केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref: CB/2365/ARMB/156/2026-27 **Date: 18.11.2026**

To,

Smt.Parveen Khatun W/o Rafat Hussain (Borrower/Mortgagor) Address:-R/o Village Bhuddi PO Karbari Tehsil –VikasNagar Dehradun Uttarakhand-248007	Mr. Rafat Hussain S/o Nazir Ahmad(Guarantor) Addresss:- Address:-R/o Village Bhuddi PO Karbari ,Tehsil –VikasNagar Dehradun Uttarakhand-248007

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 to Canara Bank. The account is transferred to the Asset Recovery Management Branch, 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,

CANARA BANK KAROL BAGH 110005

Authorised Officer
Canara Bank
ENCLOSURE – SALE NOTICE

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
1st FLOOR, ARYA SAMAJ ROAD,KAROL BAGH, NEW DELHI-110005
Email: cb2365@canarabank.com cb3038@canarabank.com

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref: CB/2365/ARMB/156/2026-27 **Date: 18.11.2026**

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 Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 10.12.2026 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 **Rs. 27,97,865.84 (Rupees Twenty Seven Lakh Ninty Seven Thousand Eight Hundred Sixty Five and Eighty Four Paise only) in account no 85167210000817, 85167830000089** as on 30.06.2024 plus further Interest and Expenses-Recoveries(if any) w.e.f 01.07.2024 due to Canara Bank from Smt.Parveen Khatun W/o Rafat Hussain -.

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)
All that Land Khata Khatuni no-511 bearing Khasra no-2193 area measuring 0.0290 Hect and Khasra no-1457 and Khasra no 2084/2 area measuring 0.077 Hectare total area 0.1060 Hectare situated in Mauza East Hope Town Pargana Pachwa Doon,District Dehradun. East:-Land of Shri Hussain Ahmad West:-Village Road 15ft wide North:-Land of Shri Gulab Sabir South:-Land of Shri Islam **(Property is in the Symbolic possession of the Bank)**	Rs 85.50 Lakhs (Rupees Eighty Five Lakh and Fifty Thousand only) EMD: 8.55 Lakh (Rupees Eight Lakh Fifty Five thousand only)	**Not known to Bank**

The EMD should be deposited on or before 09.12.2026 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 in Canara Bank's website(www.canarabank.com) or may contact **Sh.Deepanshu Mobile no 7404197620 , SH MANOJ KUMAR , Mobile No 8826933887 Canara Bank, ARM II Branch,** during office hours on any working day.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.11.2026

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:-

CANARA BANK KAROL BAGH ARM Branch, New Delhi-110005

ASSET RECOVERY MANAGEMENT BRANCH,
IST FLOOR, ARYA SAMAJ ROAD, KAROL BAGH NEW DELHI – 110005
E MAIL – CB3038@CANARABANK.COM,CB2365@CANARABANK.COM

Ref: CB/2365/ARMB/156/2026-27 **Date: 18.11.2026**

Smt.Parveen Khatun W/o Rafat Hussain (Borrower/Mortgagor) Address:-R/o Village Bhuddi PO Karbari Tehsil –VikasNagar Dehradun Uttarakhand-248007	Mr. Rafat Hussain S/o Nazir Ahmad(Guarantor) Addresss:- Address:-R/o Village Bhuddi PO Karbari ,Tehsil –VikasNagar Dehradun Uttarakhand-248007

3. Total liabilities: Rs. 27,97,865.84 (Rupees Twenty Seven Lakh Ninty Seven Thousand Eight Hundred Sixty Five and Eighty Four Paise only) in account no 85167210000817, 85167830000089 as on 30.06.2024 plus further Interest and Expenses-Recoveries(if any) w.e.f 01.07.2024

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/
email:support.ebkray@psballiance.com/support.ebkray@procure247.com

(c) **Date & Time of e- auction:** **Date 10.12.2026** 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 85.50 Lakhs (Rupees Eighty Five Lakh Fifty Thousand only)

Other terms and conditions:

a) Auction / bidding shall be only through "Online Electronic Bidding" through the website https://ebkray.in/or https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
b) The property can be inspected, with Prior Appointment with Authorised Officer between **11.00 A.M to 4.00 P.M.**
c) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction 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 09.12.2026 up to 5.00 p.m.
e) The intending bidders should register their names at portal https://ebkray.in/ or https://baanknet.com/ 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 (Ebkray). HELPDESK NUMBER: 8291220220 email: support.ebkray@psballiance.com.
f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs. 50,000/-if the reserve price is above 50.00 lakh.** 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 favour of the successful bidder, subject to confirmation of the same by the secured

ASSET RECOVERY MANAGEMENT BRANCH,
IST FLOOR, ARYA SAMAJ ROAD, KAROL BAGH NEW DELHI – 110005
E MAIL – CB3038@CANARABANK.COM,CB2365@CANARABANK.COM

CANARA BANK KAROL BAGH A.R.M. Branch, New Delhi

creditor. 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 Secured Creditor.

h) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder 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.

i) For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

j) All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.

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

l) 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.It shall be the responsibility of Bidder to make due diligence and physical verification themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.

m) For further details contact **Deepanshu(Officer) Mobile No 7404197620 & Sh Manoj Kumar, Mobile No 8826933887, Canara Bank, ARM II Branch, E**-mail **id-cb3038@canarabank.com** or the service provider M/S PSB Alliance (Ebkray) Helpdesk Number-8291220220/ 7046612345/ 6354910172/ 8160205051/ 9892219848 email: support.ebkray@psballiance.com, Website: https://ebkray.in/ or https://baanknet.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: 18.11.2026

AUTHORISED OFFICER
CANARA BANK

KAROL BAGH

ASSET RECOVERY MANAGEMENT BRANCH,
IST FLOOR, ARYA SAMAJ ROAD, KAROL BAGH NEW DELHI – 110005
E MAIL – CB3038@CANARABANK.COM,CB2365@CANARABANK.COM

Parveen Khatun

INLAND SPEED POST DOCUMENT

ED025223352IN

ely Office & Pincode:Bhauwala BO(248007)

ooking Office: Karol Bagh SO (110005)
ounter No. 1, 19-11-2026 12:45:06
:STNo.07AAAGN0037P1Z7 BkgRefID: 156601731911263703 9
hargedWeight(gms):45 Phy.Wt(gms):45 Vol.Wt(gms):NA(L:NA B:NA
:NA)
aseTariff:47.00
lodeofPayment: SQ ()

Sender	Receiver
ANARA BANK lobile No.1234567890 RYA SAMAJ ROAD KARO ENTRAL ELHI-110005	SMT PRAVEEN KHATUN Mobile No.1234567890 DEHRADUN DEHRADUN UTTARAKHAND-248007

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 6968025223352
In case of any complaint, please visit https://crm.indiapost.gov.in/customer
Go Green!!! Opt for eReceipts, ePOD
This is system generated document, no manual signature required
19-11-2026 12:47:00

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Dely Office & Pincode:Bidholi BO(248007)

Booking Office: Karol Bagh SO (110005)
Counter No. 1, 19-11-2026 12:44:28
GSTNo.07AAAGN0037P1Z7 BkgRefID: 156601731911263039
ChargedWeight(gms):50 Phy.Wt(gms):50 Vol.Wt(gms):NA(L:NA B:NA
H:NA)
BaseTariff:47.00
ModeofPayment: SQ ()

Sender	Receiver
CANARA BANK Mobile No.1234567890 ARYA SAMAJ ROAD KARO CENTRAL DELHI-110005	RATAT HUSSAIN Mobile No.1234567890 DEHRADUN DEHRADUN UTTARAKHAND-248007

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