

Ref: ARM II: CR: SARFAESISALE/MGWORLD-: PPV: 2026-27/3

Date: 04.08.2026

To,

M/S MG WORLD DOORS AND WINDOWS PVT. LTD. ADDRESS(i):- HILL VIEW APARTMENTS B - 307 SAHASTRADHARA ROAD, PO-GUJRARA ,DEHRADUN,UTTARAKHAND-248001 MOB: 8077726472	MR. MANOJ PANDITA S/O MR. MAKHAN LAL PANDITA ADDRESS:-HILL VIEW APARTMENTS B -307 SAHASTRADHARA ROAD PO-GUJRARA,DEHRADUN,UTTARAKHAND-248001 MOB: 9837100811
M/S MG WORLD DOORS AND WINDOWS PVT. LTD. ADDRESS (ii):- KHASRA NO-307-308,KOKIYAL GOAN SAKLENA,DHANAULITY,TEHRI GARHWAL UTTARAKHAND-248008	M/S MINDAL ENGINEERING INDUSTRIES PVT. LTD. ADDRESS:-C/O GAURAV ,B 307 HILL VIEW APARTMENT SAHASTRADHARA ROAD, PO-GUJRARA , DEHRADUN,UTTARAKHAND 248001, MOB: 9469218449
M/S MG WORLD DOORS AND WINDOWS PVT. LTD. ADDRESS(iii)-PLOT NO 2 SECTOR 9,VAISHALI,GHAZIABAD U.P.-201010 E-MAIL ID- MGWORLD@YAHOO.COM, MGWOLRDDOORS@GMAIL.COM	MRS. SUMAN RAWAL PANDITA ALIS MRS. SUMAN RAWAL W/O MR. MANOJ PANDITA ADDRESS:-HILL VIEW APARTMENTS B- 307 SAHASTRADHARA ROAD PO-GUJRARA, DEHRADUN,UTTARAKHAND-248001 MOB: 9837100811
MRS. ANJALI KOUL W/O SANJAY KOUL ADDRESS:-FLAT NO 17 BLOCK NO 23 LANE NO 4 JAGTI COLONY NAGROTA JAMMU AND KASHMIR 181221 ,MOB: 9469218449	

Dear Sir/Madam,

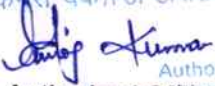
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6)/Rule 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank 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 Canara Bank. The account is transferred to the Asset Recovery Management Branch Karol Bagh, New Delhi for further follow up in recovery of the dues.

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.

Yours faithfully,

कृते केनरा बैंक/For CANARA BANK


 Authorised Officer
 Asset Recovery Management Br.
 Karol Bagh, N. Delhi-5

Enclosure – Sale Notice Annexure 13

Page 1 of 6

ASSET RECOVERY MANAGEMENT BRANCH,
 IST FLOOR, ARYA SAMAJ ROAD, KAROL BAGH NEW DELHI – 110005
 E MAIL – CB3038@CANARABANK.COM,CB2365@CANARABANK.COM



ANNEXURE 13

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)/ Rule 9 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 possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.08.2026 from 2.00 p.m. to 3.00 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of:-

- I. **Rs. 47,44,380.86 (Rupees Forty Seven Lakh Forty Four Thousand Three Hundred Eighty and Eighty Six Paise Only)** as on 31.01.2026 + Interest w.e.f. 01.02.2026 in the loan Account no -1182261051836
+ Expenses - Recoveries after 31.01.2026 (if any) in the loan Account No. 1182261051836.
- II. **Rs. 40,11,952.97 (Rupees Forty Lakh Eleven Thousand Nine Hundred Fifty Two and Ninety Seven Paise only)** as on 31.01.2026 + Interest w.e.f. 01.02.2026 + Expenses - Recoveries after 31.01.2026 (if any)
in the loan Account No. 1182766000012.
- III. **Rs. 20,08,332.84 (Rupees Twenty Lakh Eight Thousand Three Hundred Thirty Two and Eighty Four Paise only)** as on 06.02.2026 +Interest w.e.f. 07.02.2026 + Expenses - Recoveries after 06.02.2026 (if any) in the loan Account No. 170007033323
- IV. **Rs. 7,47,937.14 (Rupees Seven Lakh Forty Seven Thousand Nine Hundred Thirty Seven and Fourteen Paise only)** as on 31.01.2026 + Interest w.e.f. 01.02.2026 + Expenses - Recoveries after 31.01.2026 (if any) the loan Account No. 170002784633

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
Property No.1 -All the piece and parcel of Land and building comprised in Khata No.02,Khasra No-307M ,Rakba-0.0161Hectare and Khasra No-308M , Rakba -0.0088 Hectare ,Total 2 Khat Total Rakba measuring 0.0249 Hectare and out of Total Area House is Constructed upon area 85 Sqr.Mtr. situated at Village-Kokliyal Gaon, Patti-Saklana, Tehsil-Dhanaulti, District- Tehri Garhwal in the name of M G World Doors and Windows Pvt. Ltd. The property is bounded as under:- North:-10 Ft. Road South:-Land of others East:-14 Ft. Road and lands of others West:-Land of others CERSAI ID:-400050711680	Rs.46.00 Lakh (Rs. Forty Six Lakh only) EMD =Rs.4.60 Lakh (Rs, Four Lakh Sixty Thousand only)	Not known to Bank
Property No.2 -All the piece and parcel of Land and building comprised in Khata No.02, Khasra No-308M , Rakba -0.0249 Hectare ,Total 1 Khat Total Rakba measuring 0.0249 Hectare situated at Village-Kokliyal Gaon, Patti-Saklana, Tehsil-Dhanaulti, District- Tehri Garhwal in the name Mindal Engineering Industries Pvt. Ltd. The property is bounded as under:- North:-Land of others South:-10 Ft. Road		Not known to Bank

East:- Land of others West:-Land of others CERSAI ID:-400067271243 Property No-1 and Property No-2 will be single lot.		
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The EMD should be deposited on or before 26.08.2026 up to 12.00 pm.

The property will be sold above the Reserve Price.

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, SH. Deepanshu . Mobile No 7404197620, and Sh Manoj Kumar (Authorised officer), Mobile No 8826933887 Canara Bank, ARM II Branch, during office hours on any working day.

Place: New Delhi
Date: 04.08.2026

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER
CANARA BANK
Arva Samaj Road, Karol Bagh, New Delhi-5



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 04.08.2026

- 1.Name and address of the Secured Creditor : **Canara Bank ARM II Branch**
- 2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

3.

- i.**Rs. 47,44,380.86 (Rupees Forty Seven Lakh Forty Four Thousand Three Hundred Eighty and Eighty Six Paise Only)** as on 31.01.2026 + Interest w.e.f. 01.02.2026 in the loan Account no -**1182261051836**
+ Expenses - Recoveries after 31.01.2026 (if any)in the loan Account No. **1182261051836**.
- ii.**Rs. 40,11,952.97 (Rupees Forty Lakh Eleven Thousand Nine Hundred Fifty Two and Ninety Seven Paise only)** as on 31.01.2026 + Interest w.e.f. 01.02.2026 + Expenses - Recoveries after 31.01.2026 (if any)
in the loan Account No. **1182766000012**.
- iii.**Rs. 20,08,332.84 (Rupees Twenty Lakh Eight Thousand Three Hundred Thirty Two and Eighty Four Paise only)** as on 06.02.2026 +Interest w.e.f. 07.02.2026 + Expenses – Recoveries after 06.02.2026 (if any) in the loan Account No. **170007033323**
- iv.**Rs. 7,47,937.14 (Rupees Seven Lakh Forty Seven Thousand Nine Hundred Thirty Seven and Fourteen Paise only)** as on 31.01.2026 + Interest w.e.f. 01.02.2026 + Expenses - Recoveries after 31.01.2026 (if any) the loan Account No. **170002784633** from:

M/S MG WORLD DOORS AND WINDOWS PVT. LTD. ADDRESS(i):- HILL VIEW APARTMENTS B -307SAHASTRADHARA ROAD, PO-GUJRARA ,DEHRADUN,UTTARAKHAND-248001 MOB: 8077726472	MR. MANOJ PANDITA S/O MR. MAKHAN LAL PANDITA ADDRESS:-HILL VIEW APARTMENTS B -307 SAHASTRADHARA ROAD PO-GUJRARA,DEHRADUN,UTTARAKHAND-248001 MOB: 9837100811
M/S MG WORLD DOORS AND WINDOWS PVT. LTD. ADDRESS (ii):- KHASRA NO-307-308,KOKIYAL GOAN SAKLENA,DHANALITY,TEHRI GARHWAL UTTARAKHAND-248008	M/S MINDAL ENGINEERING INDUSTRIES PVT. LTD. ADDRESS:-C/O GAURAV ,B 307 HILL VIEW APARTMENT SAHASTRADHARA ROAD, PO-GUJRARA , DEHRADUN,UTTARAKHAND 248001, MOB: 9469218449
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4 (a)Mode of Auction : Online E-Auction.

(b) Details of : M/s PSB Alliance (Ebkray)
Auction
service provider MOB: 8291220220

Website: <https://ebkray.in/> or <https://baanknet.com/>

mail: support.ebkray@psballiance.com / support.ebkray@procure247.com

(c) Date & Time of e- auction: Date 26.08.2026 Time 2.00 p.m. to 3.00 p.m

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: Rs.46.00 Lakh (Forty Six Lakh only)

EMD : Rs.4.60 Lakh (Rs, Four Lakh Sixty Thousand only)

Property No-1 and Property No-2 will be single lot.

6. Other terms and conditions:

- a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in/or 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 between **11.00 A.M to 4.00 P.M.**
- c) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- d) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 26.08.2026 up to 12.00 p.m.
- e) The intending bidders should register their names at portal <https://ebkray.in/> or <https://baanknet.com/> 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). HELPDESK NUMBER: 8291220220 email: support.ebkray@psballiance.com.
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies 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. 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 Secured Creditor.
- h) 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.
- i) For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

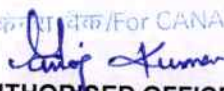


- j) All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- k) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- l) To the best 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 themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.
- m) For further details contact Deepanshu(Officer) Mobile No 7404197620 & Sh Manoj Kumar (Authorised officer), Mobile No 8826933887, Canara Bank, ARM II Branch, E-mail [id-cb3038@canarabank.com](mailto:cb3038@canarabank.com) or the service provider M/S PSB Alliance (Ebkray) Helpdesk Number-8291220220/ 7046612345/ 6354910172/ 8160205051/ 9892219848 email: support.ebkray@psballiance.com, Website: <https://ebkray.in/> or <https://baanknet.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: New Delhi
Date: 04.08.2026

करो केनरा बैंक/For CANARA BANK

AUTHORISED OFFICER
CANARA BANK
Arya Samaj Bld., Karol Bagh, N. Delhi-6