

COVERING LETTER TO SALE NOTICE

Ref: MATHURA/SALE NOTICE/KOMAL SINGH/2026

Date: 13.07.2026

To,

Borrower/ Mortgagor	Guarantor
(Legal Heir of Late Komal Singh s/o Kedar Singh)	MOHAMMAD IRSHAD S/O CHOTU MISTRI HOUSE NO 508 DARESHI ROAD, DEEG GATE MATHURA - 281001 MOB NO. 9084902805
LAJO DEVI W/O LATE KOMAL SINGH HOUSE WATER RATE NO 73/270 [PART], MOHALLA VANKHANDI, PUSHPAK CHOWK MATHURA - 281003 MOB NO: 7417408199	
MAYANK S/O LATE KOMAL SINGH HOUSE WATER RATE NO 73/270 [PART], MOHALLA VANKHANDI, PUSHPAK CHOWK MATHURA - 281003 MOB NO: 7417408199	
AJAY S/O LATE KOMAL SINGH HOUSE WATER RATE NO 73/270 [PART], MOHALLA VANKHANDI, PUSHPAK CHOWK MATHURA - 281003 MOB NO: 7417408199	

Sub: Notice under Section 13(4) of the Securitization 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, METHODIST HOSPITAL BRANCH** have taken symbolic 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 **METHODIST HOSPITAL 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 there under, I am herewith sending the Sale Notice containing terms and conditions under the subject Act/ or any other law in force.

Yours faithfully,


AUTHORISED OFFICER
CANARA BANK
प्राधिकृत अधिकारी (Authorised Officer)

- ENCLOSURE – 1. SALE NOTICE
 2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

वसूली व विधि अनुभाग / Recovery & Legal Section
 क्षेत्रीय कार्यालय, मथुरा / Regional Office, Mathura

E-Mail-romtrrec@canarabank.com

Sapphire Building, 2nd Floor, Above Nexa Showroom, NH-2 (Delhi Agra Highway), Mathura-281004

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SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of METHODIST HOSPITAL BRANCH of the Canara Bank, will be sold "As is where is", "As is what is", "Whatever there is" and "without recourse" basis on **25.08.2026**, for recovery of **Rs. 8,33,509.74/-** + interest + other charges due to the Canara Bank from:

Borrower/ Mortgagor	Guarantor
(Legal Heir of Late Komal Singh s/o Kedar Singh)	MOHAMMAD IRSHAD S/O CHOTU MISTRI HOUSE NO 508 DARESHI ROAD, DEEG GATE MATHURA - 281001 MOB NO. 9084902805
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Details of Property, Reserve Price and Earnest Money Deposit:

S. No	Property Address	Reserve Price (Rs)	EMD (Rs)
1.	Residential House Part of Water Rate No 73/270, Mohalla Vankhandi, Tehsil & District Mathura. Total Area 63.75 sq mtrs. Property Description is as under:- North :- Rasta 8 ft and House Amar Singh South :- Baghichi East :- House Bhoomika Singh West :- Rasta 10 ft wide	26,00,800 /-	2,60,080/-

The Earnest Money Deposit shall be deposited on or before 24-08-2026 up to 5:00 PM. For detailed terms and conditions of the sale please refer the e-auction portal BAANKNET - <https://baanknet.com/>.

Date: 13.07.2026

कृते For **AUTHORISED OFFICER**

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13-07-2026

1. Name and Address of Secured Creditor: **CANARA BANK, METHODIST HOSPITAL BRANCH**
2. Name and Address of the Borrower & Guarantors :

Borrower/ Mortgagor	Guarantor
(Legal Heir of Late Komal Singh s/o Kedar Singh)	MOHAMMAD IRSHAD S/O CHOTU MISTRI HOUSE NO 508 DARESHI ROAD, DEEG GATE MATHURA - 281001 MOB NO. 9084902805
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3. Total Liabilities : Rs. 8,33,509.74/- + interest + other charges

4. a) Mode of Auction : E-auction

b) Details of Auction service provider :

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

c) Date & Time of Auction : 25-08-2025 between 11:30AM to 12:30PM

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1.	Property Measuring 79.06 sq mtrs at Mauza Mathura Bangar, inside Paanch Bhai Palace residential colony, near Govind Nagar, Sector G, Teshsil and District Mathura.	26,00,800 /-	2,60,080/-

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6. Other terms and Conditions:

- a) The property/ies will be sold in **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS"** AND **"WITHOUT RECOURSE"** basis, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
- b) Auction/bidding shall be only through "online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, (contact no: 9457626234 / 7744973714) on any working day during office hours.
- d) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e) 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 mentioned in the said challan on or before **24-08-2026** up to 05:00 pm.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24-08-2026** up to 05:00 PM, to **CANARA BANK, METHODIST HOSPITAL BRANCH** by hand or by email.
 - i) Acknowledgement receipt thereof with UTR no.
 - ii) 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.
- 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 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, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.

j) For sale proceeds of Rs 50.00/- (Rupees Fifty Only) lakhs and above, the successful bidder will have to deduct TDS at the rate of 1% 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. In the event of cancellation of e-Auction, bid amount will be refunded. The Bid amount shall not carry any interest.

m) Bidder's are hereby advised to make due diligence and physical verification of Vehicle before participating in the auction process. No claim subsequent to submission of bid shall be entertained by the Bank.

n) For further details contact Authorized Officer on contact nos. 9457626234 / 7744973714) romtrrec@canarabank.com OR the service provider M/s PSB Alliance Pvt Ltd (BAANKNET), Helpdesk Number: 8291220220, Email : Support.BAANKNET@psballiance.com, Website : <https://baanknet.com/>.

SPECIAL INSTRUCTION/CAUTION

- 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 e-Auction 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 / dues.
- 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.

PLACE: MATHURA
DATE: 13-07-2026


कृते लेखित
For CANARA BANK
AUTHORISED OFFICER
CANARA BANK

प्राधिकृत अधिकारी (Authorised Officer)

वसूली व विधि अनुभाग /Recovery & Legal Section
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