



(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,
A-27, 1STFLOOR, HAUZ KHAS, NEW DELHI-110016
Email: cb3038@canarabank.com

Ref: ARM II: CR: SARFAESI_KPSINGH-: MAY/2025-26 Date: 06-05-2026

To,

M/s Kunwar Pal Singh and Co. Prop. Shri Kunwar Pal Singh S/o Late Shri Ramji Lal R/o Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656	Shri Kunwar Pal Singh S/o Late Shri Ramji Lal R/o Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656
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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.

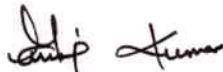
As you are aware, the Authorised Officer of CanaraBank has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you CanaraBank. The account is transferred to the Asset Recovery Management Branch II, A-27, 1st 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,


Authorised Officer
Canara Bank



ENCLOSURE – SALE NOTICE Annexure 13





Annexure 13

**ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
A-27, 1st 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) 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 ROORKEE (E-SYNDICATE) Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29-05-2026 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. 39,95,782.71 (Rupees Thirty Nine Lakhs, Ninety Five Thousand, Seven Hundred Eighty Two and Seventy One Paise only) as on 27.08.2020 + Interest w.e.f. 01.08.2020 + Expenses - Recoveries after 27.08.2020 due to Canara Bank, from M/s Kunwar Pal Singh and Co. Prop. Shri Kunwar Pal Singh S/o Late Shri Ramji Lal R/o Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656, Shri Kunwar Pal Singh S/o Late Shri Ramji Lal R/o Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656.

Full description of the immovable property, Reserve Price and EMD are as under:-

Sr No	Details of Properties	Reserve Price	EMD
1.	Name of Title holder: Shri Kunwar Pal Singh S/o Late Shri Ramji Lal EMT of all that of residential property at Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656 Total Land Area measuring 158.92 Sq. Mt. i.e. 1710.00 Sq. Ft. <u>Boundaries:</u> EAST- H/o Tirpal WEST- H/o Rajveer Singh NORTH- H/o Sureshpal SOUTH- H/o Kunwarpal and rasta 10'	Rs. 5.20 lakh	Rs. 52,000/-

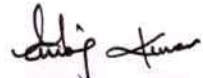
The EMD should be deposited on or before 28.05.2026 up to 5.00 pm.

The property will not be sold below 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 **SHRI SIDDHARTH SHUKLA Mobile No. 9928875879 and SHRI MANOJ KUMAR (Authorised Officer) Mobile No. 8826933887, Canara Bank, ARM II Branch**, during office hours on any working day.

Place: New Delhi
Date: 06-05-2026




**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06-05-2026

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:-

M/s Kunwar Pal Singh and Co. Prop. Shri Kunwar Pal Singh S/o Late Shri Ramji Lal R/o Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656	Shri Kunwar Pal Singh S/o Late Shri Ramji Lal R/o Village Sadhaura, Post Makdumpur, Pargana Manglaur, Tehsil: Roorkee, Dist Haridwar-247656
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3. Total liabilities : **Rs. 39,95,782.71 (Rupees Thirty Nine Lakhs, Ninety Five Thousand, Seven Hundred Eighty Two and Seventy One Paise only) as on 27.08.2020 + Interest w.e.f. 01.08.2020 + Expenses - Recoveries after 27.08.2020**
 4. (a) Mode of Auction : **Online E-Auction**

- (b) Details of Auction service provider : **M/S PSB ALLIANCE (BAANKNET)**
mobile.8291220220 Email - support.baanknet@psballiance.com
Website :http://baanknet.in//

- (c) Date & Time of Auction : **29-05-2026 between 12.30 p.m. to 1.30 p.m.**
 (With unlimited extensions of 5 minutes duration each)

5. Reserve Price : **Rs.5,20,000.00 (Rupees Five Lakh Two thousand only)**

6. Other terms and conditions:

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <http://baanknet.in//>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer on any working day during office hours.
- 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 deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkay) 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 **28-05-2026 up to 5.00 p.m.**
- After payment of the **EMD amount**, the intending bidders should submit a copy of the following documents/details on or before **28-05-2026 up to 5:00 PM** to Canara Bank, ARM II Branch, A-27, 1st Floor, Hauz Khas, New Delhi, by hand or by email.
 - RTGS/NEFT 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.

- iii.) Bidders Name. Contact No. Address, E Mail Id.
iv.) Bidder's A/c details for online refund of EMD.

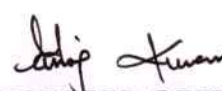
- f. The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password. Prospective bidder may avail online training on E- auction from the service provider, **M/s PSB Alliance (Baanknet)**. HELPDESK NUMBER: **8291220220**, email: support.baanknet@psballiance.com
- 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 the **multiplies 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. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the 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 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.
- j. 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.
- 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.
- m. 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.
- n. For further details contact **SHRI SIDDHARTH SHUKLA** Mobile No. **9928875879** and **SHRI 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 (Baanknet) Helpdesk Number- **8291220220/7046612345/6354910172/8160205051/9892219848** email: support.baanknet@psballiance.com, Website: <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: 06-05-2026




AUTHORISED OFFICER
CANARA BANK