सिंडिकेट Syndicate

Sub Area Canteen (18516) BRANCH DEHRADUN
Email : cb18516@canarabank.com

Ref: CB/REC/SALE NOTICE/NOV/26/SH **Date: 29.10.2026**

To,

SHRI SHAH HUSAIN (BORROWER/MORTGAGOR) S/O ZAKIR HUSSAIN R/O VILLAGE BHUDDI P.O KARBARI, TEHSIL-VIKASNAGAR DEHRADUN UTTARAKHAND **MOB: 9759893492**	SMT PARVEEN KHATOON (GUARANTOR) W/O RAFAT HUSSAIN R/O VILLAGE BHUDDI P.O KARBARI, TEHSIL-VIKASNAGAR DEHRADUN UTTARAKHAND MOB:9758031354

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, **Sub Area CanteenBranch DEHRADUN 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 **Sub Area Canteen Branch DEHRADUN** 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 **15 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,

कृते केनरा बैंक
For Canara Bank
प्राधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

केनरा बैंक CANARA BANK Recovery & Legal Section Regional Office

Internal

सिंडिकेट Syndicate

Sub Area Canteen (18516) BRANCH DEHRADUN
PH-9997341008Email :cb18516@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 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 Creditor, the symbolic possession of which has been taken by the Authorised Officer of **Sub Area CanteenBranch of Canara bank,** will be sold on "As is where is", "As is what is", and " Whatever there is" on**16.11.2026**, for recovery of**Rs. 19,98,558.95 (RUPEES NINETEEN LAKH NINETY EIGHT THOUSAND FIVE HUNDRED FIFTY EIGHT AND PAISA NINETY-FIVE ONLY) as on 30.06.2024 + Interest w.e.f. 01.07.2024 + Expenses - Recoveries after 30.06.2024 ,if any**in account no. 85169730000015, due to Sub Area Canteen Branch of Canara Bank, SHRI SHAH HUSSAIN S/O ZAKIR HUSSAIN (BORROWER/MORTGAGOR) & SMT PRAVEEN KHATOON W/O RAFAT HUSSAIN (GUARANTOR)

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

ALL THAT PROPERTY COMPRISED IN LAND BEARING KHATA NO. 511(ACCORDING TO FASLI YEAR 1399-1404) KHASRA NO. 2193 AREA 376.39 SQ MTS OUT OF WHICH TOTAL COVERED AREA AT G.F 86.17 SQ MTS SITUATED AT MAUZA EAST HOPE TOWN, PARGANA PACHWA DOON, DISTRICT DEHRADUN

Boundaries:

EAST- LAND OF SHRI ZAKIR HUSSAIN S.M 90 FT
WEST- LAND OF SHRI ASHRAF ALI S.M 90 FT
NORTH- 15 FT. WIDE ROAD S.M 45 FT
SOUTH- PROPERTY OF FIRST PARTY S.M 45 FT.

The reserve price will be **Rs.87.00 Lakhs** only and the earnest money deposit will be Rs.**8.70lakhs only**.
The Earnest Money Deposit shall be deposited on or before **15.11.2026 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.

कृते केनरा बैंक
For Canara Bank
प्राधिकृत अधिकारी / Authorised Officer

Date: 29.10.2026
Place: Dehradun

Authorised Officer
CANARA BANK

Internal

Canara Bank

सिंडिकेट Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29.10.2026

1.	**Name and Address of the Secured Creditor**	**Canara Bank Sub Area CanteenBranch DEHRADUN**
2.	**Name and Address of the Borrower(s)/ Guarantor(s)**	SHRI SHAH HUSAIN (BORROWER/MORTGAGOR) S/O ZAKIR HUSSAIN R/O VILLAGE BHUDDI P.O KARBARI, TEHSIL-VIKASNAGAR DEHRADUN UTTARAKHAND **MOB: 9759893492** SMT PARVEEN KHATOON (GUARANTOR) W/O RAFAT HUSSAIN R/O VILLAGE BHUDDI P.O KARBARI, TEHSIL-VIKASNAGAR DEHRADUN UTTARAKHAND MOB:9758031354
2a.	**Property in the name of**	SHRI SHAH HUSSAIN S/O ZAKIR HUSSAIN
3.	**Total liabilities**	.Rs. 19,98,558.95 (RUPEES NINETEEN LAKH NINETY EIGHT THOUSAND FIVE HUNDRED FIFTY EIGHT AND PAISA NINETY FIVE ONLY) as on 30.06.2024 + Interest w.e.f. 01.07.2024 + Expenses - Recoveries after 30.06.2024 ,if anyin account no. 85169730000015,
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	**16.11.2026 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
	Detailsof Property/ies	ALL THAT PROPERTY COMPRISED IN LAND BEARING KHATA NO. 511(ACCORDING TO FASLI YEAR 1399-1404) KHASRA NO. 2193 AREA 376.39 SQ MTS OUT OF WHICH TOTAL COVERED AREA AT G.F 86.17 SQ MTS SITUATED AT MAUZA EAST HOPE TOWN, PARGANA PACHWA DOON,DISTRICT DEHRADUN **Boundaries:** **EAST**- LAND OF SHRI ZAKIR HUSSAIN S.M 90 FT **WEST**- LAND OF SHRI ASHRAF ALI S.M 90 FT **NORTH**- 15 FT. WIDE ROAD S.M 90 FT **SOUTH**- PROPERTY OF FIRST PARTY S.M 45 FT. NAGAR, DISTRICT DEHRADUN BOUNDED AND BUTTED AS UNDER
5.	**Reserve Price**	**Rs. 87.00 Lakh**

Internal

6. Othertermsandconditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website**https://ebkray.in/**. Biddersareadvisedtogo throughthewebsitefordetailedtermsbeforetakingpartinthee-auctionsale proceedings.

b)Thepropertycanbeinspected,withPriorAppointmentwithAuthorisedOfficer on or before **15.11.2026 between 11.00 AM to 4.00 PM.**

c) Thepropertywillbesoldforthepricewhichismorethantheserve Priceand the participatingbiddersmay improvetheirofferfurther duringauction 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 **15.11.2026up to 5.00 p.m.**

e) Intending bidersshallholdavaliddigitalsignaturecertificateande-mail address. For detailswith regard to digitalsignatureplease contactthe serviceprovider**M/s PSB Alliance (Ebkray) MOB.NO.-: 8291220220; email: support.ebkray@psballiance.com**

f) AfterpaymentoftheEMDamount,theintendingbiddersshould submitacopy of the following documents/details on or before **15.11.2026 up to 5:00 PM**, to Canara Bank, recovery section regional office Dehradunby hand orby email.

i) Demand Draft/Pay order towards EMDamount. If paid through RTGS/NEFT,acknowledgementreceipt thereofwithUTRNo.

ii) PhotocopiesofPANCard,IDProofandAddressproof.However,successful bidderwouldhavetoproducethesedocumentsinoriginaltotheBankat thetimeofmaking payment of balanceamount of25%of bid amount.

iii) Bidder'sName. Contact No. Address,EMailId.

iv) Bidder'sA/c detailsforonlinerefund of EMD.

g) The intending bidders should register their names at portal **https://ebkray.in/**mention the website address of service provider) and get their User ID and passwordfreeofcost.Prospectivebiddermayavailonlinetrainingon E-auction fromtheserviceprovider**M/s PSB Alliance(Ebkray) MOB.NO.-: 8291220220; email: support.ebkray@psballiance.com**

h)EMDdepositedbytheunsuccessfulbiddershallbe refunded tothem.TheEMD shallnot carryany interest.

i) Auction would commence at Reserve Price, as mentioned above.Biddersshall improvetheiroffersinmultiplesof**Rs. 10,000.00** (Rupees Ten Thousand Only. Theamountcanbedecidedby the Authorised Officer depending upon the value of the property with a minimum ofRs. 10,000.00 asincrementalvalue). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declaredassuccessfulbidder.Saleshallbeconfirmedinfavourofthesuccessful bidder,subjecttoconfirmation ofthesameby thesecuredcreditor.

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD alreadypaid),immediatelyondeclaringhim/herasthesuccessfull bidderandthe balance**within15days**fromthedateofconfirmationofsalebythesecured creditor.Ifthesuccessfulbidderfailstopaythesaleprice,thedepositmadeby himshallbeforfeitedbytheAuthorisedOfficerwithoutanynoticeandproperty shallforthwith be put up forsaleagain.

k) For sale proceeds of Rs.50,00,000.00(RupeesFifty 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 chargesforconveyance, stampduty/GST registration charges, advocate fees etc., as applicableshall beborneby thesuccessfulbidderonly.

CANARA BANK Recovery & Legal Section Regional Office, Dehradun

Internal

m) AuthorisedOfficer reservestherighttopostpone/cancelorvarythetermsand conditionsof the e-auctionwithoutassigning anyreason thereof.

n) Incasetherearebidderswhodonothaveaccesstotheinternetbut are interested in participating inthe e-auction, they can approach concerned Regional office who as a facilitating centre, shall make necessary arrangements.

o) For further details contact CanaraBank, **REGIONAL OFFICE DEHRADUN** Branch (Ph.No**8191072955)** **e-mail id rfcoddn@canarabank.comOR 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 bythe bidders in their owninterest.NeitherCanaraBanknortheServiceProviderwillberesponsible for any lapses/failure (Internet failure,Powerfailure, etc.) On thepartofthebidderorvendorinsuchcases.Inordertowardoffsuchcontingentsituation,biddersarerequestedtomakeall the necessary arrangements/alternatives such asback–up,powersupplyandwhateverelse is requiredsothattheyareableto circumvent suchsituationandareabletoparticipatein theauction successfully.

कृते केनरा बैंक
For Canara Bank
प्राधिकृत अधिकारी / Authorised Officer

Place: Dehradun
Date: 29.10.2026

Authorised Officer
CanaraBank