



(A GOVERNMENT OF INDIA UNDERTAKING)

SATPULI Branch

Email:cb18968@canarabank.com

Ref: ROHRDWR: CR:SALE: SATPULI: 04/2026

Date: 24.03.2026

To:

Sh. Pawan Singh S/O Sh. Gyan Singh R/O Add 1: Rampur Lakshmi Enclave Near Pradhan Dhaba, Shimla Bypass Road, Badowala, Premnagar, Dehradun, Uttarakhand 248007	Sh. Pawan Singh S/O Sh. Gyan Singh R/O Add 2: Laxmi Enclave, Shimla Bye-Pass Road, Mauza Arcadia Grant, Pargana Pachwa Doon Distt. Dehradun 248007
M/S Prateek Enterprises (Prop. Sh. Pawan Singh S/O Sh. Gyan Singh) R/O - Ward 5, Bus Station, Devprayag Road, Near Uttarakhand Lounge, Pauri Garhwal, Pauri, Uttarakhand 246001	

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, the Authorised Officer of **Canara Bank**, SATPULI 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 **SATPULI Branch of Canara Bank**.

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,


AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE Annexure 13

Confidential



SATPULI Branch

Email: cb18968@canarabank.com

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) 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 **Symbolic possession** of which has been taken by the Authorised Officer of **SATPULI Branch of the Canara Bank**, will be sold on **“As is where is”, “As is what is”, and “Whatever there is” on 28.04.2026 from 12.30 p.m. to 1.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale]**, for recovery of **Rs. 13,14,395.82 (Rupees Thirteen Lakh Fourteen Thousand Three Hundred Ninety five And Paise Eighty Two Only)** due to the SATPULI branch of Canara bank from **Sh. Pawan Singh S/O Sh. Gyan Singh R/O Add 1: Rampur Lakshmi Enclave Near Pradhan Dhaba, Shimla Bypass Road, Badowala, Premnagar, Dehradun, Uttarakhand 248007**

Full description of the immovable property, Reserve Price, EMD are as under:-

Sr No.	Details of Properties	Reserve Price	Encumbrance(s)
1.	All That Is Part And Parcel Of Residential Property Khata Khatauni No. 1163 (Fasli Year 1399 To 1404), Part Of Khasra No. 1078 Situated At Mauza Arcadia Grant, Pargana Pachwa Doon, Distt. Dehradun (Laxmi Enclave, Shimla Bye-Pass Road). Total Land Area 83.56 Sq. Mtr. <u>Boundaries:</u> East- Land Of Others, Measuring 24'3'' West- 14 Ft. Wide Road, Measuring 24'3'' North- Land Of Others, Measuring 37' South- Land Of Seller, Measuring 37'2'' CERSAI ID - 400058374163	Rs. 21.30 lakh EMD – Rs. 2.13 lakh	Not Known to Bank

The property will not be sold below 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 **Mobile No 9654042336 Branch Manager, SATPULI, Canara Bank, e-mail [id-cb18968@canarabank.com](mailto:cb18968@canarabank.com) or the service provider M/S PSB ALLIANCE (BAANKNET), Mob. 8291220220, Email- support.baanknet@psballiance.com, website: <https://baanknet.in>**during office hours on any working day.

Date: 24.03.2026

Place: Haridwar

AUTHORISED OFFICER

CANARA BANK



- i.) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, Acknowledgement receipt thereof with UTR No.
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.
- ii.) Bidders Name, Contact No. Address, E Mail Id.
- iii.) Bidder's A/c details for online refund of EMD.
- f. The intending bidders should register their names at portal <https://baanknet.in/> 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 (BAANKNET), Mob. 8291220220, Email- support.baanknet@psballiance.com, website: <https://baanknet.in/>.**
- 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 amount can be decided by the authorised officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value). 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 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 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. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty lakhs) and above, the successful bidder will have to deduct TDS at the applicable rate 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. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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 SATPULI** who as a facilitating centre shall make necessary arrangements.
- n. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- o. For further details contact **Mobile No 9654042336, SATPULI, Canara Bank, e-mail cb18968@canarabank.com OR the service provider M/S PSB ALLIANCE (BAANKNET), Mob. 8291220220, Email- support.baanknet@psballiance.com, website: <https://baanknet.in/>.**

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: Haridwar

Date: 24.03.2026



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CANARA BANK