

ANNEXURE - 14

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: CB/ROBHD/SALE NOTICE/52/2025-26

Date: 06.03.2026

To,

Borrower(s):

1) Mr. KSHITISH CHOUDHURI S/O Mr. BHIMA CHARAN CHOUDHURI
AT JAIDA PS UDALA DIST MAYURBHANJ ODISH 757041

The Guarantor cum mortgagor:

2) Mr. BHIMA CHARAN CHOUDHURI S/o Late BRAHMANANDA CHOUDHURI
AT JAIDA PS UDALA DIST MAYURBHANJ ODISHA 757041

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, **UDALA Branch, UDALA** have taken 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 **UDALA Branch, UDALA** 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, Canara Bank

ENCLOSURE – SALE NOTICE

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.03.2026

1. Name and Address of the Secured Creditor: **Canara Bank, Jajpur Road Branch, Jajpur Road**

2. Name and Address of the Borrower(s)/ Guarantor(s):

Borrower(s):

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1) Mr. KSHITISH CHOUDHURI S/O Mr. BHIMA CHARAN CHOUDHURI
AT JAIDA PS UDALA DIST MAYURBHANJ ODISH 757041

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3. **Total liabilities as on 06.03.2026** : Rs. 16,33,042.62+ further interest and charges thereon

4. (a) Mode of Auction : ONLINE
(b) Details of Auction service provider : M/s BAANKNET (M/s Bank Asset Auction Network)
(c) Date & Time of Auction : 15.04.2026 & 10.30 AM
(d) Place of Auction : Bhubaneswar

5. Details of Property/ies

OWNER NAME	PROPERTY
Mr. BHIMA CHARAN CHOUDHURI	EMT WITH REGISTERED MODTD OF RESIDENTIAL LAND AND BUILDING OVER PLOT NO: 534 KHATA NO: 251/76 TOTAL AREA: Ac 0.060 Decimal MOUZA: JAIDA TEHSIL: GOPABANDHUNAGAR DIST: MAYURBHANJ ODISHA BOUNDARIES : NORTH: NIRANJAN CHOUDHURY SOUTH: KANCHANMANI CHOUDHURY EAST: ROAD WEST: BHIMA CHARAN CHOUDHURI

6. Reserve Price: **Rs. 22, 72, 000/- (Rupees Twenty Two Lakh Seventy Two Thousand only)**

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, on **13.04.2026 between 11.00 am to 4.00 pm**.

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10, 000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10, 000.00 as incremental value). 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 favor 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 75% 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.

m) For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.

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

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

q) 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 **UDALA Branch, UDALA** who, as a facilitating centre, shall make necessary arrangements.

r) For further details contact Authorized Officer, Canara Bank, **UDALA Branch, UDALA** (Mobile. No **9124753180**) e-mail id: **cb17260@canarabank.com** OR the service provider **M/s BAANKNET (M/s Bank Asset Auction Network)**. E-mail: support.ebkay@baanknet.com, Contact- 91 8291220220

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: Jajpur Road
Date: 06.03.2026

Authorized Officer
Canara Bank