केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

Ref: SALENOTICE/BIRENDER/25-26/JUNE Date: 30.06.2025

To

Borrowers:

1. BIRENDER BAISLA SON OF DESH RAJ (BORROWER)
   Address: HNO C 2584 MOHAN DERI
   SGM NAGAR
   FARIDABAD-121001

Guarantors:

1. GOPAL DASS BHADANI S/O RADHAKISHAN BHADANI
   Address: H NO 2B 84 NEAR HANUMAN MANDIR
   FARIDABAD-121001

2. KRISHNA DEVI WIFE OF BIRENDER BAISLA
   Address: HNO C2584 MOHAN DERI
   SGM NAGAR
   FARIDABAD-121001

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, I on behalf of Canara Bank **Faridabad Sec-3** Branch have taken symbolic 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 **FARIDABAD SECTOR 3** Branch Faridabad 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed **within 30 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,

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

30 DAYS SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 read with provision 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 symbolic possession of which has been taken by the Authorised Officer of **FARIDABAD SECTOR 3** Branch of the Canara Bank, **Faridabad Sector 3** Branch, Address – SSI 126, HUDA MARKET, SECTOR 3 BALLABGARH FARIDABAD -121004, Haryana will be sold on "As is where is","As is what is",and"What ever there is" on **04.08.2025**,for recovery of 8,85,478.21/- plus further interest & other charges as on 19.01.2025 **(minus recovery ,if any)** due to the **FARIDABAD SECTOR 3** Branch of the Canara Bank from**:**

1 BIRENDER BAISLA SON OF DESH RAJ (BORROWER)
Address: HNO C 2584 MOHAN DERI
SGM NAGAR
FARIDABAD-121001

Guarantors:

1. GOPAL DASS BHADANI S/O RADHAKISHAN BHADANI
Address: H NO 2B 84 NEAR HANUMAN MANDIR
FARIDABAD-121001

2. KRISHNA DEVI WIFE OF BIRENDER BAISLA
Address: HNO C2584 MOHAN DERI
SGM NAGAR
FARIDABAD-121001

The reserve price will be **Rs. 26.50 Lakhs –** and the earnest money deposit will be **Rs.2.65 Lakhs– for property**.The Earnest Money Deposit shall be deposited on or before **02.08.2025 at 5.00 PM(OFFLINE OR ONLINE)**

Details and full description of the immovable property with known encumbrances, if any:

All the part and parcel of House no. 139, Block-P, S.G.M Nagar,Faridabad Plot measuring 50 sq. yards (18*25 feet), forming part of Khewat no. 55, Khatoni no. 104, Rect. No. 114, Kila no. 17/1, 24/2/2, Rect no. 121, Kila no. 3/3, 3/4, 4/1, Khatoni no. 105, Rect no. 114, Kila no. 24/2/1. Bounded as under on the basis of supporting affidavit of the borrower:

East: House Vyas Upadhyay

West: House of Chaudhary

North: House of Lakhi

South : Rasta

There are NIL encumbrances to the knowledge of bank.

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 Authorised Officer,Canara Bank, **FARIDABAD SECTOR 3** Branch Address – SSI 126, HUDA MARKET, SECTOR 3 BALLABGARH FARIDABAD -121004,Contact No.9911380509,during office hours on any working day.

Date: 30.06.2025 **Authorized Officer**
Place: Faridabad **Canara Bank**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.06.2025

1. **Name and Address of the Secured Creditor**- SSI 126, HUDA MARKET, SECTOR 3 BALLABGARH FARIDABAD -121004

Name and Address of the Borrower(s):

1 BIRENDER BAISLA SON OF DESH RAJ (BORROWER)
Address: HNO C 2584 MOHAN DERI
SGM NAGAR
FARIDABAD-121001

Guarantors:

1 GOPAL DASS BHADANI S/O RADHAKISHAN BHADANI
Address: H NO 2B 84 NEAR HANUMAN MANDIR
FARIDABAD-121001

2 KRISHNA DEVI WIFE OF BIRENDER BAISLA
Address: HNO C2584 MOHAN DERI
SGM NAGAR
FARIDABAD-121001

Total liabilities as on 29.01.2025: Rs. 8,85,478.21/- plus further interest & other charges (minus recovery, if any)

- **Mode of Auction**: Online
- **Details of Auction service provider**: **M/s PSB Alliance (Ebkray).**
- **Date & Time of Auction**:**04.08.2025 between 12.30 PM– 1.30 PM**(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- **Place of Auction**: Online

6. **Reserve Price: Property - Rs. 26.50 Lakhs (EMD of Rs.2.65 Lakhs)**

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Other terms and conditions:

a) The property is being sold with all the existing and further 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. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date.

b) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.

c) The property is being sold with all the existing and further 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. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date

d) Auction/bidding shall be only through "Online Electronic Bidding'' through the website https://ebkray.in. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

e) The property can be inspected, any time with Prior Appointment with Authorized Officer on or before the date of submission of EMD i.e**. 02.08.2025.**

f) 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.

g) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of *Authorized Officer,* Canara Bank, **FARIDABAD SECTOR 3** , Haryana Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account No -209272946 IFSC Code CNR*B0019251* on or before **02.08.2025** by **05.00 pm**.

h) 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 (Ebkray), Helpdesk No 8291220220, E-mail: support.ebkray@psballiance.com through the website https://ebkray.in.

i) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **02.08.2025, 05.00 PM**, to Canara Bank, **FARIDABAD SECTOR 3** 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.

j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

k) 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.

l) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

m) **For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.**

n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

o) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

p) 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 Canara Bank **FARIDABAD SECTOR 3** who, as a facilitating centre, shall make necessary arrangements.)

q) For further details contact Authorized officer Sh. Nishant Sinha, Canara Bank-7496918308, Ph. No. 7496918224 during office hours on any working day. E-mail id: cb18224@canarabank.com Or Helpdesk No 8291220220, E-mail: support.ebkray@psballiance.com

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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: Faridabad
Date: 30.06.2025

Authorised Officer
Canara Bank