केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: SALE/SARFAESI/KRATAV/2325/DEC/2026 **Date: 13.11.2026**

1. M/s Kratav Enterprises (Borrower)
Proprietor Abhishek Garg
Office Address - Jail Road, Hira Nagar,
Haldwani – 263139

2. Mr. Abhishek Garg (Borrower)
Address – C/7 Shri Hari Kunj,
Ganpati Vihar, Phase 2, Farm No. 3,
Dahariya Mukhani, Haldwani – 263139
Contact No. 7579205265

3. Mr. Sunil Kumar Agarwal (Guarantor and Mortgagor)
S/o Mr. Hari Shanker Agarwal
Address – C/7 Shri Hari Kunj,
Ganpati Vihar, Phase 2, Farm No. 3,
Dahariya Mukhani, Haldwani – 263139
Contact No. 9917439888

4. Mr. Vinod Pandey (Guarantor and Mortgagor)
S/o Shri kishan Pandey
Near Harsh General Store, Sheeshmahal
Kathgodam Dist. Nainital - 263126

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 constructive 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 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 containing terms and conditions of the sale.

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani हल्द्वानी क्षेत्रीय कार्यालय

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

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

मण्डल प्रबन्धक/Divisional Manager
Authorised Officer, Canara Bank
Sanjay Singh Negi

ENCLOSURE – SALE NOTICE

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani क्षेत्रीय कार्यालय, हल्द्वानी

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 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 to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is, As is what is and Whatever there is" on 22-12-2026, for recovery of Rs. due to the Secured Creditor from M/s Kratav Enterprises Proprietor Abhishek Garg (borrower) and Mr. Sunil Kumar Agarwal (Guarantor and Mortgagor), Mr. Mr. Vinod Pandey S/o Shri kishan Pandey (Guarantor and Mortgagor).

1	Name and Address of the Secured Creditor	Canara Bank, Haldwani Main Branch, Bareilly Road, Haldwani
2	Name and Address of the Borrower & Guarantor	1. M/s Kratav Enterprises Proprietor Abhishek Garg Office Address - Jail Road, Hira Nagar, Haldwani – 263139 2. Mr. Abhishek Garg (Borrower) Address – C/7 Shri Hari Kunj, Ganpati Vihar, Phase 2, Farm No. 3, Dahariya Mukhani, Haldwani – 263139 Contact No. 7579205265 3. Mr. Sunil Kumar Agarwal (Guarantor and Mortgagor) S/o Mr. Hari Shanker AgarwalAddress – C/7 Shri Hari Kunj, Ganpati Vihar, Phase 2, Farm No. 3,Dahariya Mukhani, Haldwani – 263139 Contact No. 9917439888 4. Mr. Vinod Pandey (Guarantor and Mortgagor)S/o Shri kishan Pandey Near Harsh General Store, Sheeshmahal Kathgodam Dist. Nainital - 263126
3	Total liabilities as on 01.11.2026	Rs. 70,01,449.80
4	(a) Mode of Auction	E-Auction
	(b) Details of Auction service provider	M/s PSB Alliance (eBkray)
	(c) Date & Time of Auction	Date & Time of Auction 22-12-2026 ; 11:00 AM to 12:30 PM
	(d) Place of Auction	Online (Property at Haldwani)

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani क्षेत्रीय कार्यालय, हल्द्वानी

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

5	Details of Properties	All that part and parcel of open land admeasuring area 1200 sq. feet bearing khasra no. 652 Min. khatauni no. 000220 varg 1 ka village Khera, Tehsil Haldwani CERSAI - 400072637541 **Boundaries as per sale deed are as below:** North: Land of Giri Ji South: 20 Ft. wide Rasta East: Land of Vendor West: Land of Vendor
6	Reserve Price	Rs. 27,88,000.00
7	Earnest Money Deposit Amount	Rs. 2,78,800.00
8	The properties can be inspected Date & Time	15-12-2026 Between 10:00 AM to 05:00 PM
9	Detail of Encumbrance	Not Known
10	Detail of Litigation	None
11	Last Date and time of deposit of EMD Amount	21.12.2026 till 05:00 PM

9. 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, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised officer before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancellation 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 on 15.12.2026 between 10:00 AM and 5:00 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 operative 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 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) of Rs 2,78,800.00 being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani क्षेत्रीय कार्यालय, हल्द्वानी

mentioned in the said challan A/c No: **209272434.**IFSC Code: **CNRB0008308** on or before 21.12.2026 till 05:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 20,000.00 (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. 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. 20,000.00 (incremental price) 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, Regional Office Haldwani Main Name of Branch, IFSC Code **CNRB0002325** (Branch IFSC Code).

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

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section क्षेत्रीय कार्यालय, हल्द्वानी Regional Office, Haldwani

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 by the Successful buyer from sale amount. 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 or litigation on property affecting the security interest except, as mentioned in above table at S No 9 & 10. 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 15.12.2026 between 10:00 AM and 5:00 PM.

q. The particulars specified in the e-auction notice to be 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. Balkishan Singh Rana (Mob. No. 9151067145) 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.

कृते केनरा बैंक/For CANARA BANK

Place: Haldwani

Date: 13.11.2026

मण्डल प्रबन्धक/Divisional Manager
Sanjay Singh Negi
Authorised Officer

Canara Bank

केनरा बैंक CANARA BANK वसूली अनुभाग Recovery Section Regional Office, Haldwani क्षेत्रीय कार्यालय