केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
HALDWANI MAIN BRANCH

REF:SALE/SARFAESI/ANUJ/2325/DEC/2026 **Date: 09.11.2026**

Mr. Anuj Kumar (Borrower)
S/o Mr. Rakesh Kumar
Ward No. 1, Gandhi Nagar, Haldwani - 263139
Mob. No. 9012427972

Mr. Ajay Kumar (Guarantor)
S/o Mr. Rakesh Kumar
House No. 34
Ward No. 1, Gandhi Nagar, Haldwani - 263139
Mob. No. 9012427972

Property Address : Residential Property situated at Khata Khatauni No. 291, Khasra No. 101 Ka min., Village Haldwani Talli Pargana, Tehsil Haldwani, Distt. Nainital admeasuring 55.76 Sq mtrs.

Dear Sir,

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, I, on behalf of Canara Bank, **Haldwani Main** branch have 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 to our **Haldwani Main 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 thereunder, 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,
कृते केनरा बैंक/For CANARA BANK

अधिकृत अधिकारी/Authorised Officer

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

केनरा बैंक CANARA BANK हिंदी अनुभाग LEGAL SECTION Regional Office, Haldwani

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

HALDWANI MAIN BRANCH

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULE 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken **Symbolic possession** under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider **M/S PSB ALLIANCE (BAANKNET)**, Mob. 8291220220, Email- support.BAANKNET@psballiance.com, Website: https://BAANKNET.com//.

1. **Name and Address of the Secured Creditor: Canara Bank, Haldwani Main Branch, District Nainital.**

2. **Name and Address of the Borrower:**

- **Mr. Anuj Kumar (Borrower)**
  S/o Mr. Rakesh Kumar
  Ward No. 1, Gandhi Nagar, Haldwani - 263139

- **Mr. Ajay Kumar (Guarantor)**
  S/o Mr. Rakesh Kumar
  House No. 34
  Ward No. 1, Gandhi Nagar, Haldwani - 263139

3. Total liabilities as on **28.10.2026 : Rs. 10,29,263.00** plus Interest and Charges thereon.

4. **Last Date & Time for receipt of tender documents: 17.12.2026**, (05.00 pm) Online

5. **Address in which the tender document to be submitted: Canara Bank Haldwani Main Branch**

6. (a) **Date & Time of e- auction: 18.12.2026**,11.00AM to 12.30 PM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) **Portalofe-auction: M/S PSB ALLIANCE (BAANKNET)**, Mob. 8291220220, Email- support.BAANKNET@psballiance.com, Website: https://BAANKNET.com//.

7. **Details of Property:**
Residential Property situated at Khata Khatauni No. 291, Khasra No. 101 Ka min., Village Haldwani Talli Pargana, Tehsil Haldwani, Distt. Nainital admeasuring 55.76 Sq mtrs.

Bounded as below:

North: Property of Dinesh Singh

South: Property of Other

East: 8 ft. Wide rasta

West: Property of Other

8. **Reserve Price: Rs. 17,40,000.00**

EMD & last date of deposit of EMD: Rs. 1,74,000.00 Date:17.12.2026, Time: up to 5.00 PM

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

CANARA BANK LEGAL SECTION Regional Office, Haldwani

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

HALDWANI MAIN BRANCH

a. The property will be sold in **"as is where is and as is what is"** basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.

b. 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.

c. The property can be inspected, with Prior Appointment with Authorized Officer, on **17.12.2026** and time 10.00 AM to 4.00. PM

d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

e. The intending bidders should register their names at portal **https://BAANKNET.in/**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).** HELPDESK NUMBER**: 8291220220 email: support.BAANKNET@psballiance.com**.

f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank HALDWANI MAIN branch ,OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Regional Office Haldwani, A/c No: **209272434**.IFSC Code: **CNRB0008308** on or before **17.12.2026** till **5.00 PM**.

g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17.12.2026** till **5.00 PM** to Canara Bank, HALDWANI MAIN Branch, District Nainital by hand or by email.

1) **Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.**
2) **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.**
3) **Bidders Name. Contact No. Address, E Mail Id.**
4) **Bidder's A/c details for online refund of EMD.**

h. EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. 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. 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 Favor 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 i.e. on the day of auction or on the very next day 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.

k. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

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

m. In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach HALDWANI MAIN branch Ph. No 8209564115. E-mail id - cb3486@canarabank.com, who as a facilitating center shall make necessary arrangements.

n. For further details **contact Canara Bank,** HALDWANI MAIN **Branch** (Ph.No 8209564115**)** e-mail id cb2325@canarabank.com OR the service provider M/S PSB Alliance (BAANKNET) Helpdesk Number- 8291220220 email: support.BAANKNET@psballiance.com, Website: https://BAANKNET.in/.



केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

HALDWANI MAIN BRANCH

o. For sale proceeds above Rs. 50.00 Lakh TDS shall be payable at the rate of 1% of the sale amount, which shall be payable separately by the successful buyer.

P. The property shall be governed in accordance with the provisions of Uttarakhand (Uttar Pradesh) Zamidari Abolition and Land Reforms Act, 1950.

कृते केनरा बैंक/For CANARA BANK

अधिकृत अधिकारी/Authorised Officer

Place: Haldwani
Date: 09.11.2026

AUTHORISED OFFICER
CANARA BANK

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.

केनरा बैंक CANARA BANK विधि अनुभाग LEGAL SECTION Regional Office, Haldwani क्षेत्रीय कार्यालय, हल्द्वानी