

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11-03-2026

1. Name and Address of Secured Creditor: **CANARA BANK, BALDEO BRANCH**
2. Name and Address of the Borrower & Guarantors :

Borrower/Co- Borrower(s)	Guarantor(s)
M/s Dauji Steel Works Prop: Shri Dharmvir Singh s/o Angad Singh Averni Chauraha, Near Bajaj Showroom Reedha, Baldeo, Mathura – 281301 Mob No. 9058360644 Shri. Dharmvir Singh s/o Angad Singh Village Manshya, Tehsil Sadabad Hathras, Uttar Pradesh – 281306 Mob No. 9058360644 Smt. Neeta Devi w/o Dharamvir Singh Village Reedha Baldeo, Mahavan Mathura, Uttar Pradesh – 281301 Mob no. 9058360644	Shri Amit Garg s/o Late Jagdish Prasad Mohalla Reedha, Baldeo, Mathura Uttar Pradesh – 281301 Mob No. 9719407429 Shri Bachchu Singh s/o Atri Nagla Diyodiya, Mahavan Mathura, Uttar Pradesh – 281301 Mob no. 9193856582

3. Total Liabilities : *Rs. 30,89,678.85/- + interest + other charges*
4. a) Mode of Auction : E-auction

b) Details of Auction service provider :

Company Name	M/s PSB Alliance Pvt Ltd
Address	Corporate Office : Unit 1, 3 rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai, Maharashtra – 400037.
Helpdesk Number	8291220220
Email	Support.BAANKNET@psballiance.com
Website	https://baanknet.com/

- c) Date & Time of Auction : 28-04-2026 between 11:30AM to 12:30PM

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1.	Residential property measuring 167.22 sq mtrs (Actual as per site 164.43 sq mtrs) situated at Khasra no 279, Mauza Reedha, Tehsil Mahavan, and District Mathura.	26,55,000/-	2,65,500/-

6. Other terms and Conditions:

- a) The property will be sold in "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
- b) Auction/bidding shall be only through "online Electronic Bidding" through the website <https://baanknet.com/>. 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. Bidders are advised to go through the website for detailed terms and other conditions before taking part in the e-auction sale proceedings.
- c) The property can be inspected with Prior Appointment with Authorised Officer, (contact no: 9457626234 / 7744973714) on any working day during office hours.
- d) 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 the auction process.
- e) 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 mentioned in the said challan on or before **28-04-2026** up to 05:00 pm.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28-04-2026** up to 05:00 PM, to **CANARA BANK, BALDEO BRANCH** by hand or by email (cb19356@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) Bidder's A/c details for online refund of EMD.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/-. 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

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

j) For sale proceeds of Rs 50.00/- lakhs and above, the successful bidder will have to deduct TDS at the rate of 1% on the sale proceeds and submit the original receipt of TDS certificate to the Bank.

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

l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. In the event of cancellation of e-Auction, bid amount will be refunded. The Bid amount shall not carry any interest.

m) Bidder's are hereby advised to make due diligence and physical verification of Property before participating in the auction process. No claim subsequent to submission of bid shall be entertained by the Bank.

n) For further details contact Authorized Officer on contact nos. 9457626234 / 7744973714) romtrrec@canarabank.com OR the service provider M/s PSB Alliance Pvt Ltd (BAANKNET), Helpdesk Number: 8291220220, Email : Support.BAANKNET@psballiance.com, Website : <https://baanknet.com/>.

SPECIAL INSTRUCTION/CAUTION

- 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 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.

PLACE: MATHURA
DATE: 11-03-2026

कृते केनरा बैंक
For CANARA BANK


प्राधिकृत अधिकारी (Authorised Officer)
AUTHORISED OFFICER
CANARA BANK

Internal