

(A GOVERNMENT OF INDIA UNDERTAKING)

RECOVERY SECTION, SOUTH DELHI REGIONAL OFFICE

1st Floor, DDA Building, Vardhaman Tower (Near Paras Cinema), Nehru Place, Delhi- 110019

Ph- 9819049577/982112944; rosdelrec@canarabank.com

Ref: 6971/390/AKHAND/01/2026-27

Date: 25.05.2026

To,

1. M/S AKHAND MAHAYOG SANSTHAN (BORROWER)
SHOP NO. 171, ROAD NO. 37
NARANG COLONY, TRI NAGAR, SUBZI MANDI
DELHI- 110035
2. SHRI RAMESH BHARDWAJ (PROPRIETOR OF M/S AKHAND MAHAYOG SANSTHAN)
B-4/289-C
KESHAVPURAM
DELHI- 110035
3. SMT SHOBHA BHARDWAJ (MORTGAGOR IN M/S AKHAND MAHAYOG SANSTHAN)
W/O SH RAMESH BHARDWAJ
B-4/289-C
KESHAVPURAM
DELHI- 110035

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 Nehru place, 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 NEHRU PLACE BRANCH 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.

कृते केनरा बैंक / For CANARA BANK

AUTHORISED OFFICER

अधिकृत अधिकारी / Authorised Officer

क्षेत्रीय कार्यालय-दक्षिण दिल्ली / Regional Office South Delhi

केनरा बैंक एन्क्लोजर CANARA BANK ENCLOSURE SALE NOTICE (Annexure 13)

पता: 1st Floor, Vardhaman Tower, 1st Floor, Near Paras Cinema, Nehru Place-110019

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Annexure 13

1st Floor, DDA Building, Vardhaman Tower (Near Paras Cinema), Nehru Place, Delhi- 110019
Ph- 9819049577/982112944; rosdelrec@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 Regional office, New Delhi of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 04.07.2026 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. 25,31,362.14 (Rupees Twenty Five Lakh Thirty One Thousand Three Hundred Sixty Two and Paise One Four 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 NEHRU PLACE BRANCH, of Canara Bank from M/S AKHAND MAHAYOG SANSTHAN.

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
P1.	Commercial Unit No. 310 at 3rd floor without roof rights area measuring 150 sq ft, situated on Plot No. C-33, Shopping Centre, Lawrence Road (Now known as Keshavpuram), Delhi-110035	28,00,000.00	2,80,000.00	Not known to the Bank	Not known to the Bank

The EMD should be deposited on or before 03.07.2026 before 5.00 pm.

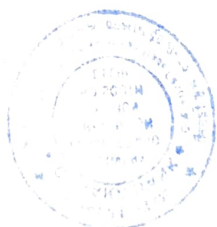
The property will not be sold below Reserve Price.

For detailed terms and conditions of the sale please contact SHRI KRISHNA KUMAR J (Authorized Officer) OR SHRI VINEETH ABRAHAM (Senior Manager, Recovery Section, South Delhi R.O.) Mobile No. 9819049577 Email: rosdelrec@canarabank.com OR website <https://baanknet.com> (Contact No.829122020, Email: support.baanknet@psballiance.com) during office hours on any working day.

Date: 25.05.2026
Place: New Delhi

कृते केनरा बैंक / For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
सेबी, नए दिल्ली, दक्षिणी क्षेत्रीय कार्यालय (Office-South Delhi)
AUTHORISED OFFICER
के.डी.ए. बिल्डिंग-1, वार्धमान टावर, 1st फ्लोर, नैहरू प्लेस, नई दिल्ली-110019
DDA Building-1, Vardhaman Tower, 1st Floor, Near Paras Cinema, Nehru Place-110019



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.05.2026

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

1. M/S AKHAND MAHAYOG SANSTHAN (BORROWER)
SHOP NO. 171, ROAD NO. 37
NARANG COLONY, TRI NAGAR, SUBZI MANDI
DELHI- 110035

2. SHRI RAMESH BHARDWAJ (PROPRIETOR OF M/S AKHAND MAHAYOG SANSTHAN)
B-4/289-C
KESHAVPURAM
DELHI- 110035

3. SMT SHOBHA BHARDWAJ (MORTGAGOR IN M/S AKHAND MAHAYOG SANSTHAN)
W/O SH RAMESH BHARDWAJ
B-4/289-C
KESHAVPURAM
DELHI- 110035

3. Total liabilities as on 30.04.2026, Rs. 25,31,362.14 (Rupees Twenty Five Lakh Thirty One Thousand Three Hundred Sixty Two and Paise One Four 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 28,00,000.00 (Rupees Twenty Eight Lakh 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/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. The property can be inspected, with Prior Appointment with Authorised Officer on 01.07.2026 between 10.00 A.M. to 4.00 P.M.

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Canara Bank



भारत सरकार का उपक्रम

A Government of India Undertaking

सिंडिकेट Syndicate

- 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) being 10% of the Reserve Price 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 03.07.2026 up to 5.00 pm.
- 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 multiples 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 Circle office, Delhi or Canara Bank South Delhi Regional Office 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 detailed terms and conditions of the sale contact, SHRI KRISHNA KUMAR J (Authorised Officer) OR SHRI VINEETH ABY ABRAHAM (Senior Manager, Recovery Section, South Delhi R.O.) Mobile No. 9819049577 Email: rosdelrec@canarabank.com OR the service provider M/S PSB ALLIANCE (EBKRAY), Mob.8291220220, Email- support.baanknet@psballiance.com, Website:<https://baanknet.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.

कृते केनरा बैंक / For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer

क्षेत्रीय कार्यालय-दक्षिणी दिल्ली / Regional Office South Delhi

सी.डी.ए. विनिर्देश-1, क्रमांक 10/2024, दिनांक 03.07.2024
Date: 03.07.2024, Vindhiya: 10/2024, Date: 03.07.2024

AUTHORISED OFFICER

CANARA BANK

Place: New Delhi
Date: 25.05.2026

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