

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref : GURVINDER SINGH:SALE:JUNE:2026

Date : 30.06.2026

To

Mr. Gurvinder Singh (Borrower cum Mortgager) S/O Mr. Randhir Singh 113, New Delhi, Chand Nagar West Delhi-110018	Mr. Gurvinder Singh (Borrower cum Mortgager) S/O Mr. Randhir Singh C/o M/s Drools Pet Food Pvt. Ltd. Khasra no. 307, Village Badhpura Dadri Gautam Budh Nagar, Near Dadri Chowk Uttar Pradesh 203207
Mr. Randhir Singh (Co-Borrower cum Mortgager) S/O Mr. Arjun Singh, 79, Gram Orangabad, Tehsil-haridwar, Aurangabnad, Haridwar, Uttarakhand-249402.	Mr. Gurvinder Singh (Borrower cum Mortgager) S/O Mr. Randhir Singh Flat No. 222, 2nd floor, "THE MERLIN" group Housing, Plot No 13/GH-01, Sector-13, Vasundhara, Ghaziabad, Uttar Pradesh-201012
Mr. Randhir Singh (Co-Borrower cum Mortgager), S/O Mr. Arjun Singh Flat No. 222, 2nd floor, "THE MERLIN", group Housing, Plot No 13/GH-01, Sector-13, Vasundhara, Ghaziabad, Uttar Pradesh-201012	

Dear Sir,

Sub: Notice under Section13(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.

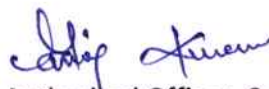
As you are aware, I on behalf of Canara Bank Karol Bagh Branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale 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, CanaraBank



ENCLOSURE-SALE NOTICE

(Auction Sale Notice for Immovable properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is here by 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 **Constructive Possession** of which has been taken by the Authorised Officer of Canara Bank ARM -1, Karol Bagh Branch Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.07.2026**, for recovery of **Rs 55,23,699.22 (Rupees Fifty Five Lakhs Twenty Three Thousand Six Hundred Ninety Nine and Twenty Two Paise Only)** which includes interest calculated upto **31.05.2026** plus applicable interest from **01.06.2026** along with expenses, other charges etc. due to the Secured Creditor from **Mr. Gurvinder Singh (Borrower cum Mortgager) S/o Mr. Randhir Singh and Mr. Randhir Singh (Co-Borrower cum Mortgager), S/O Mr. Arjun Singh**. The reserve price and the earnest money deposit for three mortgaged properties will be **Rs. 27,00,000.00 (Rs. Twenty Seven Lakhs Only)** and **Rs. 2,70,000.00 (Rs. Two Lakh Seventy Thousand Only)** respectively.

1	Name and Address of the Secured Creditor	Canara Bank ARM 1, Karol Bagh
2		Mr. Gurvinder Singh (Borrower cum Mortgager) S/O Mr. Randhir Singh, 113, New Delhi Chand Nagar, West Delhi-110018 Mr. Gurvinder Singh (Borrower cum Mortgager) S/O Mr. Randhir Singh, C/o M/s Drools Pet Food Pvt. Ltd. Khasra no. 307, Village Badhpura Dadri Gautam Budh Nagar, Near Dadri Chowk Uttar Pradesh 203207 Mr. Randhir Singh (Co-Borrower cum Mortgager) S/O Mr. Arjun Singh 79, Gram Orangabad, Tehsil-haridwar Aurangabad, Haridwar Uttarakhand-249402 Mr. Gurvinder Singh (Borrower cum Mortgager) S/O Mr. Randhir Singh Flat No. 222, 2nd floor, "THE MERLIN" group Housing





		Plot No 13/GH-01, Sector-13, Vasundhara Ghaziabad, Uttar Pradesh-201012
		Mr. Randhir Singh (Co-Borrower cum Mortgager) S/O Mr. Arjun Singh Flat No. 222, 2nd floor, "THE MERLIN", Group Housing, Plot No 13/GH-01 Sector-13, Vasundhara Ghaziabad, Uttar Pradesh-201012
3	Total liabilities as on 31.05.2026	Rs 55,23,699.22 (Rupees Fifty Five Lakhs Twenty Three Thousand Six Hundred Ninety Nine and Twenty Two Paise Only) which includes interest calculated upto 31.05.2026 plus applicable interest from 01.06.2026 along with expenses, other charges etc.
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (eBkay) 21.07.2026 1:30 PM to 2:30 PM M/S PSB ALLIANCE (BAANKNET)
5	Details of Property/ies	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 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.
6	Reserve Price (Rupees)	Rs. 27,00,000.00 (Rs. Twenty Seven Lakhs Only)
7	Earnest Money Deposit	Rs. 2,70,000.00 (Rs. Two Lakh Seventy Thousand Only)
8	The property can be inspected Date & Time	18.07.2026 11:00 AM to 04:00 PM

9. Other terms and conditions

- a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) .After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.



- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on between 18.07.2026 between 11:00 AM to 04:00 PM.
- d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/ 9892219848 /8160205051, Email: support.BAANKNET@psballiance.com .
- e. The intending bidders shall deposit **Earnest Money Deposit (EMD)** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan there in to **deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 21.07.2026 at 12:30 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00/- (Ten Thousand rupees) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be Rs. 10,000.00/- (Ten Thousand rupees) and time shall be extended to 5 minutes when valid bid received in last minutes.
- h. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- k. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM 1, Karol Bagh Branch, IFSC Code CNRB0002365.





- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. For sale proceeds above Rs.50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. 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 and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
- p. 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 **18.07.2026 from 11:00 AM to 04:00 P.M.**
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
- s. For further details Shri Kunal Gautam (AGM) - 9560062365 and/or Mrs. Monika Singh 9205831442 Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220/ 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com / support.ebkray@procure247.com)".**

Place: Delhi

Date: 30.06.2026



Shri K. Kumar
Authorised Officer
Canara Bank

