

 	ANANTNAG-2067
	Junglat Mandi, New Eidgah Road, Anantnag, Jammu & Kashmir.
	TELEPHONE: 9086522067 E-MAIL: cb2067@canarabank.com

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 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 symbolic possession of which has been taken by the Authorized Officer of the Canara Bank, Anantnag branch on 30.01.2026, will be sold on "As is where is", "As is what is", and "Whatever there is" on **14.04.2026**, for recovery of **Rs. 9,32,750.31/- (Rupees Nine Lakhs Thirty Two Thousand Seven Hundred Fifty and Thirty One paisa Only) plus interest thereon w.e.f 18.10.2025**, & other expenses/charges (minus recovery, if any) due to the Anantnag branch of Canara Bank from M/s Rozi Jan through Proprietor Mrs Rozi Jan W/O MR. ABDUL HAMID HAROO, R/O: HAROO PUSHWARA, KHANABAL, ANANTNAG, JAMMU & KASHMIR (hereinafter referred to as "**the Borrower**") and MR. GULL MOHAMMAD HAROO ALIAS GULL, S/O MR. KABIR HAROO ALIAS ABDUL KABIR HAROO, R/O: GHAT PUSHWARA KHANABAL, ANANTNAG, JAMMU & KASHMIR (hereinafter referred to as "**the Mortgagor/Guarantor**")

The reserve price will be **Rs.13,89,000/- (Rupees Thirteen Lakh Eighty Nine Thousand Only)** and the earnest money deposit will be **Rs. 1,38,900.00/- (Rupees One Lakh Thirty Eight Thousand And Nine Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **13.04.2026** upto 05:00 pm.

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

All the part and parcel of the property consisting of: -

The property in question is a single storey commercial Building (03-shop's) with land measuring 2 Marlas and 1 ½ sirsaie falling under Khasra/survey No. 472/245/146, Khata No. 273, Khewat No. 121 situated at Mouza Ghat pushwara Tehsil & District Anantnag, standing in the name of Mr. Gull Mohammad Haroo Alias Gull, S/O Mr. Kabir Haroo Alias Abdul Kabir Haroo R/O Ghat Pushwara Khanabal Anantnag, Jammu & Kashmir Bounded as:

East: Link Road & Shops

West: Resd. House of Ajaz Ahmad Haroo

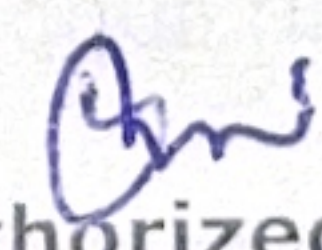
North: Resd. House of Nazir Ahmad

South: Shop's of Mushtaq Ahmad Haroo

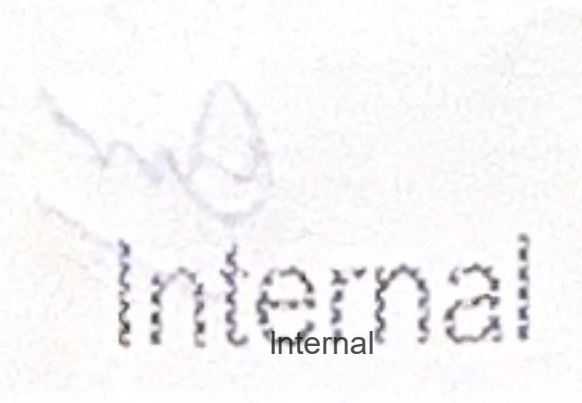
For detailed terms and conditions of the sale please visit the website **<https://baanknet.com/>** or may contact Branch Manager, Anantnag branch, Canara Bank, Ph. No. 9086522067 during office hours on any working day.

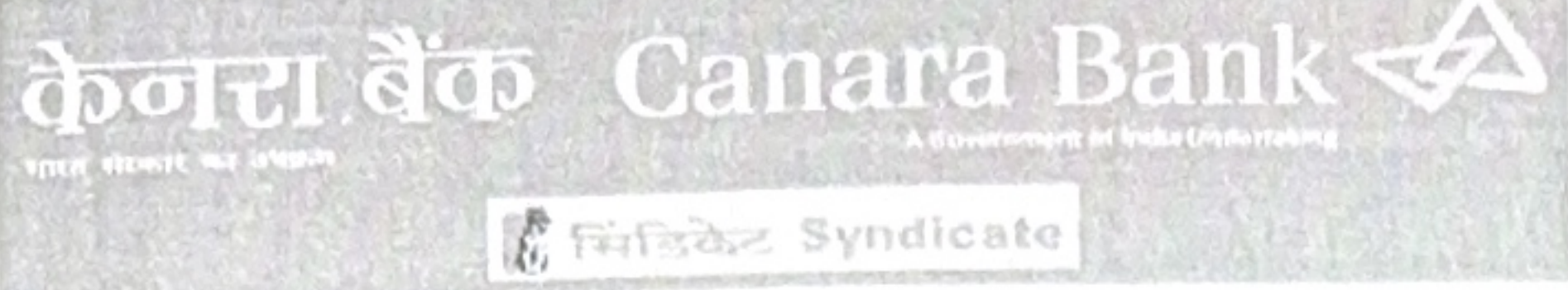
Date: 07.03.2026

Place: Anantnag


Authorized Officer

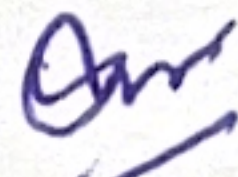
Canara Bank


Internal

 केनरा बैंक Canara Bank सिंडिकेट Syndicate	ANANTNAG-2067
	Junglat Mandi, New Eidgah Road, Anantnag, Jammu & Kashmir.
	TELEPHONE: 9086522067 E-MAIL: cb2067@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.03.2026

1. **Name and Address of the Secured Creditor** : Canara Bank, Anantnag Branch
2. **Name and Address of the Borrower(s)** : M/s Rozi Jan through Proprietor Mrs Rozi Jan W/O MR. ABDUL HAMID HAROO, R/O: HAROO PUSHWARA, KHANABAL, ANANTNAG, JAMMU & KASHMIR (hereinafter referred to as "the Borrower) and MR. GULL MOHAMMAD HAROO ALIAS GULL, S/O MR. KABIR HAROO ALIAS ABDUL KABIR HAROO, R/O: GHAT PUSHWARA KHANABAL, ANANTNAG, JAMMU & KASHMIR (hereinafter referred to as "the Mortgagor/Guarantor).
3. **Name and Address of the Borrower(s)/Mortgagor(s):** M/s Rozi Jan through Proprietor Mrs Rozi Jan W/O MR. ABDUL HAMID HAROO, R/O: HAROO PUSHWARA, KHANABAL, ANANTNAG, JAMMU & KASHMIR (hereinafter referred to as "the Borrower) and MR. GULL MOHAMMAD HAROO ALIAS GULL, S/O MR. KABIR HAROO ALIAS ABDUL KABIR HAROO, R/O: GHAT PUSHWARA KHANABAL, ANANTNAG, JAMMU & KASHMIR (hereinafter referred to as "the Mortgagor/Guarantor).
4. **Total liabilities as on 18.10.2025** :Rs.9,32,750.31(Rupees Nine Lakhs Thirty Two Thousand Seven Hundred Fifty and Thirty One paisa Only)) plus interest thereon w.e.f. 18.10.2025 & other expenses/charges (minus recovery if any)
5. **(a) Mode of Auction** : Online/ E-Auction
(b) Details of Auction service provider : M/s PSB Alliance Ltd (ebkray)
(c) Date & Time of Auction : 14.04.2026 between 11:30 AM to 12:30 PM
(d) Place of Auction : Online/ E-Auction
6. The reserve price will be Rs. 13,89,000/- ((Rupees Thirteen Lakh Eighty Nine Thousand Only) and the earnest money deposit will be **1,38,900.00/- (Rupees One Lakh Thirty Eight Thousand And Nine Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **13.04.2026** upto 05:00 pm.
7. Other terms and conditions:
 - a) 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 proceedings.
 - b) The property can be inspected, with Prior Appointment with Authorized Officer, from 06.04.2026 to 07.04.2026 between 03:00 PM to 05:00 PM
 - 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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 through the website <https://baanknet.com/> on or before 13.04.2026 upto 05.00 PM.
 - e) The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: support.BAANKNET@psballiance.com).
 - f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 13.04.2026 upto 05:00 PM, to Canara Bank, Anantnag 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. **Internal**


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- 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.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, 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 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.
- 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. 50.00 lakhs (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.**
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- 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 Canara Bank Bari Brahmana Branch (3146) who, as a facilitating centre, shall make necessary arrangements.
- o) For further details, contact the Manager, Canara Bank, Anantnag Branch (Ph. No. 9086522067) e-mail id mailto: cb2067@canarabank.com OR the service provider BAANKNET (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.

कृते केनरा बैंक / For Canara Bank

अधिकृत अधिकारी / Authorised Officer
सर्वाधिकृत अधिकारी / Authorised Officer
Canara Bank

Place: Anantnag
Date: 07.03.2026