

(A GOVERNMENT OF INDIA UNDERTAKING)

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 **constructive/physical** possession of which has been taken by the Authorized Officer of **PILKHUWA MAIN Branch (18559)** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.08.2026 (mention date of the sale)**, for recovery of **Rs. 12,86,375.55 (Rupees Eighteen Lakhs Eleven Thousand Two Hundred Eight and paise Twenty Seven only)** as on **16.07.2026** due to the **PILKHUWA MAIN** (Name of the Branch) of Canara Bank from

Borrower/Co-Borrower	Borrower/Co-Borrower	GUARANTOR /Surety
SHAAN AGRICULTURAL STORE PROP SALEEM SAIFI MOHALLA SADIKPURA KRISHANGANJ PILKHUWA DEHAT DIST HAPUR UTTAR PRADESH 245304 MOB NO 8077394450	SALEEM SAIFI MOHALLA SADIKPURA KRISHANGANJ PILKHUWA DEHAT DIST HAPUR UTTAR PRADESH 245304 MOB NO 8077394450	YASMEEN W/O JAFRUDDIN KRISHAN GANJ PILKHUWA DEHAT DIST HAPUR UTTAR PRADESH 245304

The reserve price will be **Rs. 21,72,000/- (Twenty One Lakhs Seventy Two Thousand only)** and the earnest money deposit will be **Rs. 2,17,200/- (Two Lakh Seventeen Thousand Two Hundred only)**. The Earnest Money Deposit shall be deposited on or before 20.08.2026 upto **11.00 am**.

Details and full description of the immovable property with known encumbrances, if any.

RESIDENTIAL HOUSE HAVING AREA 71.38 SQ YDS CONSTRUCTED ON PART OF PLOT NO 20 AND PART OF KHASRA NO 65 SITUATED AT MOHALLA PRAHLAD NAGAR NAUSHAD ROAD PILKHUWA NOW MUNICIPAL LIMITS PILKHUWA BEARING MUNICIPAL NO 1033/3 MOHALLA KRISHAN GANJ SADDIQPURA PILKHUWA PARGANA DASNA TEHSIL DHAULANA DIST HAPUR UTTAR PRADESH

BOUNDARIES :-

EAST – PART OF PLOT NO 19
WEST –ROAD 20 FT WIDE
NORTH- PLOT OF ANISHA
SOUTH- ROAD 14 FT WIDE

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 **Chief Manager, Canara Bank, PILKHUWA MAIN Branch** (Ph. No. **9510503449**) during office hours on any working day.

Date: 16.07.2026
Place: PILKHUWA

 कृते केनरा बैंक/For Canara Bank
Authorised Officer
मंडल प्रबंधक/Divisional Manager
क्षेत्रीय कार्यालय, हरदोय/Regional Office, Hapur

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i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, 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) The intending bidders should register their names at portal and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/S PSB ALLIANCE (BAANKNET)** through website <https://baanknet.in/> (mention the name of the service provider, office address, e-mail address and Contact Number here)

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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.

j) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of **Rs. 50 (Rupees Fifty) lacs and above**, the successful bidder will have to deduct TDS at the rate **1%** on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Bulandshahr Railway Road Branch** who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact **RAM PRAKASH PINTU, Chief Manager, Canara Bank, PILKHUWA MAIN Branch** (Ph. No. **99510503449**) e-mail id cb18559@canarabank.com OR the service provider **M/S PSB ALLIANCE (BAANKNET)** through website <https://baanknet.in/> (mention the name of the service provider, office address, e-mail address and Contact Number here).

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