Ref: CB/2365/ARMB/101/2026-27 Date: 26-10-2026

To,

Sh. Pawan Singh S/o Sh. Harpal Singh Add: House no. 234, Gali no. 1, Western Shiv Puram, Rahimpur, Tehsil Roorkee, District Haridwar Uttarakhand -247667	Sh. Dushyant kumar S/o Sh pawan singh Add: House no. 234, Gali no. 1, Western Shiv Puram, Rahimpur, Tehsil Roorkee, District Haridwar Uttarakhand -247667
Sh. Jeet Singh S/o Sh. Harpal Singh Add: 26 Mundalana tehsil Roorkee District Haridwar 247656	Sh. Pradeep Chaudhari S/o jay Singh Add: House no. 172, 5 Poorvi Amber Talab saket Colony, Tehsil Roorkee District Haridwar Uttarakhand 247667

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) and 8(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 to Canara Bank. The account is transferred to the Asset Recovery Management Branch, Arya Samaj Road 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,

Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE Annexure 13

केनरा बैंक / CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005 KAROL BAGH

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 provision to rule 8(6) and 8(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 **Symbolic possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 11-12-2026 from 12.30 p.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs 28,47,475.71 (Rupees Twenty-Eight Lakhs Forty-Seven Thousand Four Hundred Seventy-Five and Paise Seventy-one only) as on 25.11.2025** plus further interest along with expenses, other charges, etc. less recovery if any due to Canara Bank from **Sh. Pawan Singh S/o Sh. Harpal Singh, Sh. Dushyant kumar S/o Sh pawan singh, Sh. Jeet Singh S/o Sh. Harpal Singh and Sh. Pradeep Chaudhari S/o jay Singh**

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

Sl No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
1	All part and parcel of residential house measuring East : 41.46 feet, West: 41.46 feet, North: 43 feet and south: 43 feet total land area measuring 1800 Sq. ft. or 167.286 Sq. mtr part of khasra no. 82m situated in Abadi village Raheempur, Paragna Bhagwanpur, Tehsil Roorkee, district Haridwar as per sale deed no. 5254 dated 16.05.2005 in the office of sub-registrar Roorkee in the name of Sh. Pawan Singh S/o Sh. Harpal Singh bounded as under: East: Rasta 12 feet wide, West: plot of shri mahak singh North: Rasta aam 12 feet wide, South: land of shri Sulekh chand Cersai security interest id: 400008875185 (Property Under Symbolic Possession)	Rs. 78.85 Lakhs (Rupees Seventy-Eight Lakhs Eighty-Five Thousand only) EMD: Rs. 7,88,500/- (Rupee Seven lakhs Eighty Eight Thousand Five Hundred only)	**Not known to Bank**

The EMD should be deposited on or before 10-12-2026 up to 5.00 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 website, https://baanknet.com/ , Email-support.BAANKNET@psballiance.com or may contact **SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887 or SH. HARSHVEK, Mobile No: 94635-23504 and Canara Bank, ARM Branch Delhi Karol bagh,** during office hours on any working day.

Place: New Delhi
Date: 26-10-2026

केनरा बैंक / CANARA BANK
KAROL BAGH
A.R.M. Branch, New Delhi-110005

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 26-10-2026

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

Sh. Pawan Singh S/o Sh. Harpal Singh **Add: House no. 234, Gali no. 1, Western Shiv Puram, RAhimpur, Tehsil Roorkee, District Haridwar Uttarakhand -247667**	**Sh. Dushyant kumar S/o Sh pawan singh** **Add: House no. 234, Gali no. 1, Western Shiv Puram, RAhimpur, Tehsil Roorkee, District Haridwar Uttarakhand -247667**
Sh. Jeet Singh S/o Sh. Harpal Singh Add: 26 Mundalana tehsil Roorkee District Haridwar 247656	**Sh. Pradeep Chaudhari S/o jay Singh** **Add: House no. 172, 5 Poorvi Amber Talab saket Colony, Tehsil Roorkee District Haridwar Uttarakhand 247667**

3. Total liabilities: of Rs **28,47,475.71 (Rupees Twenty-Eight Lakhs Forty-Seven Thousand Four Hundred Seventy-Five and Paise Seventy-one only) as on 25.11.2025** Plus further interest along with expenses, other charges, etc less recovery if any due to Canara Bank

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : **M/s PSB Alliance (Baanknet)**
MOB: 8291220220
Website: https://baanknet.com/
email: support.BAANKNET@psballiance.com

(c) Date & Time of e- auction: Date **11-12-2026** Time **12.30 p.m. to 1.30 p.m**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: **Rs. 78,85,000/-** (Rupees Seventy-Eight Lakhs Eighty-Five Thousand only)

7 .Other terms and conditions:

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
b. The property/ies will be sold above the Reserve Price.
c. The property can be inspected on 16-11-2026 between 11.00 and 4.00 pm.
d. Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com portal **(M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of** Baanknet (Contact details 8291220220, Email: **support.baanknet@psballiance.com.**
e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 7,88,500/- (Rupee Seven lakhs Eighty Eight Thousand Five Hundred only) being of 10% of the Reserve Price 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" on or before 10-12-2026 5.00 PM.
f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 50,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder.
g. 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 Authorized

केनरा बैंक CANARA BANK KAROL BAGH A.R.M Branch, New Delhi-110005

Officer/Secured Creditor.

h. The incremental amount/price during the time of each extension shall be Rs. 50,000/-(incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

i. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Delhi Name of Branch, IFSC Code CNRB0002365 (Branch IFSC Code).

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

m. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

n. 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.

o. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 16-11-2026 from 11.00 a.m. to 4.00 P.M.

p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

q. For further details **SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 8826933887 or HARSHVEK (OFFICER) Mobile No 94635-23504,** Canara Bank ARM Branch Delhi, e-mail id-cb2365@canarabank.com may be contacted during office hours on any working day. **The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, mail:support.baanknet@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: New Delhi
Date: 26-10-2026

केनरा बैंक / CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005

AUTHORISED OFFICER
CANARA BANK