केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, IST FLOOR, HAUZ KHAS, NEW DELHI-110016
Email: cb3038@canarabank.com

Ref: ARM II: CR:SARFAESI SALE/GUDIA/15 :2026-27
Date: 09.04.2026
To,

Smt. Gudia W/o Babu Ram (Borrower& Mortgagor) Address:- House No-104/30 Ansari Marg Machi Bazar,Dehradun,Uttarakhand-248001	Shri Babu Ram S/o Shri Tej Ram(Guarantor) Address:- House No-104/30 Ansari Marg Machi Bazar,Dehradun,Uttarakhand-248001

Dear Sir/Madam,

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)/Rule 9 of the Security Interest (Enforcement) Rules, 2002.**

As you are aware, the Authorised Officer of Canara Bank has 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch II, A-27, Ist Floor, Hauz Khas, New Delhi for further follow up in recovery of the dues.

The undersigned proposes to sell the assets (through E-auction) 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 (E auction 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,

केनरा बैंक Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016 ए-27, प्रथम तल, हौज खास, नई दिल्ली-110016

Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE Annexure 13

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Annexure 13

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, IST FLOOR, HAUZ KHAS, NEW DELHI-110016
Email: cb3038@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 8(6)/Rule 9 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 creditors, the **possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 28.04.2026 from 12.30 p.m. to 01.30 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale, for recovery of **Rs.1,37,12,494.74 (Rupees One Crore Thirty Seven Lakh Twelve Thousand Four Hundred Ninty Four and Seventy Four Paise only) in account no 85167210000809** as on 30.06.2024 plus further Interest and Expenses-Recoveries(if any) w.e.f 01.07.2024 due to Canara Bank from Gudia W/o Shri Babu Ram -.

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	**Reserve Price of properties**	Encumbrance (s)
Part of property situated at 104/30 Ansari Marg,Dehradun measuring 75.27Sq Mtrs in the name of Gudia W/o Shri Babu Ram which has come to the share of Shri Teja Ram S/o Shri Kishan Chand & Shri Babu Ram S/o Shri Teja Ram as per judgment and decree of Court dated-15.04.2005 passed in Suit no-637/2004-Shri Teja Ram & another v/s Shri Roop Chand in the Court of Civil Judge,Dehradun The property is bounder as under:- North:-Property of others,side measuring 40'6" South: Property of others,side measuring 40'6" East: Property of others,side measuring 20' West: 13' wide Rasta, side measuring 20' (**Property is in the Symbolic possession of the Bank**)	Rs.15.00 Lakhs (Rupees Fifteen Lakh only) EMD: 1.50 Lakh (Rupees One Lakh Fifty Thousand only)	**Not known to Bank**

The EMD should be deposited on or before 27.04.2026 up to 5.00 pm.

The property will be sold above the Reserve Price.

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 **Sh.Deepanshu Mobile no 7404197620 , SH MANOJ KUMAR (Authorised Officer), Mobile No 8826933887 Canara Bank, ARM II Branch,** during office hours on any working day.

Place: New Delhi
Date: 09.04.2026

केनरा बैंक Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.04.2026

1. Name and address of the Secured Creditor : **Canara Bank ARM II Branch**
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

Smt. Gudia w/o Babu Ram (Borrower& Mortgagor) Address:- House No-104/30 Ansari Marg Machi Bazar,Dehradun,Uttarakhand-248001	Shri Babu Ram S/o Shri Tej Ram(Guarantor) Address:- House No-104/30 Ansari Marg Machi Bazar,Dehradun,Uttarakhand-248001

3. **Total liabilities: Rs.1,37,12,494.74 (Rupees One Crore Thirty Seven Lakh Twelve Thousand Four Hundred Ninty Four and Seventy Four Paise only) in account no 85167210000809** as on 30.06.2024 plus further Interest and Expenses-Recoveries(if any) w.e.f 01.07.2024 due to Canara Bank from Gudia W/o Shri Babu Ram

4 (a)Mode of Auction : Online E-Auction.

(b)Details of Auction service provider : **M/s PSB Alliance (Ebkray)**
MOB: 8291220220
Website: https://ebkray.in/ or https://baanknet.com/
email:support.ebkray@psballiance.com/support.ebkray@procure247.com

(c) **Date & Time of e- auction: Date 28.04.2026** Time **12.30 p.m. to 1.30 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price: Rs 15.00 Lakhs** (Rupees Fifteen Lakh only)

6. **Other terms and conditions:**

a) Auction / bidding shall be only through "Online Electronic Bidding" through the website https://ebkray.in/or https://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 between **11.00 A.M to 4.00 P.M.**

c) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 27.04.2026 up to 5.00 p.m.

e) The intending bidders should register their names at portal https://ebkray.in/ or https://baanknet.com/ and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider, M/s PSB Alliance (Ebkray). HELPDESK NUMBER: 8291220220 email: support.ebkray@psballiance.com.

f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiples of Rs. 10,000/-if the reserve price is below Rs.50.00 lakh**. The bidder who submits the highest bid (not below 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. 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

केनरा बैंक Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016 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 Secured Creditor.

h) 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 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.

i) For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

j) All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.

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

l) 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 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.It shall be the responsibility of Bidder to make due diligence and physical verification themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.

m) For further details contact **Deepanshu(Officer) Mobile No 7404197620 & Sh Manoj Kumar (Authorised officer), Mobile No 8826933887, Canara Bank, ARM II Branch**, E-mail **id-cb3038@canarabank.com** or the service provider M/S PSB Alliance (Ebkray) Helpdesk Number-8291220220/ 7046612345/ 6354910172/ 8160205051/ 9892219848 email: support.ebkray@psballiance.com, Website: https://ebkray.in/ or 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: New Delhi
Date: 09.04.2026

केनरा बैंक Canara Bank ARM-II (3038) A-27, 1st Floor, Hauz Khas, New Delhi-110016

AUTHORISED OFFICER
CANARA BANK