केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Ref: ARMB/SARFAESI/SALE/VINODNEGI/13/2026-27 **Date: 29.08.2026**

To,

Name	Constituent	Address
Sh. VINOD NEGI S/o SHRI NARROTAM SINGH NEGI	**Borrower**	**HOUSE NO 2, WARD NO 31, SHANTI VIHAR, WARD NO-31, DEHRADUN, UTTARAKHAND-248001**
MR. GURUBUX SINGH S/O SHRI RAJINDER SINGH RAJAN	**MORTGAGOR AND GUARANTOR**	**ADDRESS-1 HOUSE NO- 4D, INDER ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001** **ADDRESS-2 BUILDING NO 458 & 458/1, CANAL ROAD, JAKHAN, DEHRADUN, UTTARAKHAND- 248001**
Mrs. TEJINDER KAUR W/o GURUBUX SINGH	**MORTGAGOR AND GUARANTOR**	**ADDRESS-1 HOUSE NO- 4D, INDER ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001** **ADDRESS-2 BUILDING NO 458 & 458/1, CANAL ROAD, JAKHAN, DEHRADUN, UTTARAKHAND- 248001**

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) 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, Karol Bagh, New Delhi-110005 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,

कृते केनरा बैंक / FOR CANARA BANK
Authorised Officer
Asset Recovery Management Br.
Arya Samaj Rd., Karol Bagh, N. Delhi-5

Authorised Officer
Canara Bank

ENCLOSURE –
1. SALE NOTICE
2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

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

30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) 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 Constructive **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 12.10.2026 from 02.00 p.m. to 03.00 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs 2,51,18,485.62 (Rupees Two Crore Fifty One Lakhs Eighteen Thousand Four Hundred Eighty Five and Paise Sixty Two only) as on 27.12.2021** plus further interest along with expenses, other charges, etc. less recovery if any due to Canara Bank from **1. Mr. Vinod Negi S/o Shri Narrotam Singh Negi, 2. Mr. Gurubux Singh S/O Shri Rajinder Singh Rajan and 3. Mrs. Tejinder Kaur W/o Gurubux Singh**

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

Sr. No	Description of Immovable Properties (Name of owner/ mortgagor to be mentioned)	Reserve Price of properties	Encumbrance (s)
1	EMT OF RESIDENTIAL PROPERTY FORMING PART OF NEW KHASRA NO 853 (OLD KHASRA NO 587 MIN) AREA 200.04 SQ. YARDS OR 167.26 SQ MTR SITUATED IN VILLAGE-JAKHAN, PARGANA PARWA DOON, TEHSIL-SADAR, DISTRICT- DEHRADUN IN THE NAME OF MR. GURBUX SINGH, BOUNDED AND BUTTED AS UNDER: **EAST:** 50 FEET WIDE CANAL ROAD, SIDE MEASURING 22 FEET **WEST:** PROPERTY OF VIDYA MANDIR SOCIETY SIDE MEASURING 21 FEET **NORTH:** LAND OF SMT. TEJINDER KAUR, SIDE MEASURING 86 FEET **SOUTH:** LAND OF SH. SURENDER NAGPAL, SIDE MEASURING 82 FEET (Property Under Symbolic Possession)	Rs. 391.00 Lakhs (Rupees Three Crore Ninety one Lakhs only) EMD: 39.10 Lakhs (Rupees thirty-nine Lakh ten thousand only)	**Not known to Bank**
2.	EMT OF RESIDENTIAL PROPERTY FORMING PART OF NEW KHASRA NO 853 (OLD KHASRA NO 587 MIN) AREA 200.04 SQ. YARDS OR 167.26 SQ MTR SITUATED IN VILLAGE-JAKHAN, PARGANA PARWA DOON, TEHSIL-SADAR, DISTRICT- DEHRADUN IN THE NAME OF MRS. TEJINDER KAUR, BOUNDED AND BUTTED AS UNDER: **EAST:** 50 FEET WIDE CANAL ROAD, SIDE MEASURING 21 FEET 9 INCHES **WEST:** PROPERTY OF VIDYA MANDIR SOCIETY SIDE MEASURING 20 FEET **NORTH:** LAND OF VIDYA MANDIR SOCIETY, SIDE MEASURING 88 FEET **SOUTH:** LAND OF SH. GURBUX SINGH, SIDE		**Not known to Bank**

KAROL BAGH

	MEASURING 86 FEET (Property Under Symbolic Possession)		

The EMD should be deposited on or before 12.10.2026 up to 12.00 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. SUMIT KUMAR. Mobile No: 98338 00011 and SH. MANOJ KUMAR, (AUTHORIZED OFFICER) Mobile No 88269 33887, Canara Bank, ARM Branch, Karol Bagh, 110005** during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK
Authorised Officer
Asset Recovery Management Br.
Arya Samaj Rd., Karol Bagh, N. Delhi-5

Place: New Delhi
Date: 29.08.2026

AUTHORISED OFFICER
CANARA BANK

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

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 29.08.2026

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

Name	Constituent	Address
Sh. VINOD NEGI S/o SHRI NARROTAM SINGH NEGI	**Borrower**	**HOUSE NO 2, WARD NO 31, SHANTI VIHAR, WARD NO-31, DEHRADUN, UTTARAKHAND-248001**
MR. GURUBUX SINGH S/O SHRI RAJINDER SINGH RAJAN	**MORTGAGOR AND GUARANTOR**	**ADDRESS-1 HOUSE NO- 4D, INDER ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001** **ADDRESS-2 BUILDING NO 458 & 458/1, CANAL ROAD, JAKHAN, DEHRADUN, UTTARAKHAND- 248001**
Mrs. TEJINDER KAUR W/o GURUBUX SINGH	**MORTGAGOR AND GUARANTOR**	**ADDRESS-1 HOUSE NO- 4D, INDER ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001** **ADDRESS-2 BUILDING NO 458 & 458/1, CANAL ROAD, JAKHAN, DEHRADUN, UTTARAKHAND- 248001**

3. Total liabilities: of **Rs 2,51,18,485.62 (Rupees Two Crore Fifty One Lakhs Eighteen Thousand Four Hundred Eighty Five and Paise Sixty Two only) as on 27.12.2021** 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 12.10.2026** Time **02:00 p.m. to 03.00 p.m.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: **Rs. 391.00 Lakh** (Rupees Three crore Ninety-one Lakhs only)

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" 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(d) below).

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

c. 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 & Adhaar and Adhaar 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.**

d. The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 39.10 Lakhs** 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

KAROL BAGH

challan on or before **12.10.2026 up to 12.00 PM**.

- **e.** 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.
- **f.** 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. 50,000/-(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.** 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, Delhi Branch, **IFSC Code CNRB0002365** (Branch IFSC Code).
- **k.** All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- **l.** 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.
- **m.** 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.
- **n.** 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.
- **o.** Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- **p.** For further details **Sh. Sumit Kumar, Mobile No: 98338 00011 and Sh. Manoj Kumar, (Authorized Officer) Mobile No 88269 33887,** Canara Bank ARM, Karol Bagh Branch, 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, Email:support.baanknet@psballiance.com**.

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

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.

कृते केनरा बैंक / For CANARA BANK
Authorised Officer
Asset Recovery Management Br.
Arya Samaj Rd., Karol Bagh, N. Delhi-5

Place: New Delhi
Date: 29.08.2026

AUTHORISED OFFICER
CANARA BANK

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