

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED:19.10.2026

1. **Name and Address of the Secured Creditor:** Can Fin Homes Ltd, 1st Floor, DDA Building, Nehru Place, New Delhi-110019 Branch,
Phone No: 011-26487529/26430236, Mobile No: 7625078108 /9891944721 Email : delhi@canfinhomes.com
2. **Name and Address of the Borrower(s)/Guarantor(s) :**
 1. **Borrower:** Mr. SUDHANSHU SAXENA S/O RAJESH KUMAR SAXENA
ADD- FLAT NO. G-3, GROUND FLOOR, LIG
FRONT SIDE, PLOT NO. 1/832, SECTOR-1,
VASHUDHARA, GHAZIABAD U.P-201012

ALSO AT: 8763/4, NEAR BIKANER SWEETS,
MULTANI DHANDHA, PAHARGANJ,
SWAMI RAM TIRTH NAGAR, CENTRAL
DELHI 110055

ALSO AT: HOUSE NO. 627, GROUND
FLOOR, SECTOR-13, VASUNDHRA,
GHAZIABAD, UTTAR PRADESH 201010
 2. **Co – Borrower:** Mrs. ANKITA SAXENA W/O SUDHANSHU SAXENA
ADD- FLAT NO. G-3, GROUND FLOOR, LIG
FRONT SIDE, PLOT NO. 1/832, SECTOR-1,
VASHUDHARA, GHAZIABAD U.P-201012

ALSO AT: 8763/4, NEAR BIKANER SWEETS,
MULTANI DHANDHA, PAHARGANJ,
SWAMI RAM TIRTH NAGAR, CENTRAL
DELHI 110055

ALSO AT: HOUSE NO. 627, GROUND
FLOOR, SECTOR-13, VASUNDHRA,
GHAZIABAD, UTTAR PRADESH 201010
 3. **Guarantor:** Mr. HIMANSHU SAXENA S/O RAJESH KUMAR SAXENA
HOUSE NO. 638, GROUND FLOOR,
SECTOR-13, VASUNDHARA GHAZIABAD
UTTAR PRADESH-201010
4. **Total Contractual liabilities as on (19.10.2026):** Rs.12,23,303/- (Rupees Twelve Lakh Twenty Three Thousand Three Hundred Three Only) together with further interest and other charges thereon.
5. **(a) Mode of Auction :** Online Electronic Bidding

(b) Details of Auction service provider:

M/s 4 Closure

Web site: <https://bankauctions.in>

Ph. No. : +91 8142000066 / +91 814200006 Landline Office

Number: 040-23736405 Mail ID info@bankauctions.in

For CAN FIN HOMES LTD.


Authorised Officer

(c) Date & Time of Auction

26.11.2026, 11:30 A.M to 12.30 A.M
(With unlimited extension of 10 minutes duration each till the Conclusion of sale)

(d) Place of Auction

<https://bankauctions.in>

(e) Property Address

Flat No.G-3, Ground Floor, L.I.G Front Side, Plot No.1/832
Sector-1, Vashundhara, Ghaziabad, U.P 201012.

6. Reserve Price :Rs.25,00,000/- (Rupees Twenty Five Lakh Only)

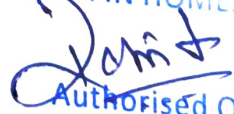
7. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website : <https://bankauctions.in> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The Property can be inspected, with Prior Appointment with Authorised officer.
- c) 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.
- d) EMD amount of 10% of the Reserve price is to be deposited by way of Demand draft in favour of Authorized Officer, Can Fin Homes Ltd, Nehru Place Delhi Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Nehru Place Branch, New Delhi, Account No **0390201005145**, IFSC Code **CNRB0000390** on or before 25/11/2026 at 5.00pm
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25/11/2026, 5.00pm to Can Fin Homes Ltd **1st Floor, DDA Building, Nehru Place, New Delhi-110019**, 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 Branch 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.

The intending bidders should contact e-Auction service providers **M/s 4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 5000382**. Dedicated Help desk Contact Details (For Bank Personnel & Bidders) Primary Contact Person: **Mr. Jaya Prakash Reddy**. Mobile Number: **+91 8142000064** Email: info@bankauctions.in

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

- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 10,000/-**. The bidder who submits the highest bid (above the Reserve price) on closure

For CAN FIN HOMES LTD.

Authorised Officer

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.

- g) 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.
- h) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The Successful Bidder shall also bear the statutory/Non-Statutory dues, taxes, rates., etc if any.
- i) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- j) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Branch and facilitating centre, shall make necessary arrangements.
- k) For further details contact **Branch Manager, Can Fin Homes Ltd, 1st Floor, DDA Building, Nehru Place, New Delhi-110019** Branch, .7625079108 Mail ID.: delhi@canfinhomes.com OR service provider **M/s 4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 500038**. Dedicated Help desk Contact Details (For Bank Personnel & Bidders) Primary Contact Person: **Mr. Jaya Prakash Reddy**. Mobile Number: **+91 8142000064** Email: info@bankauctions.in

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Can Fin Homes Ltd 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: New Delhi

Date: 19.10.2026

For **CAN FIN HOMES LTD.**



Authorised Officer

AUTHORISED OFFICER

Can Fin Homes Ltd