAI ID- 54687496HL

- To
- 1) ASHA DEVI
D O BANWARI, W O HARI LAL MAHAWALPUR, DULAHIPUR MUGHALSARAI, CHANDAULI, 232101
 - 2) HARILAL(GUARANTOR)
S O FERAEE,MAHAVALPUR,DULAHIPUR MUGHALSARAI,CHANDAULI,UTTAR PRADESH,232101

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

.....

As you are aware, I on behalf of Canara Bank, Varanasi MUGHAL SARAI 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 Varanasi MUGHAL SARAI 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 of 15 days 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

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 Email: recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **MUGHAL SARAI** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.207086.67 plus interest less recovery, if any from 19.04.2024 along with incidental charges and cost** due to the Varanasi **MUGHAL SARAI** Branch of Canara Bank from :

- 1) ASHA DEVI
D O BANWARI, W O HARI LAL MAHAWALPUR, DULAHIPUR MUGHALSARAI, CHANDAULI, 232101
- 2) HARILAL(GUARANTOR)
S O FERAEE,MAHAVALPUR,DULAHIPUR MUGHALSARAI,CHANDAULI,UTTAR PRADESH,232101

The reserve price will be **Rs.820000/-** and the earnest money deposit will be **Rs.82000/-**

Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK MUGHAL SARAI
2	Name and Address of the Borrower & Guarantor	1) ASHA DEVI D O BANWARI, W O HARI LAL MAHAWALPUR, DULAHIPUR MUGHALSARAI, CHANDAULI, 232101 2) HARILAL(GUARANTOR) S O FERAEE,MAHAVALPUR,DULAHIPUR MUGHALSARAI,CHANDAULI,UTTAR PRADESH,232101
3	Total liabilities as on 19.04.2024	Rs.207086.67 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkay) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI
5	Details of Property/ies	All that part and parcel of property bearing Arazi No. 110, situated at Mauza Mahawalpur, Pargana Ralhupur, Tehsil and District - Chandauli with all authorised construction fitting and fixtures standing in the names of Smt Asha Devi W/o Sri Hari Lal. Area-680 sqft

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 **Email:** recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

		Bounded as under: East-6 ft wide Kacchi Gali T/A Land of Chhavinath West-Land of Puttul North-Land of Raghunath South-Land of Ramnath
6	Reserve Price (Rupees____) (Please note to mention separately for each property)	820000/-
7	Earnest Money Deposit	82000/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 82000 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, MUGHAL SARAI Branch, IFSC Code CNRB0003204 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.
- m) 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 eAuction 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.

Internal

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 **Email:** recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on **24.04.2026** from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkay@procure247.com)."

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal

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

Ref: VRN/SALE NOTICE/CHANDAULI/JANUARY/2026

Date: 04.04.2026
48612534ST

To

- 1) IMRAN ELECTRONICS
PROP IMRAN AHMED S/o LATE MANNAN AHAMED, H.NO. -244, KASAB MOHALLA, MUGHALSARAI, CHANDAULI-232101.
- 2) SMT NOORJAHAN BANO W/o LATE MANNAN AHAMED
H.NO. -244, KASAB MOHALLA, MUGHALSARAI, CHANDAULI-232101.

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

.....

As you are aware, I on behalf of Canara Bank, Varanasi CHANDAULI 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 Varanasi CHANDAULI 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 of 15 days 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

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 Email: recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **CHANDAULI** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.3050647.31 plus interest less recovery, if any from 02.06.2021 along with incidental charges and cost** due to the Varanasi **CHANDAULI** Branch of Canara Bank from :

1) IMRAN ELECTRONICS

PROP IMRAN AHMED S/o LATE MANNAN AHAMED, H.NO. -244, KASAB MOHALLA, MUGHALSARAI, CHANDAULI-232101.

2) SMT NOORJAHAN BANO W/o LATE MANNAN AHAMED

H.NO. -244, KASAB MOHALLA, MUGHALSARAI, CHANDAULI-232101.

The reserve price will be **Rs.9781000/-** and the earnest money deposit will be **Rs.978100/-**
Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK CHANDAULI
2	Name and Address of the Borrower & Guarantor	1) IMRAN ELECTRONICS PROP IMRAN AHMED S/o LATE MANNAN AHAMED, H.NO. -244, KASAB MOHALLA, MUGHALSARAI, CHANDAULI-232101. 2) SMT NOORJAHAN BANO W/o LATE MANNAN AHAMED H.NO. -244, KASAB MOHALLA, MUGHALSARAI, CHANDAULI-232101.
3	Total liabilities as on 02.06.2021	Rs.3050647.31 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkay) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI
5	Details of Property/ies	All that Land and Building of property bearing House No. 244, constructed over Arazhi No. 150, at Mauza Hanumanpur, Mohalla Kasab Mohal, Pargana Mawai, Mughalsarai, Tehsil and Dist -

		Chandauli with all authorised construction, fitting and fixtures. Area-2175 sqft Bounded as under: East-Land T/A Land of Abid Hussain and others West-Land T/A House of Mobin and Road 12 feet wide North-Land T/A House of Haffizullah and Mohd Rasul South-Land and House of Seller
6	Reserve Price (Rupees____) (Please note to mention separately for each property)	9781000/-
7	Earnest Money Deposit	978100/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 978100 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, CHANDAULI Branch, IFSC Code CNRB0005649 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

Internal

- l) 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.
- m) 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 eAuction 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.
- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on **24.04.2026** from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkray@procure247.com)."

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal



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

Ref: VRN/SALE NOTICE/CHANDAULI/JANUARY/2026

Date: 04.04.2026
60286286LAND

To

- 1) BABUJI MAHARAJ SHIKSHA SAMITI
BABUJI MAHARAJ SHIKSHA SAMITI, VILL KODARIYA, PO KHAGWAL, CHANDAULI, 232104
- 2) NATHUNI YADAV
S/o KISHOR YADAV, VILLAGE BASARIKPUR, KHAGWAL, CHANDAULI-232104.
- 3) KASHI YADAV
S/o NATHUNI YADAV, VILLAGE BASARIKPUR, KHAGWAL, CHANDAULI-232104.

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

.....

As you are aware, I on behalf of Canara Bank, Varanasi CHANDAULI 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 Varanasi CHANDAULI 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 of 15 days 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

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 Email: recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **CHANDALI** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.1497937.23 plus interest less recovery, if any from 19.10.2022 along with incidental charges and cost** due to the Varanasi **CHANDALI** Branch of Canara Bank from :

- 1) BABUJI MAHARAJ SHIKSHA SAMITI
BABUJI MAHARAJ SHIKSHA SAMITI, VILL KODARIYA, PO KHAGWAL, CHANDALI, 232104
- 2) NATHUNI YADAV
S/o KISHOR YADAV, VILLAGE BASARIKPUR, KHAGWAL, CHANDALI-232104.
- 3) KASHI YADAV
S/o NATHUNI YADAV, VILLAGE BASARIKPUR, KHAGWAL, CHANDALI-232104.

The reserve price will be Rs.3207000/- and the earnest money deposit will be Rs.320700/-

Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK CHANDALI
2	Name and Address of the Borrower & Guarantor	1) BABUJI MAHARAJ SHIKSHA SAMITI BABUJI MAHARAJ SHIKSHA SAMITI, VILL KODARIYA, PO KHAGWAL, CHANDALI, 232104 2) NATHUNI YADAV S/o KISHOR YADAV, VILLAGE BASARIKPUR, KHAGWAL, CHANDALI- 232104. 3) KASHI YADAV S/o NATHUNI YADAV, VILLAGE BASARIKPUR, KHAGWAL, CHANDALI- 232104.
3	Total liabilities as on 19.10.2022	Rs.1497937.23 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkay) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 **Email:** recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

5	Details of Property/ies	ALL THAT LAND & BUILDING OF PROPERTY BEARING ARAZI NO 64 MIN,AT MAUZA BASARIKPUR,PARGANA BADHWAL,TEHSIL-SAKALDIHA & DISTT CHANDAULI -232104 IN THE NAME OF NATHUNI YADAV S/o KISHOR YADAV Area-510 sqmtr Bounded as under: East-Road 10ft wide West-Rasta T/A House of Chhote Lal North-Rasta T/A House of Sriram South-Lane T/A House of Jhunjhun Yadav
6	Reserve Price (Rupees____) (Please note to mention separately for each property)	3207000/-
7	Earnest Money Deposit	320700/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 320700 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, CHANDAULI Branch, IFSC Code CNRB0005649 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

Internal

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 **Email:** recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

- l) 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.
- m) 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 eAuction 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.
- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on **24.04.2026** from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkray@procure247.com)."

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal

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

Ref: VRN/SALE NOTICE/JAUNPUR-1/JANUARY/2026

Date: 04.04.2026

To

1) VIKASH SHUKLA
S/O LATE RAMANUJ SHUKLA, VILL-HUNSHEPUR, POST-KABULPUR, JAUNPUR, JAUNPUR, UTTAR
PRADESH, 222002

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

As you are aware, I on behalf of Canara Bank, Varanasi JAUNPUR-1 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 Varanasi JAUNPUR-1 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 of 15 days 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

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **JAUNPUR-1** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.1742895.00 plus interest less recovery, if any from 21.02.2019 along with incidental charges and cost** due to the Varanasi **JAUNPUR-1** Branch of Canara Bank from :

1) VIKASH SHUKLA
S/O LATE RAMANUJ SHUKLA, VILL-HUNSHEPUR, POST-KABULPUR, JAUNPUR, JAUNPUR, UTTAR PRADESH, 222002

The reserve price will be Rs. **6876000/-** and the earnest money deposit will be Rs. 687600/-
Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK JAUNPUR-1
2	Name and Address of the Borrower & Guarantor	1) VIKASH SHUKLA S/O LATE RAMANUJ SHUKLA, VILL-HUNSHEPUR, POST-KABULPUR, JAUNPUR, JAUNPUR, UTTAR PRADESH, 222002
3	Total liabilities as on 21.02.2019	Rs.1742895.00 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkay) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI
5	Details of Property/ies	Khata No. 59, Survey No. 265 R/O Jagdishpur Pargana Haveli, Tehsil Sadar, Dist Jaunpur standing in the name of Late Smt Satyabhama Shukla W/o Late Shri Ram Anuj Shukla. Area-920 sq ft Bounded as under: East-Rest Area of Vendor West-Govt Road (Jaunpur to Varanasi Main Road) North-Rest Area of Vendor South-Rest Area of Vendor

6	Reserve Price (Rupees _____) (Please note to mention separately for each property)	6876000/-
7	Earnest Money Deposit	687600/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 687600 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, JAUNPUR-1 Branch, IFSC Code CNRB0001979 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.
- m) 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 eAuction 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.
- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on 24.04.2026 from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

Internal

- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkay@procure247.com).

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal

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

Ref: VRN/SALE NOTICE/JAYAPUR/JANUARY/2026

Date: 04.04.2026
CERSAI ID-400057770595

To

- 1) SHIVA ENTERPRISES
PROP. SHIV KUMAR KESHRI, VILL JAMUNIPUR, PO JAKHINI, VARANASI, 221305
- 2) RAJENDRA KESHARI
S/o CHOTE LAL KESHARI, VILL- JAMUNIPUR, JAKHINI, VARANASI-221305
- 3) SMIT KUMAR KESHARI
S/o CHOTE LAL KESHARI, VILL- JAMUNIPUR, JAKHINI, VARANASI-221305

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

.....

As you are aware, I on behalf of Canara Bank, Varanasi JAYAPUR 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 Varanasi JAYAPUR 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 of 15 days 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

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 Email: recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **JAYAPUR** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.1737464.33 plus interest less recovery, if any from 31.01.2024 along with incidental charges and cost** due to the Varanasi **JAYAPUR** Branch of Canara Bank from :

- 1) SHIVA ENTERPRISES
PROP. SHIV KUMAR KESHRI, VILL JAMUNIPUR, PO JAKHINI, VARANASI, 221305
- 2) RAJENDRA KESHARI
S/o CHOTE LAL KESHARI, VILL- JAMUNIPUR, JAKHINI, VARANASI-221305
- 3) SMIT KUMAR KESHARI
S/o CHOTE LAL KESHARI, VILL- JAMUNIPUR, JAKHINI, VARANASI-221305

The reserve price will be Rs.**6170000/-** and the earnest money deposit will be Rs.617000/-
Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK JAYAPUR
2	Name and Address of the Borrower & Guarantor	1) SHIVA ENTERPRISES PROP. SHIV KUMAR KESHRI, VILL JAMUNIPUR, PO JAKHINI, VARANASI, 221305 2) RAJENDRA KESHARI S/o CHOTE LAL KESHARI, VILL- JAMUNIPUR, JAKHINI, VARANASI-221305 3) SMIT KUMAR KESHARI S/o CHOTE LAL KESHARI, VILL- JAMUNIPUR, JAKHINI, VARANASI-221305
3	Total liabilities as on 31.01.2024	Rs.1737464.33 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkay) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI
5	Details of Property/ies	ALL THAT PART AND PARCEL OF PROPERTY BEARING ARAZI NO 294 AT MAUZA PACHAI SECOND,PARGANA

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 **Email:** recovrnsl@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

		KASWAR RAJA, TEHSIL RAJATALAB, DISTT VARANASI-221305 IN THE NAME OF SHIV KUMAR KESHARI, RAJENDRA KESHARI AND AMIT KUMAR KESHARI. Area-1788.25 sq ft Bounded as under: East-Remaining part of Seller West-Road Januni Chauraha to Jayapur Link Marg North-Remaining part of Seller South-Remaining part of Seller
6	Reserve Price (Rupees____) (Please note to mention separately for each property)	6170000/-
7	Earnest Money Deposit	617000/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 617000 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, JAYAPUR Branch, IFSC Code CNRB00019884 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

Internal

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 **Email:** recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

- l) 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.
- m) 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 eAuction 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.
- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on **24.04.2026** from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkray@procure247.com)."

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal

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

Ref: VRN/SALE NOTICE/MARIYAHU/JANUARY/2026

Date: 04.04.2026

To

- 1) CHANDA DEVI GUPTA
W/O RAJ KUMAR GUPTA SADARGANJ MARIYAHU JAUNPUR UTTAR PRADESH 222161
- 2) RAJ KUMAR
S/O LAKSHMI SHANKAR, SADARGANJ MARIYAHU JAUNPUR UTTAR PRADESH 222161
- 3) VINOD KUMAR TIWARI
S/O AMBIKA PRASAD TIWARI,VILL PALI,MARIYAHU,JAUNPUR,UTTAR PRADESH,222105

Dear Sir,

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

.....

As you are aware, I on behalf of Canara Bank, Varanasi MARIYAHU 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 Varanasi MARIYAHU 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 of 15 days 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

REGIONAL OFFICE VARANASI (8335) Tel: 8173007385 Email: recrovnrnsi@canarabank.com

REGIONAL OFFICE, S-8/107, III FLOOR, TRADE CENTRE, MAQBOOL ALAM ROAD, VARANASI-221002

(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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** possession of which has been taken by the Authorised Officer of Varanasi **MARIYAHU** Branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 27.04.2026, for recovery of **Rs.479198.64 plus interest less recovery, if any from 25.11.2025 along with incidental charges and cost** due to the Varanasi **MARIYAHU** Branch of Canara Bank from :

- 1) CHANDA DEVI GUPTA
W/O RAJ KUMAR GUPTA SADARGANJ MARIYAHU JAUNPUR UTTAR PRADESH 222161
- 2) RAJ KUMAR
S/O LAKSHMI SHANKAR, SADARGANJ MARIYAHU JAUNPUR UTTAR PRADESH 222161
- 3) VINOD KUMAR TIWARI
S/O AMBIKA PRASAD TIWARI,VILL PALI,MARIYAHU,JAUNPUR,UTTAR PRADESH,222105

The reserve price will be Rs.**2672000/-** and the earnest money deposit will be Rs.267200/-
Reserve Price and Earnest Money Deposit:

1	Name and Address of the Secured Creditor	CANARA BANK MARIYAHU
2	Name and Address of the Borrower & Guarantor	1) CHANDA DEVI GUPTA W/O RAJ KUMAR GUPTA SADARGANJ MARIYAHU JAUNPUR UTTAR PRADESH 222161 2) RAJ KUMAR S/O LAKSHMI SHANKAR, SADARGANJ MARIYAHU JAUNPUR UTTAR PRADESH 222161 3) VINOD KUMAR TIWARI S/O AMBIKA PRASAD TIWARI,VILL PALI,MARIYAHU,JAUNPUR,UTTAR PRADESH,222105
3	Total liabilities as on 25.11.2025	Rs.479198.64 plus interest less recovery, if any.
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/S PSB Alliance (eBkray) BAANKNET 27.04.2026 11:00 AM-02:00PM VARANASI

5	Details of Property/ies	LAND AND BUILDING BEARING ARAZI NO. 413 SITUATED AT SHIVPUR (JAUGIPUR), PARGANA MARIYAHU TEHSIL MARIYAHU DIST JAUNPUR. Area-2500 SQFT Bounded as under: East-Land of Keshav Yadav West-Part of the Plot North-Part of Plot South-Road Shivpur to Jaugipur
6	Reserve Price (Rupees ____) (Please note to mention separately for each property)	2672000/-
7	Earnest Money Deposit	267200/-
8	The property can be inspected Date & Time	24.04.2026 10:00 AM-5:00 PM

9 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 24.04.2026 between 10:00 AM and 5:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 267200 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 24.04.2026 at 5:00 PM.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000/- (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. Even if there is only one bidder who has submitted EMD against particular property, the said 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.
- g) The incremental amount/price during the time of each extension shall be Rs.10000/- (incremental price) and time shall be extended to 5(minutes) when valid bid received in last minutes.
- h) 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 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.
- j) 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, _MARIYAHU Branch, IFSC Code CNRB00019870 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.

Internal

- m) 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 eAuction 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.
- n) 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. The inspection of property put on auction will be permitted to interested bidders at site on **24.04.2026** from 10:00 a.m. to 5:00 P.M.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details, Ashish Kumar Singh (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile-9997772933) 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./ support.ebkay@procure247.com).

Place: Varanasi
Date: 04.04.2026

Authorized Officer
Canara Bank

Internal