

Date: 29.07.2026

Ref: CB/REC/SALE NOTICE/AUG/SHANVI

To,

M/S SHANVI ALL SOLUTION (BORROWER) PROP. MR SANDEEP TIWARI S/O RAMESH CHAND TIWARI DHARAMPUR CHOWK NEAR CHANCHAL SWEET SHOP DEHRADUN UTTARAKHAND. 248001 MOB: 9017736000	MR SANDEEP TIWARI (PROPRIETOR) S/O RAMESH CHAND TIWARI H NO 1238 KALI MATA MANDIR TIMBER MARKET KARNAL RURAL PART 1 KARNAL HARYANA. 132001 MOB: 9017736000
MR PRADEEP TIWARI (GUARANTOR) S/O RAMESH CHAND TIWARI TIWARI NIWAS BHAKTIYANA SRINAGAR PAURI GARHWAL SRINAGAR, LANESDOWNE PAURI GARHWAL UTTARAKHAND. 246174 MOB: 9411110000	

Dear Sir/ Madam,

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, **BANJARAWALA (5578) BRANCH** has 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 **BANJARAWALA 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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



BANJARAWALA BRANCH (5578) BRANCH DEHRADUN
Email : cb5578@canarabank.com
(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 physical possession of which has been taken by the Authorised Officer of BANJARAWALA Branch of Canara bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.08.2026, for recovery of **Rs. 87,10,196.89 (Rupees Eighty Seven Lakh Ten Thousand One Hundred Ninety Six and Paise Eighty Nine only)** as on 24.05.2026 + Interest w.e.f. 01.05.2026 + Expenses - Recoveries after 24.05.2026 (if any) in the loan Account No. 125003722300 AND **Rs. 8,34,251.56 (Rupees Eight Lakh Thirty Four Thousand Two Hundred Fifty One and Paise Fifty Six only)** as on 24.05.2026 + Interest w.e.f. 30.04.2026 + Expenses - Recoveries after 24.05.2026 (if any) in the loan Account No. 170007905089 (stands closed as on date), due to secured creditor from, M/S SHANVI ALL SOLUTION (BORROWER), MR SANDEEP TIWARI (PROPRIETOR) & MR PRADEEP TIWARI (GUARANTOR).

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

PROPERTY IN THE NAME OF – Mr. Pradeep Tiwari S/o Ramesh Chand Tiwari

ALL THAT OPEN LAND BEARING NAGAR NIGAM PROPERTY no. 274/251, Block-I Dharampur, Dehradun, having total area 481.00 Sq.Mtr i.e., [(Khata Khatauni No. 1377, (Fasli year 1420 to 1425), Khasra No. 186 area measuring 425.05 Sq.Mtr. and khasra no. 187 Area 55.95 Sq. Mtr]. Total area 481 Sq. Mts. situated at Mauza Dharampur Pargana Central Doon, Distt. Dehradun) and land bearing Nagar Nigam property no. 274/251, Block-I, Dharampur, Dehradun having total area 874.95 Sq. Mts. (Khata Khatauni No. 1377, Fasli 1420 to 1425, Khasra No. 185 Area 610 Sq. Mts. and khasra no. 186 Area 264.95 Sq. Mts. Total area 874.95 Sq. Mts. situated at Mauza Dharampur Pargana Central Doon, Distt. Dehradun). And land bearing Nagar Nigam property no. 275/252, Block-I, Dharampur, Dehradun having total Area 360 Sq. Mts. Total land area 1715.95 Sq Mts.

Bounded and butted as under:-

BOUNDARIES-

EAST- 11.28 Metre. wide Mata Mandir Road

WEST- 5.48 Metre wide Road

NORTH- Property of others

SOUTH- Property of Mehta

The reserve price will be **Rs. 12.01 Crores** only for the property and the earnest money deposit will be **Rs. 1.20 crores only**. The Earnest Money Deposit shall be deposited on or before **28.08.2026 up to 5.00pm**.

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) or may contact Canara Bank Regional office Dehradun, Canara Bank, Ph. No.8191072955 during office hours on any working day.

Date: 29.07.2026

Place: Dehradun


Authorised Officer
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29.07.2026

1.	Name and Address of the Secured Creditor	Canara Bank BANJARAWALA BRANCH DEHRADUN
2.	Name and Address of the Borrower(s)/ Guarantor(s)	M/S SHANVI ALL SOLUTION (BORROWER) PROP. MR SANDEEP TIWARI S/O RAMESH CHAND TIWARI DHARAMPUR CHOWK NEAR CHANCHAL SWEET SHOP DEHRADUN UTTARAKHAND. 248001 MOB: 9017736000 MR SANDEEP TIWARI (PROPRIETOR) S/O RAMESH CHAND TIWARI H NO 1238 KALI MATA MANDIR TIMBER MARKET KARNAL RURAL PART 1 KARNAL HARYANA. 132001 MOB: 9017736000 MR PRADEEP TIWARI (GUARANTOR) S/O RAMESH CHAND TIWARI TIWARI NIWAS BHAKTIYANA SRINAGAR PAURI GARHWAL SRINAGAR, LANESDOWNNE PAURI GARHWAL UTTARAKHAND. 246174 MOB: 9411110000
2a.	Property in the name of	MR. PRADEEP TIWARI S/O RAMESH CHAND TIWARI
3.	Total liabilities	Rs. 87,10,196.89 (Rupees Eighty Seven Lakh Ten Thousand One Hunderd Ninety Six and Paise Eighty Nine only) as on 24.05.2026 + Interest w.e.f. 01.05.2026 + Expenses - Recoveries after 24.05.2026 (if any) in the loan Account No. 125003722300 AND Rs. 8,34,251.56 (Rupees Eight Lakh Thirty Four Thousand Two Hundred Fifty One and Paise Fifty Six only) as on 24.05.2026 + Interest w.e.f. 30.04.2026 + Expenses - Recoveries after 24.05.2026 (if any) in the loan Account No. 170007905089 (stands closed as on date)
4.	a. Mode of Auction	Online Electronic Bidding
	b. Details of Auction service provider	M/s PSB Alliance (Ebkray) Helpdesk Number-8291220220 EMAIL- support.ebkray@psballiance.com Website-https://ebkray.in/
	c. Date & Time of Auction	29.08.2026 Time: 12.30 pm to 3.30pm (with unlimited



		extension of 5 minutes duration each till the conclusion of the sale).
	d. Place of Auction	ONLINE
	Details of Property/ies	ALL THAT OPEN LAND BEARING NAGAR NIGAM PROPERTY no. 274/251, Block-I Dharampur, Dehradun, having total area 481.00 Sq.Mtr. i.e., [(Khata Khatauni No. 1377, (Fasli year 1420 to 1425), Khasra No. 186 area measuring 425.05 Sq.Mtr. and khasra no. 187 Area 55.95 Sq. Mtr]. Total area 481 Sq. Mts. situated at Mauza Dharampur Pargana Central Doon, Distt. Dehradun) and land bearing Nagar Nigam property no. 274/251, Block-I, Dharampur, Dehradun having total area 874.95 Sq. Mts. (Khata Khatauni No. 1377, Fasli 1420 to 1425, Khasra No. 185 Area 610 Sq. Mts. and khasra no. 186 Area 264.95 Sq. Mts. Total area 874.95 Sq. Mts. situated at Mauza Dharampur Pargana Central Doon, Distt. Dehradun). And land bearing Nagar Nigam property no. 275/252, Block-I, Dharampur, Dehradun having total Area 360 Sq. Mts. Total land area 1715.95 Sq Mts. Bounded and butted as under:- BOUNDARIES- EAST- 11.28 Metre. wide Mata Mandir Road WEST- 5.48 Metre wide Road NORTH- Property of others SOUTH- Property of Mehta
5.	Reserve Price	₹ 12.01 CRORES

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkgray.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 or before 28.08.2026 **between 11.00 AM to 4.00 PM.**
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/S PSB Alliance Private Limited (E-bkgray) 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 **28.08.2026 up to 5.00 p.m.**
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (Ebkray)** **MOB.NO.-: 8291220220; email: support.ebkray@psballiance.com**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28.08.2026 up to 5:00 PM**, to Canara Bank, recovery section regional office Dehradun by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through 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.
 - Bidders Name. Contact No, Address, E Mail ID.
 - Bidder's A/C details for online refund of EMD.
- The intending bidders should register their names at portal <https://ebkgray.in/> (mention the website address of service provider) 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 (Ebkray)**



MOB.NO.-: 8291220220; email: support.ebkray@psballiance.com

- 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 multiples of **Rs. 10,000.00** (Rupees Ten Thousand Only. The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 25,000.00 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.50,00,000.00 (Rupees Fifty Lakhs Only) 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, advocate fees 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 Regional office who as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, **REGIONAL OFFICE DEHRADUN** Branch (Ph.No**8191072955**)
e-mail id rfcoddn@canarabank.com OR the service provider M/s **PSB Alliance (Ebkray)**
MOB.NO.-: 8291220220; email: support.ebkray@psballiance.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: Dehradun
Date: 29.07.2026


Authorised Officer
Canara Bank

