



(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK, DELHI AGI BHAVAN BRANCH, AGI BHAVAN,
RAO TULA RAM MARG, DELHI-110057.
PH-8860077375, 9266843886, 7259204252 Email: cb19072@canarabank.com,
rondelrec@canarabank.com.

Ref: CR: SARFAESI SALE: PIYUSH TRIPATHI: APR: 2026

Date: 08.04.2026

To,

Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, Flat No-G 4 Plot No 6/38, Vaishali Sector 6, Near Jaj Colony, Sahibabad, Dist Ghaziabad, Uttar Pradesh- 201010.	Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, Flat No. 332, 3 rd floor, "THE MERLIN", group Housing, Plot No 13/GH-01, Sector-13, Vasundhara, Ghaziabad, Uttar Pradesh-201012
Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, C/O Trip Techie Pvt. Ltd. #418, 4 th Floor, Angel Mega Mall, Kaushambi, Ghaziabad, Uttar Pradesh-201010	

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after to be referred as SARFAESI ACT) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

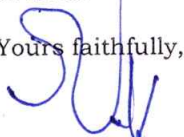
As you are aware, the Authorised Officer of **Canara Bank, Delhi AGI BHAVAN Branch**, New Delhi, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Delhi AGI BHAVAN Branch** New Delhi, of Canara Bank.

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,


AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE

Confidential





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Date: 08.04.2026

(A GOVERNMENT OF INDIA UNDERTAKING)
CANARA BANK, DELHI AGI BHAVAN BRANCH, AGI BHAVAN,
RAO TULA RAM MARG, DELHI-110057.
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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 provision to rule 8(6) & 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 creditor, the symbolic possession of which has been taken by the Authorised Officer of **Canara Bank, Delhi AGI Bhavan Branch**, New Delhi 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 1.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 58,53,081.72 (Rupees Fifty Eight Lakh Fifty Three Thousand Eighty One and Paesa Seventy Two Only)**, as on 13.11.2025 and payable with further interest at applicable rates and rests along with penal interest together with all costs, charges, expenses and incidental expenses incurred/to be incurred and due to the **Canara Bank, Delhi AGI Bhavan Branch**, New Delhi from the below mentioned borrower, guarantors and mortgagor:

- I. Name and Address of the Secured Creditor : Canara Bank, AGI Bhavan (Branch)
- II. Name and Address of the Borrower , Guarantors and Mortgagor:

Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, Flat No-G 4 Plot No 6/38, Vaishali Sector 6, Near Jaj Colony, Sahibabad, Dist Ghaziabad, Uttar Pradesh- 201010.	Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, Flat No. 332, 3 rd floor, "THE MERLIN", group Housing, Plot No 13/GH-01, Sector-13, Vasundhara, Ghaziabad, Uttar Pradesh-201012
Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, C/O Trip Tech Pvt. Ltd. #418, 4 th Floor, Angel Mega Mall, Kaushambi, Ghaziabad, Uttar Pradesh-201010	

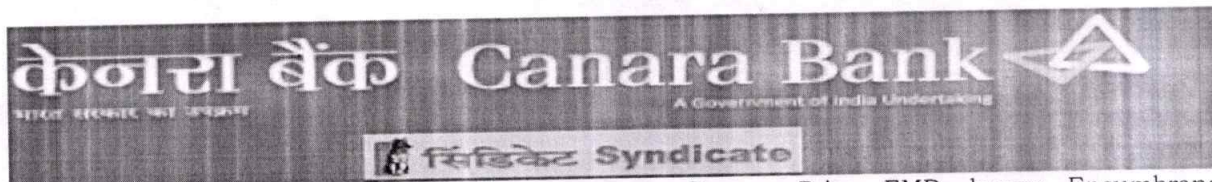
- III. Total liabilities as on 13.11.2025 : **Rs. 58,53,081.72 (Rupees Fifty Eight Lakh Fifty Three Thousand Eighty One and Paesa Seventy Two Only)** as on 13.11.2025 and payable with further interest at applicable rates & rests along with penal interest together with all costs, charges, expenses and incidental expenses incurred/to be incurred

- IV. (a) Mode of Auction : Online E-Auction
 (b) Details of Auction service provider : **M/s PSB Alliance (BAANKNET)**
 Mob.

No.:8291220220/7046612345/6354910172

8160205051/9892219848
Email: support.ebkray@psballiance.com,
support.ebkray@procure247.com
Website: <https://baanknet.in/>





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

S. No	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Local Self Government as on 31.03.2026
1.	All that piece and parcel of the built-up apartment bearing No. 332 on 3rd floor in building, having a super area of 78.996 sq. mtrs., (850 sq. ft.) & carpet area 535.70 sq. ft. i.e. 49.786 sq. mtr. Along with undivided and impartibly proportionate share in the land underneath the building and undivided proportionate share in the common areas of the building including all easmentary rights attached thereto alongwith right of use to general commonly used areas and facilities earmarked for common use of all occupants within the said complex, being part of the residential complex named " THE MERLIN" built on group housing plot no. GH-1, situated at, Sector-13, Vasundhara, Ghaziabad, Tehsil & District Ghaziabad, U.P. CERSAI Details: Asset ID: 200085781031 Security Interest ID: 400083917429 (Under Symbolic Possession)	Rs 45.00 Lakhs	Rs. 4.50 Lakhs	Not known to the Bank	Nil as per Bank's Record

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

The property will not be sold below 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. B P Nanjundappa, Authorised Officer, Canara Bank, New Delhi, email: rondelrec@canarabank.com, Sh. Kumud Ranjan, Mobile No. 8860077375, Branch-Head, Canara Bank, AGI Bhavan Branch, New Delhi, e-mail cb19072@canarabank.com**, during office hours on any working day.

Date: 08.04.2026
Place: New Delhi

AUTHORISED OFFICER
CANARA BANK





Ref: CR: SARFAESI SALE: PIYUSH TRIPATHI: APR: 2026

Date: 08.04.2026

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

I. Name and Address of the Secured Creditor : Canara Bank, AGI Bhavan (Branch)

II. Name and Address of the Borrower, Guarantors and Mortgagor:

Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, Flat No-G 4 Plot No 6/38, Vaishali Sector 6, Near Jaj Colony, Sahibabad, Dist Ghaziabad, Uttar Pradesh- 201010.	Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, Flat No. 332, 3 rd floor, "THE MERLIN", group Housing, Plot No 13/GH-01, Sector-13, Vasundhara, Ghaziabad, Uttar Pradesh-201012
Mr. Piyush Tripathi (Borrower cum Mortgager), S/O Mr. Skand Tripathi, C/O Trip Techie Pvt. Ltd. #418, 4 th Floor, Angel Mega Mall, Kaushambi, Ghaziabad, Uttar Pradesh-201010	

I. Total liabilities as on 13.11.2025 : Rs. 58,53,081.72 (Rupees Fifty Eight Lakh Fifty Three Thousand Eighty One and Paise Seventy Two Only) as on 13.11.2025 and payable with further interest at applicable rates & rests along with penal interest together with all costs, charges, expenses and incidental expenses incurred/to be incurred

II. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : M/s PSB Alliance (BAANKNET)
Mob.

No.:8291220220/7046612345/6354910172

8160205051/9892219848

Email:support.ebkay@psballiance.com,

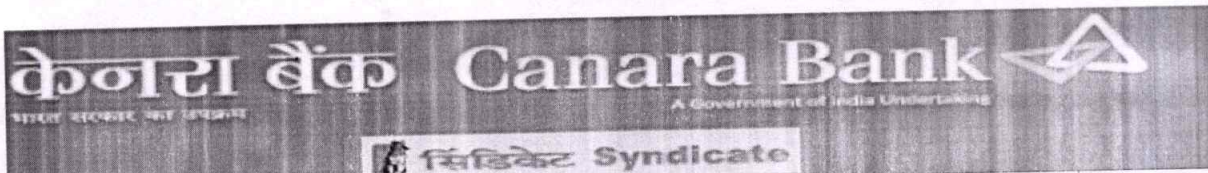
support.ebkay@procure247.com

Website: https://baanknet.in/

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

S. No	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Local Self Government as on 31.03.2026
1.	All that piece and parcel of the built-up apartment bearing No. 332 on 3 rd floor in building, having a super area of 78.996 sq. mtrs., (850 sq. ft.) & carpet area 535.70 sq. ft. i.e. 49.786 sq. mtr. Along with undivided and impartibly proportionate share in the land underneath the building and undivided proportionate share in the common areas of the building including all easimentary rights attached thereto alongwith right of use to general commonly used areas and facilities earmarked for common use of all occupants within the said complex,	Rs 45.00 Lakhs	Rs. 4.50 Lakhs	Not known to the Bank	Nil as per Bank's Record





being part of the residential complex named " THE MERLIN" built on group housing plot no. GH-1, situated at, Sector-13, Vasundhara, Ghaziabad, Tehsil & District Ghaziabad, U.P.				
CERSAI Details: Asset ID: 200085781031 Security Interest ID: 400083917429 (Under Symbolic Possession)				

1. Date of Auction: **28.04.2026 Time: 12.30 pm to 1.30 pm** (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
2. Other terms and conditions:-
 - ❖ Auction / bidding shall be only through "Online Electronic Bidding" through the website **<https://baanknet.in/>**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
 - ❖ The property, put on auction sale, can be inspected, with Prior Appointment with Authorised Officer, on 18.04.2026 between 10.00 A.M to 5.00 P.M.
 - ❖ The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
 - ❖ 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, on or before **27.04.2026 up to 05.00 p.m.**
 - ❖ After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.04.2026 up to 5:00 PM**, to **Canara Bank, AGI Bhavan Branch, New Delhi** by hand or by email.
 - I. Acknowledgement receipt thereof with UTR No. 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.
 - II. Bidders Name. Contact No. Address, E Mail Id.
 - III. Bidder's A/c details for online refund of EMD
 - ❖ EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
 - ❖ The incremental amount/price during the time of each extension shall be **Rs. 25000/-** (incremental price) and time shall be extended to **5(minutes)** when valid bid received in last minutes.
 - ❖ **Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 25,000/-.** 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.
 - ❖ 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.
 - ❖ For sale proceeds of Rs. 50.00 Lakhs (Rupees fifty lakhs) and above, the successful bidder will have to deduct TDS at a rate 1% on the sale proceeds and submit the original receipt of TDS certificate to the bank. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines
 - ❖ All charges for Conveyance, Stamp duty/GST/Registration charges etc. As applicable shall be borne by the successful bidder only.
 - ❖ 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 / due

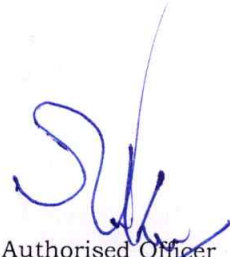
- ❖ It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 18.04.2026 from 10.00 a.m. to 5.00 P.M.
- ❖ Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- ❖ In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach **Canara Bank, New Delhi Regional Office, R K Puram Sector-5, New Delhi** who as a facilitating centre shall make necessary arrangements.
- ❖ Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

For further details contact **Sh. Kumud Ranjan, Mobile No. 8860077375, Branch Head, Canara Bank, AGI Bhavan Branch, New Delhi**, e-mail **cb19072@canarabank.com** or **Sh B P Nanjundappa, Authorised Officer and Assistant General Manager, Canara Bank, New Delhi Regional Office, R K Puram, Sector-5, New Delhi** or **Sh Deepak Kaushal Mobile no-9266843886 Senior Manager Canara Bank, New Delhi Regional Office, R K Puram, Sector-5, new Delhi** or the service provider **M/s PSB Alliance (BAANKNET), Mob. No.:8291220220/7046612345/6354910172/8160205051/9892219848, Email:support.ebkay@psballiance.com,support.ebkay@procure247.com,Website:https://baanknet.in/**

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: Delhi
 Date: 08.04.2026


 Authorised Officer
 Canara Bank



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