

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: ARM AGRA/SALENOTICE/RANJANAASSO/2025-26

Date: 18.03.2026

To,

1. M/S RANJANA ASSOCIATES (BORROWER)
COMPLEX-1 SECTOR-7 JAGRITI VIHAR
MEERUT, UTTAR PRADESH 250004
2. SHRI PANKAJ GUPTA S/O MAHENDRA KUMAR GUPTA (PARTNER)
ADD:- H NO 63 YASHODA KUNJ MAWANA ROAD
RAJPURA GANGANAGAR
MEERUT, UTTAR PRADESH 250001
3. RANJANA GUPTA W/O SHRI PANKAJ GUPTA (PARTNER)
ADD:- H NO 63 YASHODA KUNJ MAWANA ROAD
RAJPURA GANGANAGAR
MEERUT, UTTAR PRADESH 250001

Dear Sir/Madam,

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) of the Security Interest (enforcement) rules, 2002.

.....

As you are aware, I on behalf of Canara Bank ARM BRANCH, AGRA 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 ARM BRANCH, AGRA 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 of 30 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,
For CANARA BANK

प्रमाणित अधिकारी/Authorised Officer
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE-

- 1) SALE NOTICE
- 2) DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Confidential



**Auction Sale Notice for Immovable Properties)
 CANARA BANK
 (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) 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 Symbolic possession of which has been taken by the Authorized Officer of ARM BRANCH , AGRA of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" without recourse basis on 29.04.2026, for recovery of Rs. 38,31,202.76/- (Rupees Thirty Eight Lakhs Thirty One Thousand Two Hundred Two & Paise Seventy Six Only) as per demand notice dated-01.01.2023 plus interest plus other charges less recovery, if any, due to the ARM BRANCH , AGRA of Canara Bank from:

1. M/S RANJANA ASSOCIATES (BORROWER)
 COMPLEX-1 SECTOR-7 JAGRITI VIHAR
 MEERUT, UTTAR PRADESH 250004
2. SHRI PANKAJ GUPTA S/O MAHENDRA KUMAR GUPTA
 (PARTNER)
 ADD:- H NO 63 YASHODA KUNJ MAWANA ROAD
 RAJPURA GANGANAGAR
 MEERUT, UTTAR PRADESH 250001
3. RANJANA GUPTA W/O SHRI PANKAJ GUPTA (PARTNER)
 ADD:- H NO 63 YASHODA KUNJ MAWANA ROAD
 RAJPURA GANGANAGAR
 MEERUT, UTTAR PRADESH 250001

Reserve Price and Earnest Money Deposit:

"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."

1.	Name and Address of Secured Creditor	Canara Bank, ARM BRANCH, AGRA
2.	Name and Address of the Borrower & Guarantors	1. M/S RANJANA ASSOCIATES (BORROWER) COMPLEX-1 SECTOR-7 JAGRITI VIHAR MEERUT, UTTAR PRADESH 250004 2. SHRI PANKAJ GUPTA S/O MAHENDRA KUMAR GUPTA (PARTNER) ADD:- H NO 63 YASHODA KUNJ MAWANA ROAD RAJPURA GANGANAGAR MEERUT, UTTAR PRADESH 250001

Confidential



			3. RANJANA GUPTA W/O SHRI PANKAJ GUPTA (PARTNER) ADD:- H NO 63 YASHODA KUNJ MAWANA ROAD RAJPURA GANGANAGAR MEERUT, UTTAR PRADESH 250001	
3.	Total Liabilities as on		Rs. 38,31,202.76/- as per demand notice dated-01.01.2023, plus interest plus other charges less Recovery, if any.	
4.	a). Mode of Auction		E-Auction	
	b). Details of Auction service provider		Company Name	M/s PSB Alliance Pvt Ltd (E-Bkay)
			Helpdesk Number	8291220220
			Email	Support.BAANKNET@psballiance.com
			Website	https://baanknet.com/
	c). Date & Time of Auction		29.04.2026 between 11:00 AM to 01:00 PM	
	d). EMD Deposit Time		UPTO 10:30 AM, 29.04.2026	
	e). Place of Auction		https://baanknet.com/	

5.	Details of Properties with Reserve Price and Earnest Money Deposit:			
	S.no	Property	RESERVE PRICE(Rs.)	EMD(Rs.)
	1.	EMT of 2 nd floor flat Property constructed on plot no CP ¾ sector-4 scheme no 6 Jagriti Vihar Meerut owned by M/S Ranjana Associates through its partner Pankaj Gupta& Ranjana Gupta Admeasuring area -972.49 sq feet. Boundaries: East- PLOT CP-8/4 West- 12 M WIDE ROAD North- PLOT CP-4/4 South- PLOT CP-2/4	26.11 Lakhs	2.62 Lakhs
	2.	EMT of 3 rd floor flat Property constructed on plot no CP ¾ sector-4 scheme no 6 Jagriti Vihar Meerut owned by M/S Ranjana Associates through its partner Pankaj Gupta& Ranjana Gupta Admeasuring area -972.00 sq feet. Boundaries: East- PLOT CP-8/4	23.13 Lakhs	2.32 LAKHS

Confidential





- 



regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction 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.
- 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, Senior Manager, Canara Bank, ARM Branch, Agra Mobile 9084688622 may be contacted during office hours on any working day or to the service provider Baanknet (M/s PSB Alliance Pvt. Ltd) contact details as mentioned above in point no (d).

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: AGRA
Date: 18.03.2026

कृते केनरा बैंक
For CANARA BANK

Authorised Officer
Canara Bank

Confidential



Avan Vikas Colony SO (282007) Coun India Post
SP-D RUB41297302TH TVR:6985841297302
19-03-2026 13:00:57,6gms(Phy.),
To: RANJANA ASSOCIATES, JAGRITI VIHAR
I. I. P. M Medc, UTTAR PRADE - 250004
From:CANARA BANK-282007
(Base:47.00)

Track@ www.indiapost.gov.in Dial-18002666868

Avan Vikas Colony SO (282007) Coun India Post
SP-D RUB41297316TH TVR:6985841297316
19-03-2026 13:01:33,6gms(Phy.),
To: PANKAJ GUPTA, GANGAN/GAR
Meerut Cantt, UTTAR PRADE - 250001
From:CANARA BANK-282007
(Base:47.00)

Track@ www.indiapost.gov.in Dial-18002666868

Avan Vikas Colony SO (282007) Coun India Post
SP-D RUB41297320TH TVR:6985841297320
19-03-2026 13:02:07,6gms(Phy.),
To: RANJANA GUPTA, RAJPURA
Meerut Cantt, UTTAR PRADE - 250001
From:CANARA BANK-282007
(Base:47.00)

Track@ www.indiapost.gov.in Dial-18002666868