



(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: Nigar Sultana/Sale notice/Nov/2025

Date: 30.10.2025

To  
MRS. NIGAR SULTANA  
W/O MR. AKHTARUL ISLAM  
ADDRESS: 128 HUMAYUNPUR NORTH  
GORAKHPUR, UTTAR PRADESH-273001  
MOB NO.: 7408966255

(BORROWER & MORTGAGOR)

ALSO AT:  
MRS. NIGAR SULTANA  
PLOT NO. C-175, BLOCK-C  
OVER LAND OF KHASRA NO. 303KA  
AWADH PURAM, DASAULI, BAKSHI KA TALAB,  
LUCKNOW-226026  
MOB NO.: 7408966255

MS. NABIHA ANWAR  
D/O MR. AKHTARUL ISLAM  
ADDRESS: 128 HUMAYUNPUR NORTH  
GORAKHPUR, UTTAR PRADESH-273015  
MOB NO.: 7408966255

(BORROWER)

ALSO AT:  
MS. NABIHA ANWAR  
D/O MR. AKHTARUL ISLAM  
PLOT NO. C-175, BLOCK-C  
OVER LAND OF KHASRA NO. 303KA  
AWADH PURAM, DASAULI, BAKSHI KA TALAB,  
LUCKNOW-226026  
MOB NO.: 7408966255

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.

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As you are aware, I on behalf of Canara Bank, Goila Branch have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Goila 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,  


Authorised Officer  
Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

Internal



### 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 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 property mortgaged/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of GOILA BRANCH of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 05.12.2025 for recovery of Rs.10,59,119.69+ Interest thereon due to the GOILA BRANCH of Canara Bank from MRS. NIGAR SULTANA W/O MR. AKHTARUL ISLAM AND MS. NABIHA ANWAR D/O MR. AKHTARUL ISLAM.

Reserve Price and Earnest Money Deposit:

| S.No | Property Address                                                                                                                                                                             | Reserve Price (Rs) | EMD (Rs)      |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------|
| 1    | EMT OF PLOT NO.- C-175, BLOCK-C OVER LAND OF KHASRA NO. 303 KA IN 'AWADH PURAM', SITUATED AT VILLAGE: DASAULI, TEHSIL: BAKSHI KA TALAB AND DISTRICT: LUCKNOW, MEASURING AREA: 55.76 SQ. MTR. | Rs.11,80,000/-     | Rs.1,18,000/- |

The Earnest Money Deposit shall be deposited on or before 04.12.2025 up to 5:00 PM.

Details of Properties:

| S.no | Property                                                                                                                                                                                     | Boundaries as per sale deed |                   |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------|
| 1    | EMT OF PLOT NO.- C-175, BLOCK-C OVER LAND OF KHASRA NO. 303 KA IN 'AWADH PURAM', SITUATED AT VILLAGE: DASAULI, TEHSIL: BAKSHI KA TALAB AND DISTRICT: LUCKNOW, MEASURING AREA: 55.76 SQ. MTR. | East                        | PLOT NO. C-156    |
|      |                                                                                                                                                                                              | West                        | 21 FEET WIDE ROAD |
|      |                                                                                                                                                                                              | North                       | PLOT NO. C-176    |
|      |                                                                                                                                                                                              | South                       | PLOT NO. C-174    |

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, Goila Branch Canara Bank, Ph. No. 8173007731 during office hours on any working day.

Date: 30.10.2025  
 Place: LUCKNOW

**Canara Bank**  
 Authorised Officer  
 Authorised Officer  
 CANARA BANK



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.10.2025

1. Name and Address of Secured Creditor : Canara Bank, Goila BRANCH

2. Name and Address of the Borrower & Guarantors :

(BORROWER & MORTGAGOR)

MRS. NIGAR SULTANA  
W/O MR. AKHTARUL ISLAM  
ADDRESS: 128 HUMAYUNPUR NORTH  
GORAKHPUR, UTTAR PRADESH-273001  
MOB NO.: 7408966255

ALSO AT:  
MRS. NIGAR SULTANA  
PLOT NO. C-175, BLOCK-C  
OVER LAND OF KHASRA NO. 303KA  
AWADH PURAM, DASAULI, BAKSHI KA TALAB,  
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MS. NABIHA ANWAR  
D/O MR. AKHTARUL ISLAM  
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(BORROWER)

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LUCKNOW-226026  
MOB NO.: 7408966255

Dear Sir,

Total Liabilities as on 30.10.2025 : Rs. 10,59,119.69+ Other Interest thereon

3. a) Mode of Auction : E-auction

b) Details of Auction service provider :

|                 |                                  |
|-----------------|----------------------------------|
| Company Name    | M/s PSB Alliance                 |
| Helpdesk Number | 8291220220                       |
| Email           | support.Baanknet@psballiance.com |
| Website         | https://baanknet.com/            |

c) Date & Time of Auction : 05.12.2025 between 10:00 AM to 02:00 PM

d) Place of Auction : https://baanknet.com/

e) Date of Demand Notice : 11.06.2025

f) Date of Symbolic Possession : 18.08.2025

4. Reserve Price:

Internal





| (A GOVERNMENT OF INDIA UNDERTAKING) |                                                                                                                                                                                              | Reserve Price (Rs) | EMD (Rs)      |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------|
| S.No                                | Property Address                                                                                                                                                                             |                    |               |
| 1                                   | EMT Of PLOT NO.- C-175, BLOCK-C OVER LAND OF KHASRA NO. 303 KA IN 'AWADH PURAM', SITUATED AT VILLAGE: DASAULI, TEHSIL: BAKSHI KA TALAB AND DISTRICT: LUCKNOW, MEASURING AREA: 55.76 SQ. MTR. | Rs.11,80,000/-     | Rs.1,18,000/- |

5. Other terms and Conditions:

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank.
- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer Goila(2170) BRANCH till 04.12.2025.
- 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 (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 on or before 04.12.2025 before 5.00 PM.
- 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 Pvt. Ltd), (Contact No. 8291220220, Email:support.Baanknet@psballiance.com)."
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04.12.2025 before 5.00 PM to Canara Bank Goila [2170] BRANCH by hand or by email.
  - 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.
  - Bidders Name. Contact No. Address, E Mail Id.
  - Bidder's A/c details for online refund of EMD.
- 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. 8291220220, Email:support.Baanknet@psballiance.com)."
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- 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.
- 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/her





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shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

- l) 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) 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/Regional Office/ Goila [2170] Branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact Canara Bank, Goila [2170] Branch (Ph. No 8173007731) e-mail id cb2170@canarabank.com OR the service provider (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, 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 successfully.

Place: Lucknow  
Date: 30.10.2025

Canara Bank  
Authorised Officer  
Canara Bank