

(A GOVERNMENT OF INDIA UNDERTAKING)

Jhilmil Industrial Area, GT Road, V 2 Market Vivek Vihar, Delhi
PH-91- 7070755831, Email: cb1300@canarabank.com

Ref: Delhi Vivek Vihar Branch: CR: SARFAESI - SALE/04

Date: 30.04.2026

To,

1. M/S IMMEDIATE CONSTRUCTION CO PVT LTD (BORROWER) 305 SHARMA COMPLEX A2 GURU NANAK, PURA LAXMI NAGAR DELHI, KARAWAL NAGAR, NORTH EAST DELHI, DELHI - 110092 ALSO AT GROUND FLOOR, DDA FLAT NO 63-A, CATEGORY - MIG FLATS, SITUATED IN THE LAYOUT PLAN PF POCKET - A & B, GROUP-III, DILSHAD GARDEN, SHAHADRA, DELHI 110095 ALSO AT PLOT/HOUSE NO E-65, BLOCK E, OUT OF KHASRA NO 105/1, SITUATED IN THE RESENTENTIAL COLONY KNOWN AS VISHWAS PARK, VILLAGE - PALAM UTTAM NAGAR, NEW DELHI - 110059	2. MR. NAGENDER KUMAR SHAH (BORROWER/GUARANTOR/MORTGAGOR) S/O CHHATHU SHAH 63 A, GROUND FLOOR POCKET B, DILSHAD GARDEN JHILMIL EAST DELHI, DELHI -110095 3) GEETA DEVI (BORROWER/GUARANTOR/MORTGAGOR) H NO 63 A, POCKET B DILSHAD GARDEN DELHI 110095
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Dear Sir,

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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank, Delhi Vivek Vihar Branch, Delhi 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 our **DELHI VIVEK VIHAR BRANCH** 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.

AUTHORISED OFFICER
CANARA BANK ENCLOSURE - SALE NOTICE (Annexure 13)



Internal



Annexure 13

Jhilmil Industrial Area, GT Road, V 2 Market Vivek Vihar, Delhi
PH-091- 7070755831, Email: cb1300@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) 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 **Physical possession** of which has been taken by the Authorised Officer of Central Delhi Regional office, New Delhi of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 16.05.2026 from 12.00 p.m. to 1 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs. 2,63,51,243.45 (Rupees Two Crore Sixty Three Lacs Fifty One Thousand Two Hundred Forty Three and Paise Forty Five Only) which include interest up to 30.04.2026 plus further interest at applicable rate along with expenses, other charges, etc. due to the **DELHI VIVEK VIHAR BRANCH**, of Canara Bank from **M/S IMMEDIATE CONSTRUCTION CO PVT LTD**.

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

Sr No.	Details of Properties	Reserve Price (In Rs)	EMD (In Rs)	Encumbrance(s)	Outstanding Dues of Local Self Government
1	HOUSE NO E-65, BLOCK E, OUT OF KHASRA NO 105/1, SITUATED IN THE RESIDENTIAL COLONY KNOWN AS VISHWAS PARK, VILLAGE - PALAM UTTAM NAGAR, NEW DELHI - 110059, EXTENT 83.61 SQMT.	1,30,00,000/-	13,00,000/-	Not known to the Bank	Not known to the Bank

The EMD should be deposited on or before 16.05.2026 before 11.00 AM.

The property will not be sold below Reserve Price.

For detailed terms and conditions of the sale please contact Mr Deepak, Senior Manager, Central Delhi Regional Office, Canara Bank, Mobile No 9599515395 or Mr Parikshan Pandit, Chief Manager Delhi Vivek Vihar Branch, Canara Bank, Mobile No 7070755831, e-mail id-cb1300@canarabank.com OR website <https://baanknet.com> (Contact No.829122020, Email : support.baanknet@psballiance.com) during office hours on any working day.

Date: 30.04.2026
Place: New Delhi

AUTHORISED OFFICER
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.04.2026

1. Name and address of the secured creditor: Canara Bank Delhi Vivek Vihar Branch
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1. M/S IMMEDIATE CONSTRUCTION CO PVT LTD (BORROWER) 305 SHARMA COMPLEX A2 GURU NANAK, PURA LAXMI NAGAR DELHI, KARAWAL NAGAR, NORTH EAST DELHI, DELHI – 110092 ALSO AT GROUND FLOOR, DDA FLAT NO 63-A, CATEGORY – MIG FLATS, SITUATED IN THE LAYOUT PLAN PF POCKET – A & B, GROUP-III, DILSHAD GARDEN, SHAHADRA, DELHI 110095 ALSO AT PLOT/HOUSE NO E-65, BLOCK E, OUT OF KHASRA NO 105/1, SITUATED IN THE RESENDENTIAL COLONY KNOWN AS VISHWAS PARK, VILLAGE – PALAM UTTAM NAGAR, NEW DELHI – 110059	2. MR. NAGENDER KUMAR SHAH (BORROWER/GUARANTOR/MORTGAGOR) S/O CHHATHU SHAH 63 A, GROUND FLOOR POCKET B, DILSHAD GARDEN JHILMIL EAST DELHI, DELHI -110095 3) GEETA DEVI (BORROWER/GUARANTOR/MORTGAGOR) H NO 63 A, POCKET B DILSHAD GARDEN DELHI 110095
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3. Total liabilities as on 30.04.2026 Rs 2,63,51,243.45 (Rupees Two Crore Sixty Three Lacs Fifty One Thousand Two Hundred Forty Three and Paise Forty Five Only plus further interest as applicable along with expenses, other charges, etc.

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

(b) Details :
of Auction
service
provider

Company Name	M/S PSB Alliance Pvt. Ltd.
Address	Corporate Office : Unit 1 , 3rd 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/

5. Reserve Price: Rs 130 Lacs (Rupees One Crore Thirty Lacs Only)

6. Other terms and conditions:

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the service provider M/S PSB Alliance Pvt. Ltd. at their website <https://baanknet.com/>
- b. The property can be inspected, with Prior Appointment with Authorised Officer or Chief manager, Delhi Vivek Vihar branch, on 12.05.2026. and 15.05.2026 between 10.00 A.M. to 2.00 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. The interested bidders may visit the website <https://baanknet.com>



- d. The intending bidders shall deposit Earnest Money Deposit (EMD) Rs 13,00,000/(Rupees Thirteen Lacs Only) - in E-Wallet at website <https://baanknet.com> 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 16.05.2026 up to 11:00 AM.
- e. Successful bidder would have to produce PAN Card, ID Proof and Address proof in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/-. 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.
- g. 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.
- h. For sale proceeds of Rs. 50 (Rupees Fifty) lakhs and above, the successful bidder will have to deduct TDS for sale of property of Rs.50 lakhs and above, the TDS is to be paid by the successful bidder from the sale amount and submit the original receipt of TDS certificate to the bank.
- i. All charges for conveyance, stamp duty/GST/Registration charges etc. As applicable shall be borne by the successful bidder only.
- j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- k. 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 Central Delhi Regional Office Delhi or Canara Bank, Delhi Vivek Vihar Branch, who as a facilitating centre shall make necessary arrangements.
- l. 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.
- m. For further details contact Mr Deepak, Senior Manager, Central Delhi Regional Office, Canara Bank, Mobile No 9599515395 or Mr Parikshan Pandit, Chief Manager Delhi Vivek Vihar Branch, Canara Bank, Mobile No 7070755831, e-mail id-cb1300@canarabank.com, e-mail id-cb1300@canarabank.com OR website <https://baanknet.com> (Contact No.829122020 , Email : support.baanknet@psballiance.com) during office hours on any working day.

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: 30.04.2026

AUTHORISED OFFICER
CANARA BANK



Internal