

**COVERING LETTER TO SALE NOTICE**

Ref: RO/MZN/SALENOTICE/BANTI VERMA/2025-26

Date: 22-12-2025

To,

1. Mr. Banti Verma  
S/o Ashok Verma  
H no. 1706 2 Beri Bagh  
Near Ganesh Chowk  
Saharanpur  
UP – 247001
2. Mr. Ashok Verma  
S/o Buddh Prakash  
House no. 6 5783 Vishnupuri  
Gupta Niwas  
New Madho Nagar  
Saharanpur  
UP – 247001
3. Mr. Sachin Verma  
S/o Ashok Verma  
6/5783, Vishnupuri  
Gupta Niwas, New Madho Nagar  
Saharanpur  
UP – 247001

Sub: Notice issued in terms of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, under rule 8(6) read with rule 9(1) of the Security Interest (enforcement) rules, 2002.

As you are aware, I on behalf of Canara Bank SAHARANPUR MAIN 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 SAHARANPUR 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 of 30 days 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  
CANARA BANK

ENCLOSURE- SALE NOTICE

**(Auction Sale Notice for Immovable Properties)**  
**CANARA BANK**  
**(A GOVERNMENT OF INDIA UNDERTAKING)**  
**SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under rule 8(6) read with rule 9(1) 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 Creditor, the symbolic possession of which has been taken by the Authorized Officer of SAHARANPUR MAIN Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis on **15.01.2026**, for recovery of **Rs. 23,51,553.62/-** as on date plus interest plus other charges less recovery, if any due to the SAHARANPUR MAIN Branch of Canara Bank from:

1. **Mr. Banti Verma**  
S/o Ashok Verma  
H no. 1706 2 Beri Bagh  
Near Ganesh Chowk  
Saharanpur  
UP – 247001
  
2. **Mr. Ashok Verma**  
S/o Buddh Prakash  
House no. 6 5783 Vishnupuri  
Gupta Niwas  
New Madho Nagar  
Saharanpur  
UP – 247001
  
3. **Mr. Sachin Verma**  
S/o Ashok Verma  
6/5783, Vishnupuri  
Gupta Niwas, New Madho Nagar  
Saharanpur  
UP – 247001

**Reserve Price and Earnest Money Deposit:**

"EMD amount of 10% of the Reserve Price is to be deposited 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 Challan."

1.	Name and Address of Secured Creditor	Canara Bank, SAHARANPUR MAIN Branch
2.	Name and Address of the Borrower & Guarantors	1. <b>Mr. Banti Verma</b> S/o Ashok Verma H no. 1706 2 Beri Bagh

		<p>Near Ganesh Chowk Saharanpur UP – 247001</p> <p>2. Mr. Ashok Verma S/o Buddh Prakash House no. 6 5783 Vishnupuri Gupta Niwas New Madho Nagar Saharanpur UP – 247001</p> <p>3. Mr. Sachin Verma S/o Ashok Verma 6/5783, Vishnupuri Gupta Niwas, New Madho Nagar Saharanpur UP – 247001</p>	
3.	Total Liabilities as on	Rs. 23,51,553.62/- as on date plus interest plus other charges less recovery, if any	
4.	a). Mode of Auction	E-Auction (ONLINE)	
	b). Details of Auction service provider	Company Name	M/s PSB Alliance Pvt Ltd (E-Bkray)
		Helpdesk Number	8291220220
		Email	<a href="mailto:Support.BAANKNET@psballiance.com">Support.BAANKNET@psballiance.com</a>
		Website	<a href="https://baanknet.com/">https://baanknet.com/</a>
	c). Date & Time of Auction	15.01.2026 between 10:30 AM to 11:30 AM	
	d). EMD Deposit Time	14.01.2026, UPTO 5:00 PM	
	e). Place of Auction	<a href="https://baanknet.com/">https://baanknet.com/</a>	
5.	Details of Properties with Reserve Price and Earnest Money Deposit:		
	S.No	Property Address	Reserve Price (Rs)
	1	<p>Residential Property part of Plot no. 98 measuring 103.75 sq yards or 86.75 sq meters pertaining to Khasra no. 42 M, situated at Chakherati , Pargana, Tehsil and Distt. Saharanpur Dar Abadi Pushpanjali Vihar Colony Saharanpur.</p> <p>Boundaries (As per sale deed)</p> <p>East – Remaining part of plot no. 98 , House of Pradeep Saini</p> <p>West – Plot no. 99 , House of Sompal</p> <p>North – Property of others</p> <p>South – Rasta</p>	Rs. 24,30,000/-
			Rs. 2,43,000/-



- 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 deducted at the rate 1 % of the Sale amount. 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, Branch Incharge, Canara Bank, SAHARANPUR MAIN Branch, Mobile 8171889997 (Email id: cb1627@canarabank.com) may be contacted during office hours on any working day or to the service provider Baanknet -M/s PSB Alliance Pvt. Ltd ([support.ebkay@psballiance.com](mailto:support.ebkay@psballiance.com), 8291220220).

**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: Muzaffarnagar

Date: 22.12.2025

कृते केनरा बैंक / For Canara Bank  
Authorised Officer  
T  
प्राधिकृत अधिकारी / Authorised Officer  
Canara Bank  
A R