

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 provision 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 creditors, the Symbolic possession of which has been taken on 22.07.2026 by the Authorized Officer of RAMPRASTHA branch Ghaziabad of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 03.09.2026 from 12.30 p.m. to 1.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery being Rs. 14,51,592.18/- (Rupees Fourteen Lakh Fifty One Thousand Five Hundred Ninety Two and Eighteen Paise) as on 28.08.2026 and further interest at applicable rate from 29.07.2026 along with expenses, other charges, etc due to our RAMPRASTHA Branch, Ghaziabad of Canara Bank from Sh. Neeraj Tyagi and Smt. Sangeeta Tyagi.

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

Sr No.	Details of Properties	Reserve Price	EMD	Encumbrance(s)	Outstanding Dues of Lt Self Government on 28.07.2026
1.	Residential Flat No-FF-3, Plot No-96, MIG, (without Roof Right) Friends Colony, Hadhbast Vill-Raispur, Sanjay Nagar, Pargana- Dasna, Tehsil & Distt- Ghaziabad Super Covered Area: 60.38 Sq. Meter <u>Boundary</u> North- Rasta 40 Feet Wide South- Plot No-75 and 76 East - Plot No-95 West - Plot No-97 Security Interest ID- 400029466018 (This property is in Symbolic possession of the Bank)	Rs.23.00 Lakh	Rs. 2,30,000/-	Not known to the Bank	Nil as per Bank's Record

The EMD should be deposited on or before 02.09.2026 up to 5.00 pm.

The property will not be sold below 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. Rakesh Kumar, Authorised Officer, Canara Bank Regional Office, Ghaziabad during office hours on any working day.

Place: Ghaziabad
Date: 30.07.2026

Internal

Internal

AUTHORISED OFFICER
CANARA BANK

Page 2 of 5



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.07.2026

- 1.Name and address of the secured creditor : Canara Bank, RAMPRASTHA Branch, Ghaziabad
2.Name and address of the Borrower(s)/Guarantor(s) : Details as under :-

Sh. Neeraj Tyagi S/o Sh. Dharma Pal Tyagi R/o- H No- P 44 Rani Laxmi Bai Chowk, RAMPRASTHA Sector-23, Sanjay Nagar, Ghaziabad- 201002	Smt. Sangeeta Tyagi W/o Sh. Neeraj Tyagi R/o- H No- P 44 Rani Laxmi Bai Chowk, RAMPRASTHA Sector-23, Sanjay Nagar, Ghaziabad - 201002
Sh. Neeraj Tyagi S/o Sh. Dharma Pal Tyagi R/o- H. No-99, Plot No- E-76 New Friends Colony Guldhar 2, Sector- 23 Sanjay Nagar, Ghaziabad - 201002	Smt. Sangeeta Tyagi W/o Sh. Neeraj Tyagi R/o- H. No- 99, Plot No- E-76 New Friends Colony Guldhar 2, Sector- 23 Sanjay Nagar, Ghaziabad - 201002
Sh. Neeraj Tyagi S/o Sh. Dharma Pal Tyagi Flat No-FF-3, MIG Plot No-96, Friends Colony Hadhbast Vill-Raispur Sanjay Nagar, Ghaziabad - 201002	Smt. Sangeeta Tyagi W/o Sh. Neeraj Tyagi Flat No-FF-3, MIG Plot No-96, Friends Colony Hadhbast Vill-Raispur Sanjay Nagar, Ghaziabad - 201002

3. Total liabilities - Rs. 14,51,592.18/- (Rupees Fourteen Lakh Fifty One Thousand Five Hundred Ninety Two and Eighteen Paise) as on 28.07.2026 and further interest at applicable rate from 29.07.2026 along with expenses, other charges, etc

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : M/s PSB Alliance Pvt Ltd (Baanknet)
MOB. NO. : 8291220220
email: support.baanknet@psballiance.com
Website : <https://baanknet.com/>
5. Reserve Price : Rs. 23.00 Lakh (Rs. Twenty Three Lakh Fifteen Thousand only)

6. Other terms and conditions:

- a) 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 proceedings.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, on or before 29.08.2026 between 10.00 A.M to 5.00 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 (BAANKNET) 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 before 29.08.2026 up to 5:00 PM.

Internal



Page 3 of 5

Internal