

(Auction Sale Notice for Sale of Immovable Properties)

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 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/movable property/ies mortgaged/charged to the Secured Creditor, the **SYMBOLIC POSSESSION** of which has been taken by the Authorized Officer of VIKASPURI BRANCH of Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30.04.2026**, for recovery of Rs. 50,37,608.10 (Rupees Fifty lakh thirty seven thousand six hundred eight and Paise ten Only) liability as on 26.03.2026 plus interests and other charges thereon (reduced by any recovery made in the account thereafter) due to the VIKASPURI BRANCH of Canara Bank from Smt..Poonam Sharma and Praveen Sharma.

The reserve price will be **Rs. 91.00 lakh (Rupees Ninety one lacs Only)** and the earnest money deposit will be **Rs. 9.10 Lakh (Nine lacs Ten Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **29.04.2026 at 5:00 pm.**

Description of property:

All the part & parcel of Property bearing no

All the part & parcel of the Residential property at Entire First Floor (without Roof/Terrace Rights), Part of Freehold Built Up property bearing No. 70, Pocket -9, Sector-22, Situated in the layout plan of Rohini Residential Scheme, Rohini, Delhi-110086

Measuring:- 90.00 sq. mtr.

Boundaries:- (As per Sale Deed)

East:- Plot No. 71

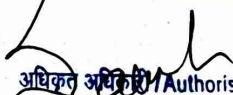
West:- Plot No. 69

North:- Service Lane

South:- Entry

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 Authorized Officer at CANARA BANK, VIKASPURI, BRANCH WEST Delhi: 110063, Ph. No. 011-25268460 during office hours on any working day.

एते केनरा बैंक / For Canara Bank


अधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER
CANARA BANK

Date: 27.03.2026

Place: DELHI

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Name and Address of the Secured Creditor	VIKASPURI BRANCH, NEW DELHI-110018 PH-9810192455, 8882772026 Email: cb2455@canarabank.com
Name and Address of the Borrower(s)/ Guarantor(s):	1. Mrs. POONAM SHARMA W/O Mr. PRAVEEN SHARMA (BORROWER) ADD:- PLOT NO. 70, FIRST FLOOR, POCKET-09 SECTOR-22, ROHINI, SULTANPURI C BLOCK NEW DELHI, PIN CODE - 110086 2. Mr. PARVEEN SHARMA S/O Mr. SATPAL SHARMA (CO-BORROWER) ADD:- PLOT NO. 70, FIRST FLOOR, POCKET-09 SECTOR-22, ROHINI, SULTANPURI C BLOCK, NEW DELHI, PIN CODE - 110086
Total liabilities as on 26.03.2026	Rs. 50,37,608.10 (Rupees Fifty lakh thirty seven thousand six hundred eight and Paisa ten Only) liability as on 26.03.2026 plus interests and other charges thereon (reduced by any recovery made in the account thereafter)
Mode of Auction	Online Electronic Bidding
Details of Auction service provider	M/s PSB Alliance Pvt. Ltd. Add:- Corporate Office- Unit 1 3 rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai, Maharashtra-400037 Website:- https://baanknet.com/ Email:- Support.BAANKNET@psballiance.com Helpline No.- 8291220220
Date & Time of Auction	30.04.2026, 12:30am to 01:30pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
Place of Auction	https://www.baanknet.com
Reserve Price and Earnest Money Deposit	Reserve Price: Rs. 91,000,00/- EMD: Rs.91,00,00/-
Outstanding dues of local self Government	Not in our knowledge

Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.baanknet.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorised Officer, on **29.04.2026**, at 10:00 am to 5.00 pm.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) For downloading further details, Process, Compliance and terms & conditions, please visit:
<https://www.canarabank.com>, b. website address of our e-Auction service provider:- M/s PSB Alliance Pvt. Ltd. Website:- <https://baanknet.com/> Email:- Support.BAANKNET@psballiance.com
Helpline No.- 8291220220

Bidders have to complete following formalities well in Advance:

Step 1: Bidder/purchaser Registration: Bidder to register on e-auction Platform (link given above) using his mobile number and email id

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: EMD amount of 10% of the Reserve Price is to be deposited 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

Step 4: Bidding Process and Auction Results: Interested Registered Bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

Please note that Step 1 to 3 should be completed by bidder well in advance, before e-Auction date.

Indenting bidders shall hold a valid digital signature certificate and email address.

Bids shall be submitted through online procedure only.

e) After payment of the EMD amount, the intending bidders should submit copy of the following documents/details on or before **29.04.2026** by 5 pm, to Canara Bank, **VIKASPURI BRANCH, NEW DELHI-110018**

PH-9810192455, 8882772026 Email: cb2455@canarabank.com

i) 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) Bidders A/c details for online refund of EMD.

f) Auction price to be submitted shall be above the Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (The amount can be decided by the Authorised Officer depending

(e-Syndicate)

(भारतसरकारकाउपक्रम / A Government of India Undertaking)

VIKASPURI BRANCH, NEW DELHI-110018
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upon the value of the property with a minimum of Rs.50,000/- as incremental value). 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.

g) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

h) For sale proceeds of Rs.50 lakh (Rupees Fifty Lakh Only) 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.

i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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

k) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach to PASCHIM VIHAR Branch who, as a facilitating centre, shall make necessary arrangements. Or visit @ CANARA BANK Regional office West Delhi, III Floor, G-18 Community Centre, PVR Cinema Complex, Vikaspuri, Delhi-110018

l) For further details contact **Mr. AKHTAR ALI ABEDI (CHIEF MANAGER) (Mob- 9650738594) VIKASPURI BRANCH, NEW DELHI-110018**
PH-9810192455, 8882772026 Email: cb2455@canarabank.com

or the service provider: M/s PSB Alliance Pvt. Ltd. Website:- <https://baanknet.com/> Email:- Support.BAANKNET@psballiance.com Helpline No.- 8291220220

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully

कृते केनरा बैंक / For Canara Bank


अधिकृत अधिकारी / Authorised Officer
AUTHORIZED OFFICER
CANARA BANK

Place: Delhi

Date: 27.03.2026