केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref: CB/2365/ARMB/133/2026-27

Date: 10.11.2026

To,

M/S MG WORLD DOORS AND WINDOWS PVT. LTD. ADDRESS(i):- HILL VIEW APARTMENTS B -307SAHASTRADHARA ROAD, PO-GUJRARA ,DEHRADUN,UTTARAKHAND-248001 MOB: 8077726472 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 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	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 MINDAL ENGINEERING INDUSTRIES PVT. LTD. ADDRESS:-C/O GAURAV ,B 307 HILL VIEW APARTMENT SAHASTRADHARA ROAD, PO-GUJRARA , DEHRADUN,UTTARAKHAND 248001, MOB: 9469218449
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	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

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,

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

Authorised Officer
Canara Bank
Enclosure – Sale Notice

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

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

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 30.11.2026 from 1:30 p.m. to 2:30 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 Paisa 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 Paisa 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 Paisa 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.38.50 Lakh (Rs. Thirty eight Lakh Fifty Thousand only EMD =Rs.3.85 Lakh (Rs, Three Lakh Eighty Five 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 Engindeering Industries Pvt. Ltd. The property is bounded as under:- North:-Land of others South:-10 Ft. Road East:- Land of others	केनरा बैंक / CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi-110005	Not known to Bank

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West:-Land of others **CERSAI ID:-400067271243** **Property No-1 and Property No-2 will be single lot.**		

The EMD should be deposited on or before 27.11.2026 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 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.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 10.11.2026

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 Paisa 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 Paisa 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 Paisa 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	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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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	

4 (a)Mode of Auction : **Online E-Auction.**

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

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 30.11.2026 Time 1:30 p.m. to 2:30 p.m**

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

5. **Reserve Price:** Rs.38.50 Lakh , **EMD :** Rs.3.85 Lakh

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

6. **Other terms and conditions:**

a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" 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) .After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected before EMD date between 11:00 AM to 04:00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com **portal (M/s**

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E MAIL –CB2365@CANARABANK.COM

PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/ 9892219848 /8160205051, Email: support.BAANKNET@psballiance.com .

e. The intending bidders shall deposit **Earnest Money Deposit (EMD)** 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 there in to **deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 27.11.2026 up to 05:00 P.M**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00/- (Fifty Thousand rupees) 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. 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 Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs. 10,000.00/- (Fifty Thousand rupees) and time shall be extended to 5 minutes when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. 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.

j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

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, Karol Bagh Branch, IFSC Code CNRB0002365.

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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

n. 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.

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Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

o. 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 and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

p. 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 **before EMD date** between 11:00 AM to 04:00 PM.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

s. For further details Mr. Deepanshu 7404197620 Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi 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, Email: support.BAANKNET@psballiance.com** / support.ebkray@procure247.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.

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

Place: New Delhi
Date: 10.11.2026

AUTHORISED OFFICER
CANARA BANK

ASSET RECOVERY MANAGEMENT BRANCH,
IST FLOOR, ARYA SAMAJ ROAD, KAROL BAGH NEW DELHI – 110005
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