

FORM A
PUBLIC ANNOUNCEMENT

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF UNIQUE AUTOSALES PRIVATE LIMITED

RELEVANT PARTICULARS		
1.	Name of corporate debtor	Unique Autosales Private Limited
2.	Date of incorporation of corporate debtor	01.04.2011
3.	Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Kanpur
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U74900UP2011PTC044182
5.	Address of the registered office and principal office (if any) of corporate debtor	Registered Office: 180, Pure Pitai, Kotwali Nagar, Pratapgarh, Uttar Pradesh – 230001 Principal Office: Same as above
6.	Insolvency commencement date in respect of corporate debtor	29.09.2026 (Copy of Hon'ble NCLT Order received on 01.11.2026)
7.	Estimated date of closure of insolvency resolution process	28.03.2027
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Ms. Babita Jain Reg. No.: IBBI/IPA-002/IP-N00321/2017-18/10926
9.	Address and e-mail of the interim resolution professional, as registered with the Board	Address: 35B/6 Ram Mohan Plaza, Madho Kunj Master Zahurul Hasan Road, Allahabad, Uttar Pradesh ,211002 E-mail: jainbabita06@gmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Address: BABITA JAIN 35B/6 Ram Mohan Plaza, Madho Kunj Master Zahurul Hasan Road, Allahabad, Uttar Pradesh ,211002 E-mail: cirp.uniqueapl@gmail.com Resurgent Resolution Professionals LLP - 905, 9th Floor, Tower C, Unitech Business Zone, Sector 50, Gurugram, Haryana 122018
11.	Last date for submission of claims	15.10.2026
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not Applicable
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	Web link: https://ibbi.gov.in/home/downloads

Notice is hereby given that the National Company Law Tribunal, Allahabad Bench, Prayagraj has ordered the commencement of a corporate insolvency resolution process of **Unique Autosales Private Limited** on **29.09.2026**.

The Creditors of Unique Autosales Private Limited, are hereby called upon to submit their claims with proof on or before **15.10.2026** to the Interim Resolution Professional at the address mentioned against entry No. 10.

Babita Jain

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Name and Signature of Interim Resolution Professional

Babita Jain



BABITA JAIN

Interim Resolution Professional

UNIQUE AUTOSALES PRIVATE LIMITED

Reg. no.: IBBI/PA-002/IP-N00321/2017-18/10926

AFA Valid up to 31.12.2026

Date: 02.10.2026

Place: Allahabad

FORM A PUBLIC ANOUNCEMENT (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016) FOR THE ATTENTION OF THE CREDITORS OF UNIQUE AUTOSALES PRIVATE LIMITED RELEVANT PARTICULARS	
1. Name of corporate debtor	Unique Autosales Private Limited
2. Date of incorporation of corporate debtor	01/04/2011
3. Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Kanpur
4. Corporate Identity No. / Limited Liability Identification No. of Corporate debtor	U74900UP2011PTC044182
5. Address of the registered office and principal office (if any) of corporate debtor	Registered Office: 180, Pure Pital, Kotalwal Nagar, Pratnagar, Uttar Pradesh - 230001 Principal Office: Same as above
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7. Estimated date of closure of insolvency resolution process	28.03.2027
8. Name and registration number of the insolvency professional acting as interim resolution professional	Ms. Babita Jain Reg. No.: IBI/P/PA-002(IP-N00321/2017-18/10926)
9. Address and e-mail of the interim resolution professional, as registered with the Board	Address: 35B/5 Ram Mohan Plaza, Madho Kunj Master Zahurul Hasan Road, Allahabad, Uttar Pradesh -211002 E-mail: jainbabita06@gmail.com
10. Address and e-mail to be used for correspondence with the interim resolution professional	Address: BABITA, JAIN 35B/5 Ram Mohan Plaza, Madho Kunj Master Zahurul Hasan Road, Allahabad, Uttar Pradesh -211002 E-mail: orp.uniquesales@gmail.com Resurgent Resolution Professionals LLP - 905, 9th Floor, Tower C, Unique Business Zone, Sector 50, Gurgaon, Haryana 122018
11. Last date for submission of claims	15.10.2026
12. Classes of creditors, if any, under clause (b) of sub-section (84) of section 21, as ascertained by the interim resolution professional	Not Applicable
13. Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class)	Not Applicable
14. (a) Relevant Forms and (b) Details of authorized representatives of the creditor	Web link: https://ibbi.gov.in/home/downloads

Notice is hereby given that the National Company Law Tribunal, Allahabad Bench, Prayagraj, has ordered the commencement of a corporate insolvency resolution process of **Unique Autosales Private Limited on 29.09.2026**.

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The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Name and Signature of Interim Resolution Professional
BABITA JAIN
Interim Resolution Professional
UNIQUE AUTOSALES PRIVATE LIMITED
Reg. no.: IBB/IPA-002/IP-N00321/2017-18/10926
AFA Valid up to 31.12.2026

Date: 02.10.2026
Place: Allahabad

 IDBI BANK		IDBI BANK LIMITED CIN: L65190MH2004G014838	
Office Premises Required at Alambagh, Lucknow, Uttar Pradesh			
Bank desires to acquire on long lease, commercially approved office premises for banking activities for various location as per details mentioned below.			
Branch Location	Carpet Area required	Application to be submitted to	
Alambagh, Lucknow, Uttar Pradesh	Around 1500-2000 sqft. (including onsite ATM)	Shri Manoj Kumar Gupta, GM and Senior Regional Head, Lucknow Region, IDBI Bank Limited, First Floor, Jahangirnagar Palace 12, Near Laxmibai Marg, Hazratganj, Lucknow, Uttar Pradesh, Pin: 226001	
The premises should be located strategically on the main road preferably on Ground Floor having good frontage, visibility, adequate power supply and parking facility. Interested parties owning suitable premises may apply to address mentioned in front of respective location within 10 days. Applications received by 6:00 pm on or before 16th October, 2026 will only be accepted. The applications should be made as per the "Instructions / Guidelines for submitting the offer". Estate agents offering premises should submit their offers with full details along with authorization letters from landlords. No brokerage will be paid by the Bank. IDBI Bank Ltd reserves the right to accept or reject any or all offers for any reasons there of. The offered premises must be a commercially approved building; offers for non-commercial premises shall not be considered. Period and other details can be downloaded from our website.			
Place: Lucknow, Date: 04.10.2026		Zonal Head, Lucknow Zone	

Kotak Mahindra Bank Limited **Possession Notice**
 Regd. Off: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai- 400051
 Branch Off: 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh - 201313

Name Of The Borrower(s) and Loan Account No	1. Date of Possession 3. Demand Notice Date	2. Type of Possession 4. Amount Due In Rs.
1. Mohammad Ikramuddin	17.09.2019/02/26	2. Symbolic Possession/3. 18.02.2026/4. Rs.
2. Shakila Ikram	75786101/12	due as of 18.02.2026 with applicable interest
Loan Account No. 02/24SBSML00122	19.02.2026	alongwith cost and charges until payment in full.
Details of the secured asset and the mortgage: 'All That Piece And Parcel Of Property In Ghaziabad Registration District, Ghaziabad Sub Registration District, Modnagar Taluk, In Rori. Survey Ward 1515, Village Rori, Tehsil Modnagar, District Ghaziabad (u.p.) With The Following Boundaries, East By Sampatti Anwar Hussain, South By Rasta Akhaz Saxena, West By, Sampatti Anwar Hussain, North By, Sampatti Anwar Hussain. Survey No. 8, Rasta Akhaz Saxena, West By, Rasta Akhaz Saxena, North By, Rasta Akhaz Saxena.		
1. Rashmi Monumkar S. Menon Kar	17.09.2019/02/26	2. Symbolic Possession/3. 18.02.2026
3. Dharmaveer Singh	75786101/12	due as of 18.02.2026 with applicable interest
4. Sunita Dharmvirsingh	19.02.2026	alongwith cost and charges until payment in full.
Loan Account No. 02/24SBSML00081		
Details of the secured asset and the mortgage: 'All That Piece And Parcel Of Property In Hapur Registration District, Hapur Sub Registration District, Hapur Taluk, In Hapur Survey Ward 285. One Plot Of Land Measured 58 Sq. Yards (48.57 Sq. Meters), Part Of Khasra No. 285 M1, Situated At Chaitani Nagar, Village Hapur Tehsil & District Hapur (u.p.) With The Following Boundaries, East By, Makani, North By, Rasta West By, Rasta North By, Plot Babita W/o Kamal Singh.' Name of the Borrower: Sunita Dharmvirsingh.		

For any query please Contact Suraj Singh / Akash Saxena, (Mob. +917127282515 / +918860001910 Date: 04.10.2024 Place: Uttar Pradesh. Authorized Officer: Kotak Mahindra Bank Ltd.

GRIHUM HOUSING FINANCE LIMITED				APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)			
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014							
Whereas, the undersigned being the Officer of Grih Housing Finance Limited hereafter as Secured Creditor of the above Corporate/ Register office, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the 'said Act') and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.							
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on this 30th Day of September Month of the Year 2026 . The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount and interest thereon.							
The borrower's attention is attracted to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.							
Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)		
1	NANDITA SHARMA, SHITANSHU SHEKHAR, ALINDRA KUMAR SHARMA	All That Piece And Parcel Of The Aranz No. 142 Area Measuring 6100. 875 Sq. Ft. I.E 566.995 Sq. Mtrs. Land With Construction Situated At Mauza Badapur, Pargana Kasivwar, Tehsil Sadar, Distt. Mirzapur. Boundaries (As Per Technical)- East- Rasta 9 Ft. Wide And Land And House Of Chamela Devi, West- Land And House Of Sudheer Singh, North- Land Of Chamela Devi, South - Land And House Of Siddhnath Singh.	30/09/2026	09/06/2026	Loan No. LAP0055200000005055034 Rs. 112193/- (Rupees Eleven Lakh One Thousand Two Hundred NinetyThree Only) payable as on 09/06/2026 along with interest @ 22.2 % p.a. till the realization.		
2	MANTOSH KUMAR SINGH, POONAM SINGH	All That Piece And Parcel Of The Immovable property Bearing House No. 229 Land Area Measuring 1373.54 Sq.Ft. I.E. 127.65 Sq.Mtr. Situated At Mohalla Saddapur, Pargana Haweli, Tehsil Chunar, Distt. Mirzapur. Boundaries As Per Deed- East - House Of Ramjiyvan, West - Land Of Sohan Lal And Gali T/A House Of Shanti Devi, North - House Of Virendra And Ram Singh Yadav. South - House Of Dhananjay Dubey.	30/09/2026	09/06/2026	Loan No. LAP0055200000005061410 Rs. 174539/- (Rupees Seventeen Lakh FortyFive Thousand Three Hundred NinetyFour Only) payable as on 09/06/2026 along with interest @ 16.36 % p.a. till the realization.		
In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Financial Express shall be prevail							

 AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK) Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)			
APPENDIX IV [SEE RULE 8(i)] POSSESSION NOTICE			
Whereas, the undersigned being the Authorized Officer of the AU Small Finance Bank Limited [A Scheduled Commercial Bank] under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued under the said notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:			
Name of Borrower/Co-Borrower/ Mortgagor/Guarantor / Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(A/c No.) L9001060145158201 Deepak Kumar (Borrower), Smt.Sunita (Co-Borrower)	18-May-26 Rs. 1565631/- Rs. Fifteen Lakh Sixty-Five Thousand Six Hundred Thirty-One Only 13-May-26	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At - Out Of Gata No 275, Village - Khaliakabad Urf Dongrajaat, Tehsil - Anupshahar, Dist - Bulandshahr, Uttar Pradesh, 203394 Admeasuring 554.22 Sqyd, East: HOUSE OF SUBHASH, West: HOUSE OF VIRENDRA, North: RASTA, South: PROPERTY OF SUGAR MILL	29-Sept-26
(A/c No.) L9001060139645207 & L9001060143849373 Surendra (Borrower), Smt.Savitri (Co-Borrower)	14-Jul-26 Rs. 2011039/- Rs. Twenty Lakh Eleven Thousand Thirty-Nine Only & Rs. 1269788/- Rs. Twelve Lakh Sixty-Nine Thousand Seven Hundred Eighty-Eight Only 14-Jul-26	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At - Khasra No.516, Vill- Beel Akbarpur, Pargana & Tah- Dadri, Dist- Gautam Buddha Nagar, Uttar Pradesh, 203207 Admeasuring 320 Sqyd, East: HOUSE OF NARENDRA, West: RASTA, North: RASTA, South: HOUSE OF SANTRAM	29-Sept-26


Canara Bank
 (A Govt. of India Undertaking)
 


सिंडिकेट

**E-AUCTION
SALE NOTICE**

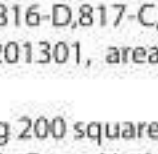
**ARMB, Plot No. - 2 Ground Floor Near Hotel Deventure Namastey Chowk Karnal,
Authorised officer :- Mr. Vikas Kumar Yadav, (M) 85728-16290, Mail ID: cb6290@canarabank.com**

E-AUCTION 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) and 9 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is","As is what is", and "Whatever there is" in Auction arranged by the service provider M/s PSB Alliance (Baanknet), (8291220220), E-mail : support.BAANKNET@psballiance.com through the website <https://baanknet.com/>

Last Date of Receipt of EMD Is 22.10.2026 Upto 5:00 P.m.
Date of E-Auction is 23.10.2026 (12:30 Pm To 1:30 P.m.)

(WITH UNLIMITED EXTENSION OF 5 MINUTES DURATION EACH TILL THE CONCLUSION OF THE SALE)							
Branch Name/Name & Address of the Borrower(s)/ Guarantor(s)	Brief Description of Property/ies	Total Liabilities as on specified Date	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)	Details of A/c No.		Please Scan For Details
					IFSC Code	Possession notice	
Borrower's M/s S.H.R.M. International Private Limited Address: D 24, Entire Basement, Pamposh Enclave Greater Kailash, Part -1 New Delhi, Delhi-110048. Mr. Adwait Ranjan Mishra S/o Sh Rang Nath Mishra (Promotor/Director/Guaranto) Address: C/2/135 Vipul Khand, Gomti Nagar, Tcs Lucknow G.p Ub District Bakshi Ka Talab, Lucknow, Uttar Pradesh-226001. Mr. Rang Nath Mishra S/o Sh Raghawa Ram Mishra (Promotor/Director/Guarantor) Address: C/2/135 Vipul Khand, Gomti Nagar Lucknow, Uttar Pradesh-226010. Guarantor's Mrs. Kiran Mishra W/o Mr. Adwait Ranjan Mishra Address: C/2/135 Vipul Khand, Gomti Nagar Lucknow, Uttar Pradesh-226001. Mrs. Shweta Mishra W/o Sh Himanshu Ranjan Mishra Address: D-26 Third Floor Pamposh Enclave Greater Kailash Part-1 New Delhi, South Delhi-110048.	Property 1:- EMT of Land and building situated at Entire basement of freehold plot no 24 in Block-D, area measuring 201.60 sq yards situated in the Kasmir Co-operative House build Society Ltd now known as Pamposh Enclave ,Greater Kailash Part-1, Delhi along with proportionate, undivided , indivisible, and impartible ownership right into the said plot of land, with all rights title	Total liabilities as per Demand Notice Dated 04.05.2026 Rs.25,43,03,990.00 Plus further interest & other Charges (minus recovery, if any)	Property-1 Rs 2,77,00,000/- Property-2 Rs.3,82,60,000/- Property-3 Rs.3,82,80,000/- Property-4 Rs.3,64,50,000/- Property-5 Rs.3,04,20,000/-	Property-1 Rs.27,70,000/- Property-2 Rs.38,26,000/- Property-3 Rs.38,28,000/- Property-4 Rs.36,45,000/- Property-5 Rs.30,42,000/-	209272434 CNRB00066290 All 5 Properties under Symbolic Possession	   	
	Property 2:- EMT of commercial space, shop/office no 38,39,40 and 41 at first floor, Khasra no 815/816-D, 817-C, Phoenix Square 1 situated at Village Bisrakh Jalapur, Tehsil, Dadri Gautam Buddha Nagar UP-201301 area admeasuring 2099 Sq ft belongs to Mrs. Shweta Mishra W/o Himanshu Ranjan Mishra.						
	Property 3:- EMT of commercial space, shop/office no 21,22,23 and 24 at first floor khasra no 815/816-D, 817-C, Phoenix Square 1 situated at Village Bisrakh Jalapur, Tehsil, Dadri Gautam Buddha Nagar UP-201301 area admeasuring 2100 Sq ft belongs to Mrs. Shweta Mishra W/o Himanshu Ranjan Mishra.						
	Property 4:- EMT of commercial space, shop/office no 28,29,32 and 33 at first floor, khasra no 815/816-D, 817-C, Phoenix Square 1 situated at Village Bisrakh Jalapur, Tehsil, Dadri Gautam Buddha Nagar UP-201301, area admeasuring 2000 Sq feet belongs to Mrs. Shweta Mishra W/o Himanshu Ranjan Mishra.						
	Property 5:- EMT of residential land and building situated at plot bearing no C-2/135 area measuring 200 square meters situated in Vipul Khand, Gomti Nagar Yojna, Lucknow, Uttar Pradesh owned and possessed by Mr. Rang Nath Mishra S/o Sh. Raghawa Ram Mishra.						

OTHER TERMS AND CONDITIONS:

a. The property/ies will be sold in **"As is where is", "As is what is", and "Whatever there is "Without Recourse"** condition, including encumbrances, if any, mentioned in above table at S.No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorized officer before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancellation of auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected, with Prior Appointment with Authorized Officer, **on 21.10.2026**

d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like operative PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from **Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email:support.BAANKNET@psballiance.com).**

e. The intending bidders shall deposit Earnest Money Deposit (EMD) as mentioned in column No 7 above being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 **22.10.2026 at 5.00 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 50000/- (Rupees Fifty Thousand only - For each property)**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be **Rs. 50000/- (Rs. Fifty Thousand only- For each property)** and time shall be extended to 5 (minutes) when valid bid received in last minutes.

h. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

k. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through **RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Branch, IFSC Code CNRB0006290 (Branch IFSC Code).**

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenance charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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

n. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable by the Successful buyer from total amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in at S No 9 & 10 of sale Notice. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 of sale notice and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

p. 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.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

s. For further details contact Mr. Vikas Kumar Yadav, Nodal Officer Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 0184-4041820, 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email:support.BAANKNET@psballiance.com/s support.BAANKNET@procure247.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.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date :- 03.10.2026	PLACE :- KARNAL	AUTHORISED OFFICER, CANARA BANK
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कैनेरा बैंक Canara Bank (भारत सरकार का उपक्रम) (A Govt. of India Undertaking)		E-AUCTION SALE NOTICE
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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/movable 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)** Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- C)** The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- 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 (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.
- F)** After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 19.10.2026 for Sr.No. 01 and 07.11.2026 for Sr.No. 02 upto 5.00 p.m. to Canara Bank, Regional Office Panchkula 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.
- G)** 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 BAANKNET, (Contact No. 8291220220, 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.5,000/- for Sr.No. 1, Rs.10,000 for Sr.No. 02**. 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. 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.
- K)** All charges for conveyance, stamp duty / GST, registration, NDC charges etc., as applicable shall be borne by the successful bidder only.
- L)** The successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- 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 in the e-auction, they can approach Canara bank, Karnal Circle Office or Regional office, Panchkula as a facilitating centre.

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.

STATUTORY 15/ 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date :- 03.10.2026	Place :- Panchkula	Authorised Officer, Canara Bank
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