

(A GOVERNMENT OF INDIA UNDERTAKING)  
**CANARA BANK, DELHI PARLIAMENT STREET BRANCH, #114 GROUND FLOOR AMBADEEP BUILDING, 14 KG MARG, CONNAUGHT PLACE, NEW DELHI- 110001**  
 PH-9570510555, 9266843886, 7259204252 Email: [cb1098@canarabank.com](mailto:cb1098@canarabank.com),  
[rondelrec@canarabank.com](mailto:rondelrec@canarabank.com).

Ref: CR: SARFAESI SALE: GURVINDER SINGH: APR: 2026

Date: 22.04.2026

To,

|                                                                                                                                                                                                                        |                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>113, New Delhi, Chand Nagar, West Delhi - 1100018.                                                                                          | Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>Flat No. 222, 2nd floor,<br>"THE MERLIN",<br>group Housing, Plot No 13/GH-01, Sector-13,<br>Vasundhara,<br>Ghaziabad, Uttar Pradesh-201012 |
| Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>C/o M/s Drools Pet Food Pvt. Ltd.<br>Khasra no. 307, Village Badhpura Dadri<br>Gautam Budh Nagar, Near Dadri Chowk<br>Uttar Pradesh 203207. |                                                                                                                                                                                                                       |
| Mr. Randhir Singh (Co-Borrower cum Mortgager),<br>S/O Mr. Arjun Singh,<br>79, Gram Orangabad, Tehsil-haridwar,<br>Aurangabnad, Haridwar,<br>Uttarakhand - 249402.                                                      | Mr. Randhir Singh (Co-Borrower cum Mortgager),<br>S/O Mr. Arjun Singh,<br>Flat No. 222, 2nd floor,<br>"THE MERLIN",<br>group Housing, Plot No 13/GH-01, Sector-13,<br>Vasundhara,<br>Ghaziabad, Uttar Pradesh-201012  |

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 Parliament Street 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 Parliament Street 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



Ref: CR: SARFAESI SALE: GURVINDER SINGH: APR: 2026

Date: 22.04.2026

(A GOVERNMENT OF INDIA UNDERTAKING)

**CANARA BANK, DELHI PARLIAMENT STREET BRANCH, #114 GROUND FLOOR AMBADEEP BUILDING, 14 KG MARG, CONNAUGHT PLACE, NEW DELHI- 110001**

PH-9570510555, 9266843886, 7259204252 Email: [cb1098@canarabank.com](mailto:cb1098@canarabank.com),  
[rondelrec@canarabank.com](mailto:rondelrec@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 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 Parliament Street Branch**, New Delhi will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **28.05.2026 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. 52,93,353.96 (Rupees Fifty Two Lakh Ninety Three Thousand Three Hundred Fifty Three and Paise Ninety Six Only)**, as on 13.01.2026 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 Parliament Street Branch**, New Delhi from the below mentioned borrower, guarantors and mortgagor:

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

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

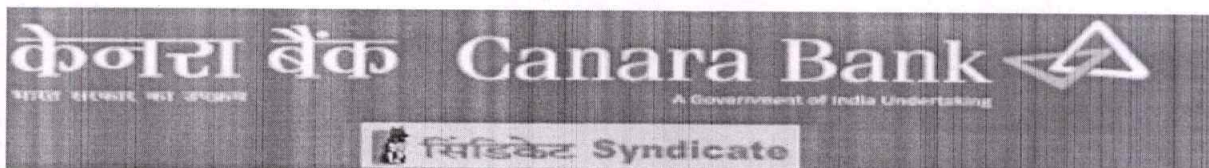
|                                                                                                                                                                                                                        |                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>113, New Delhi, Chand Nagar, West Delhi - 1100018.                                                                                          | Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>Flat No. 222, 2nd floor,<br>"THE MERLIN",<br>group Housing, Plot No 13/GH-01, Sector-13,<br>Vasundhara,<br>Ghaziabad, Uttar Pradesh-201012 |
| Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>C/o M/s Drools Pet Food Pvt. Ltd.<br>Khasra no. 307, Village Badhpura Dadri<br>Gautam Budh Nagar, Near Dadri Chowk<br>Uttar Pradesh 203207. |                                                                                                                                                                                                                       |
| Mr. Randhir Singh (Co-Borrower cum Mortgager),<br>S/O Mr. Arjun Singh,<br>79, Gram Orangabad, Tehsil-haridwar,<br>Aurangabnab, Haridwar,<br>Uttarakhand - 249402.                                                      | Mr. Randhir Singh (Co-Borrower cum Mortgager),<br>S/O Mr. Arjun Singh,<br>Flat No. 222, 2nd floor,<br>"THE MERLIN",<br>group Housing, Plot No 13/GH-01, Sector-13,<br>Vasundhara,<br>Ghaziabad, Uttar Pradesh-201012  |

III. Total liabilities as on 13.01.2026 : **Rs. 52,93,353.96 (Rupees Fifty Two Lakh Ninety Three Thousand Three Hundred Fifty Three and Paise Ninety Six Only)**, as on 13.01.2026 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  
(b) Details of Auction service provider

:Online E-Auction  
: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/>





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

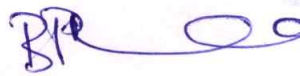
| S. No | Details of Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Reserve Price  | EMD                   | Encumbrance(s)        | Outstanding Dues of Local Self Government as on 31.03.2026 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|-----------------------|------------------------------------------------------------|
| 1.    | <p>All that piece and parcel of the built-up apartment bearing No. 222 on 2nd floor in building, having a super area of 74.349 sq. mtrs., (800 sq. ft.) &amp; carpet area 535.70 sq. ft. i.e. 49.786 sq. mtr. Along with proportionate, undivided, indivisible, impartible share in the land under 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 &amp; District Ghaziabad, U.P.</p> <p><b>CERSAI Details:</b><br/>Asset ID: 200081230360<br/>Security Interest ID: 400079526845<br/>(Under Symbolic Possession)</p> | Rs 47.00 Lakhs | <b>Rs. 4.70 Lakhs</b> | Not known to the Bank | Nil as per Bank's Record                                   |

The EMD should be deposited on or before 26.05.2026 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](http://www.canarabank.com)) or may contact **Sh. B P Nanjundappa, Authorised Officer, Canara Bank, New Delhi, email: [rondelrec@canarabank.com](mailto:rondelrec@canarabank.com), Sh. Ankur Kumar, Mobile No. 9570510555, Branch-Head, Canara Bank, Parliament Street Branch, New Delhi, e-mail [cb1098@canarabank.com](mailto:cb1098@canarabank.com), during office hours on any working day.**

Date: 22.04.2026  
Place: New Delhi

  
**AUTHORISED OFFICER  
CANARA BANK**  




Ref: CR: SARFAESI SALE: GURVINDER SINGH: APR: 2026

Date: 22.04.2026

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

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

|                                                                                                                                                                                                                        |                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>113, New Delhi, Chand Nagar, West Delhi - 1100018.                                                                                          | Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>Flat No. 222, 2nd floor,<br>"THE MERLIN",<br>group Housing, Plot No 13/GH-01, Sector-13,<br>Vasundhara,<br>Ghaziabad, Uttar Pradesh-201012 |
| Mr. Gurvinder Singh (Borrower cum Mortgager),<br>S/O Mr. Randhir Singh,<br>C/o M/s Drools Pet Food Pvt. Ltd.<br>Khasra no. 307, Village Badhpura Dadri<br>Gautam Budh Nagar, Near Dadri Chowk<br>Uttar Pradesh 203207. |                                                                                                                                                                                                                       |
| Mr. Randhir Singh (Co-Borrower cum Mortgager),<br>S/O Mr. Arjun Singh,<br>79, Gram Orangabad, Tehsil-haridwar,<br>Aurangabad, Haridwar,<br>Uttarakhand - 249402.                                                       | Mr. Randhir Singh (Co-Borrower cum Mortgager),<br>S/O Mr. Arjun Singh,<br>Flat No. 222, 2nd floor,<br>"THE MERLIN",<br>group Housing, Plot No 13/GH-01, Sector-13,<br>Vasundhara,<br>Ghaziabad, Uttar Pradesh-201012  |

- I. Total liabilities as on 13.01.2026 : Rs. 52,93,353.96 (Rupees Fifty Two Lakh Ninety Three Thousand Three Hundred Fifty Three and Paise Ninety Six Only), as on 13.01.2026 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.ebkcray@psballiance.com,  
support.ebkcray@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. 222 on 2nd floor in building, having a super area of 74.349 sq. mtrs., (800 sq. ft.) & carpet area 535.70 sq. ft. i.e. 49.786 sq. mtr. Along with proportionate, undivided, indivisible, impartible share in the land under the building and undivided proportionate share in the common | Rs 47.00 Lakhs | Rs. 4.70 Lakhs | Not known to the Bank | Nil as per Bank's Record                                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| <p>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 &amp; District Ghaziabad, U.P.</p> <p><b>CERSAI Details:</b><br/>Asset ID: 200081230360<br/>Security Interest ID: 400079526845<br/>(Under Symbolic Possession)</p> |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|

1. Date of Auction: **28.05.2026 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 11.05.2026 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 **26.05.2026 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 **26.05.2026 up to 5:00 PM, to Canara Bank, Parliament Street 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



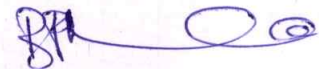
- certificate to the bank. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines
- ❖ All charges for Conveyance, Stamp duty/GST/Registration charges etc. As applicable shall be borne by the successful bidder only.
  - ❖ To the best of knowledge and information 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 11.05.2026 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. Ankur Kumar, Mobile No. 9570510555, Branch Head, Canara Bank, Parliament street Branch, New Delhi, e-mail [cb1098@canarabank.com](mailto:cb1098@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 Manager Canara Bank, New Delhi Regional Office, R K Puram, Sector-5, new Delhi or the service provider**
- |                                                                                                                                                                                                                                              |            |                 |                    |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|--------------------|-------------|
| <b>M/s</b>                                                                                                                                                                                                                                   | <b>PSB</b> | <b>Alliance</b> | <b>(BAANKNET),</b> | <b>Mob.</b> |
| <b>No.:8291220220/7046612345/6354910172/8160205051/9892219848,</b>                                                                                                                                                                           |            |                 |                    |             |
| <b>Email:<a href="mailto:support.ebkay@psballiance.com">support.ebkay@psballiance.com</a>,<a href="mailto:support.ebkay@procure247.com">support.ebkay@procure247.com</a>,Website:<a href="https://baanknet.in/">https://baanknet.in/</a></b> |            |                 |                    |             |

**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: 22.04.2026





Authorised Officer  
 Canara Bank

