



COVERING LETTER TO SALE NOTICE

Ref: CB/ROALI/SIKANDRA RAO/SN/LT

Date: - 13-10-2026

To

M/S Laxmi Traders, Prop- Shri Sitaram Agrawal (Borrower/Mortgagor), G T Road, Roshan Ganj, Sikandra Rao, Hathras 204215	Ms. Anjali Agrawal D/o Sitaram Agrawal (Legal Heir Late Sitaram Agrawal) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215
Shri Ankit Agrawal S/o Sitaram Agrawal (Guarantor/Mortgagor) (Legal Heir Late Sitaram Agrawal) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215	Smt. Niyati Agrawal w/o Shri Dileep Agrawal (Guarantor/Mortgagor) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215
Shri Dileep Agrawal s/o Sitaram Agrawal (Guarantor) (Legal Heir Late Sitaram Agrawal) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215	Shri Manoj Agrawal Agrawal s/o Sitaram Agrawal (Legal Heir Late Sitaram Agrawal) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215

Dear Sir/Madam,

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, SIKANDRA RAO branch 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 our SIKANDRA RAO 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 there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

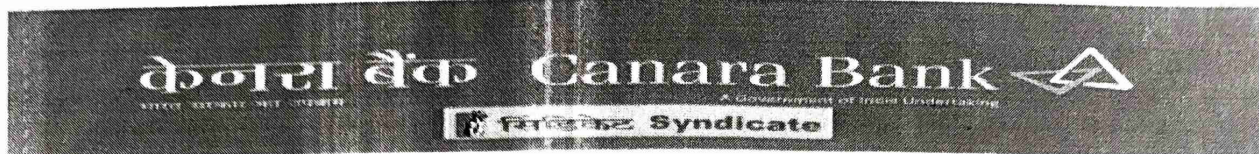
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,
FOR CANARA BANK

[Signature]
Authorized Officer,
Authorized Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Internal



SALE NOTICE

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 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 Creditor, the constructive possession of which has been taken by the Authorized Officer of SIKANDRA RAO branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **31-10-2026** for recovery of **Rs. 46,29,786.88 (Rupees Forty Six Lakh Twenty Nine Thousand Seven Hundred Eighty Six And Paise Eighty Eight Only)** as on **16.03.2026** (plus interests and other charges) due to the SIKANDRA RAO branch of Canara Bank from 1. M/S Laxmi Traders, Prop- Shri Sitaram Agrawal, Shri Ankit Agrawal S/o Sitaram Agrawal, Shri Dileep Agrawal s/o Sitaram Agrawal, Shri Manoj Agrawal s/o Sitaram Agrawal, Ms Anjali Agrawal D/o Sitaram Agrawal, Smt. Niyati Agrawal w/o Shri Dileep Agrawal

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential Land and Building situated at Khasra No 1845 Mi(Part) A B N colony, Nagla Shishgarh, Kasganj Road, Sikandra Rao owned by Shri Ankit Agrawal S/o Sitaram Agrawal Area: 93.93 SQM	Rs. 68.65 Lakh	Rs. 6.86 Lakh
2	Residential Land and Building Situated at Khasra No 1845 Mi(Part) A B N Colony, Nagla Shishgarh, Kasganj Road, Sikandra Rao owned by Smt. Niyati Agrawal w/o Shri Dileep Agrawal Area: 93.93 SQM		

The Earnest Money Deposit shall be deposited on or before 30-10-2026 up to 4:00 PM.

Details of Properties:

S.no	Property	Boundaries
1.	Residential Land and Building situated at Khasra No 1845 Mi(Part) ABN colony, Nagla Shishgarh, Kasganj Road, Sikandra Rao owned by Shri Ankit Ankit Agrawal S/o Sitaram Agrawal Area: 93.93 SQM	North : Plot of Sharma Ji South Rasta 25ft Wide East: Boundary West: Land OF Shri Padam Singh
2.	Residential Land and Building Situated at Khasra No 1845 Mi(Part) ABN Colony, Nagla Shishgarh, Kasganj Road, Sikandra Rao owned by Smt. Niyati Agrawal w/o Shri Dileep Agrawal Area: 93.93 SQM	North: Plot of Sharma li South: Rasta 25 ft wide East: Plot of Ankit Agarwal West: Land of Shri Ram Babu

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 Branch Head, SIKANDRA RAO branch Canara Bank, Ph. No. 8265900501 during office hours on any working day.

Place: SIKANDRA RAO
Date: 13-10-2026

Authorized Officer
Canara Bank

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13-10-2026

1. Name and Address of Secured Creditor : Canara Bank, SIKANDRA RAO
2. Name and Address of the Borrower & Guarantors :

M/S Laxmi Traders, Prop- Shri Sitaram Agrawal (Borrower/Mortgagor), G T Road, Roshan Ganj, Sikandra Rao, Hathras 204215	Ms. Anjali Agrawal D/o Sitaram Agrawal (Legal Heir Late Sitaram Agrawal) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215
Shri Ankit Agrawal S/o Sitaram Agrawal (Guarantor/Mortgagor) (Legal Heir Late Sitaram Agrawal) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215	Smt. Niyati Agrawal w/o Shri Dileep Agrawal (Guarantor/Mortgagor) A V N Gate Band Colony, Nagla Shishgarh, Kashganj Road, Sikandra Rao, Hathras 204215
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3. Total Liabilities: Rs. 46,29,786.88 (Rupees Forty-Six Lakh Twenty-Nine Thousand Seven Hundred Eighty-Six And Paise Eighty Eight Only) as on 16.03.2026 (plus further interest and expenses)

a) Mode of Auction : E-auction

b) Details of Auction service provider: M/s PSB Alliance

Mobile : 8291220220

E-mail: support.baanknet@psballiance.com

c) Date & Time of Auction : 31-10-2026 between 11:30AM to 12:30PM

d) Place of Auction: E-auction

4. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Residential Land and Building situated at Khasra No 1845 Mi(Part) ABN colony, Nagla Shishgarh, Kasganj Road, Sikandra Rao owned by Shri Ankit Ankit Agrawal S/o Sitaram Agrawal Area: 93.93 SQM	Rs. 68.65 Lakh	Rs. 6.86 Lakh
2	Residential Land and Building Situated at Khasra No 1845 Mi(Part) ABN Colony, Nagla Shishgarh, Kasganj Road, Sikandra Rao owned by Smt. Niyati Agrawal w/o Shri Dileep Agrawal Area: 93.93 SQM		

5. Other terms and Conditions:

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Canara Bank



PSB Alliance Syndicate

- a) The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
- b) Auction/bidding shall be only through "online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding
- c) The property can be inspected with Prior Appointment with Authorized Officer, SIKANDRA RAO branch from 15-10-2026 TO 30-10-2026.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited 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 30-10-2026 up to 4:00 pm.
- f) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance, Mobile: 8291220220, E-mail: support.baanknet@psballiance.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30-10-2026 up to 4.00 PM, to Canara Bank, SIKANDRA RAO Branch, by hand or by email.
 - 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.
- h) The intending bidders should register their names at portal <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 Pvt. Ltd, (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com).
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10000/- . 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.
- j) 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, 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.
- k) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate of 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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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 concerned Circle office or Regional Office who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Canara Bank, SIKANDRA RAO (Ph. No 9717305122) e-mail id cb0195@canarabank.com OR the service provider M/s PSB Alliance Pvt. Ltd, (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.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 successful

For CANARA BANK

Authorized Officer

Authorized Officer
Canara Bank

Place: SIKANDRA RAO
Date: 13-10-2026



Internal