



(A GOVERNMENT OF INDIA UNDERTAKING)

Canara Bank, Regional Office: Delhi By Pass Road, Opp. Jannat Banquet Hall, Kamal Colony,
Model Town, Rohtak, Haryana-124001 Phone No.01262-273434, 7496919268, E-mail:
recroroh@canarabank.com

15 DAYS SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "**As is where is**", "**As is what is**", basis on **14.08.2025** for recovery of **Rs. 9,04,552.00 (Rupees Nine Lakh Four Thousand Five Hundred Fifty Two Only)**, as on **05.12.2024** plus further interest and charges due to the **CHARKI DADRI** Canara Bank from

1. **Sh. Balraj Saini S/o Sh Mahavir Prasad (Borrower & Mortgagor)**
NEAR BALA WALA MANDIR WARD NO 10,
OLD JHAJJAR ROAD, CHARKHI DADRI 127036
2. **Sh Ravinder S/o Sh Mahavir (Co Borrower & Mortgagor)**
NEAR BALA WALA MANDIR WARD NO 10,
OLD JHAJJAR ROAD, CHARKHI DADRI 127306

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	Property measuring 0 Kanal 4-1/2 Marla (About 136 Sq Yards) as under :- Property measuring 0 Kanal 4-1/2 Marla (About 136 Sq Yards) 9/598 Share of 14 Kanal 14 Marla part of khewat number 820 khatoni No. 877 and Mutuation No. 23485 dated 20-02-2011 and rectangles and killa No. Are 1404(14-14) Total 14 Kanal 14 Marla as per jamabandi 2004-2005 situated at Charkhi Dadri Tehsil Charkhi Dadri purchased from Smt indrawati w/o Smt hardwari lal s/o Sh chandgi ram R/o Charkhi Dadri Vide Sale deed No 364 dated 03-05-2018 and Mutation No. 35957 dated 26-05-2018 and site plan is also sanctioned by M.C. Charkhi Dadri dated 25-10-2018 North: Open Plot of Ajodhaya Prasad 68'-0" South: House of Sish pal 68'-0" East : Street 18'-0" West : Open Plot of Smt Nirmala etc 18'-0" <u>Cersai Detail</u> Security Interest Id:40031973842 Asset Id: 200031921588	27.00 Lakh	Rs. 2.70/-

The Earnest Money Deposit shall be deposited on or before **13.08.2025** upto 5.00 p.m

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer



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Details of EMD and other documents to be submitted to service provider on or before 13.08.2025 up to 5.00 pm.

For further details, contact Mr. Satish Kothiyal, Authorised officer, Canara Bank, Regional office, Rohtak (Mob. No. 9205197771) or MRS DEEPSHIKHA , Sr. Manager, (Mob No.: 8572803529), e-mail id: cb19666@canarabank.com or the service provider E-bkroy (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/6354910172/8291220220/9892219848/8160205051,Email:support.ebkroy@psballiance.com/support.ebkroy@procure247.com).

कृते: केनरा बैंक / For CANARA BANK
Satish Kothiyal
प्राधिकृत अधिकारी / Authorised Officer

**Date : 30.07.2025
Place : ROHTAK**

AUTHORISED OFFICER



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.07.2025

1.	Name and Address of the Secured Creditor	:	Canara Bank, CHARKI DADRI Branch Canara Bank Haryana
2.	Name and Address of the Borrower(s) / Guarantor(s): 1. Sh. Balraj Saini S/o Sh Mahavir Prasad (Borrower & Mortgagor) NEAR BALA WALA MANDIR WARD NO 10, OLD JHAJJAR ROAD, CHARKHI DADRI 127036 2. Sh Ravinder S/o Sh Mahavir (Co Borrower & Mortgagor) NEAR BALA WALA MANDIR WARD NO 10, OLD JHAJJAR ROAD, CHARKHI DADRI 127306		
3.	Total Liabilities as on 05.12.2024	:	Rs. Rs. 9,04,552/- (as on 05.12.2024 plus further interest and charges)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	E-auction E-bkay. 14.08.2025 (01.00.pm to 02.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale)
5.	Reserve Price	:	27.00 Lakh

6. Other Terms and conditions :

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkay) 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.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **13.08.2025 up to 5.00 p.m.** to Canara Bank, CHARKI DADRI Branch by hand or by email.

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प्राधिकृत अधिकारी/Authorized Officer



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- i. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- iii. Bidders Name, Contact No., Address, E-Mail Id.
- iv. Bidder's A/c. details for online refund of EMD.
- f. The intending bidders should register their names at portal <https://ebkgray.in/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider E-bkgray, (Contact No. 8291220220/9892219848/8160205051, support.ebkgray@psballiance.com).
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. **Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/-. The bidder who submits the highest bid (above 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 creditor.**
- i. 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 30 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, CHARKI DADRI Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, CHARKI DADRI , A/c. No. 209272434, IFSC Code: CNRB0003529.
- j. For sale proceeds of Rs.50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. **There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.**
- m. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, circle Office Karnal or Regional office Rohtak who, as a facilitating centre, shall make necessary arrangements.

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer



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- o. For For further details, contact Mr. Satish Kothiyal, Authorised officer, Canara Bank, Regional office, Rohtak (Mob. No. 9205197771) or MRS DEEPSHIKHA, Sr. Manager, (Mob No.: 8572803529), e-mail id: cb19666@canarabank.com or the service provider E-bkay (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.ebkay@psballiance.com/support.ebkay@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

कृते: केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer

Place : Rohtak
Date : 30.07.2025

Authorized Officer



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recroroh@canarabank.com**

REF: RO/REC/SARFAESI/SALE NOTICE/BALRAJ/2025-26/06/25

DATE: 30.07.2025

To,
Dear Sir,

1. **Sh. Balraj Saini S/o Sh Mahavir Prasad (Borrower & Mortgagor)
NEAR BALA WALA MANDIR WARD NO 10,
OLD JHAJJAR ROAD, CHARKHI DADRI 127036**
2. **Sh Ravinder S/o Sh Mahavir (Co Borrower & Mortgagor)
NEAR BALA WALA MANDIR WARD NO 10,
OLD JHAJJAR ROAD, CHARKHI DADRI 127306**

SUB : Notice under Section 13(4) of the Securitization 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, CHARKI DADRI Branch** have 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 our **CHARKI DADRI Branch of Canara Bank** and other Consortium Lenders.

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 there under, I am herewith sending the Sale Notice containing terms and conditions of the Sale. You are hereby given last and final opportunity to discharge the liability in full as stated in the sale notice enclosed within **15 Days** from the date of this notice and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed sale Notice.

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
[Signature]
प्राधिकृत अधिकारी/Authorized Officer
AUTHORIZED OFFICER

ENCLOSURE:

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