

Ref: 7700-BR/2752/2025_26/SL/JEEL/02

Date: 13.03.2026

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) 9(1) 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 possession of which has been taken by the Authorised Officer of **IS SADAN Branch**, subsequently transferred to ARM Branch of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.03.2026**, for recovery of Rs. 4,54,89,606.76 (Rupees Four Crores Fifty Four lakhs Eighty Nine thousand Six hundred and Six and Paise Seventy Six only) due on dated 31.07.2025 with Interest thereon due to the **IS Sadan Branch** of Canara Bank from Borrower and Guarantor (a) Mr Mohd Gulam Jeelani, (b) Rahmatunnisa Begum,

The reserve price for LOT No.1 will be **Rs.25,00,000/-** and the earnest money deposit will be **Rs.2,50,000 /-**.

The reserve price for LOT No.2 will be **Rs.21,00,000/-** and the earnest money deposit will be **Rs.2,10,000/-**.

The Earnest Money Deposit shall be deposited on or before **26.03.2026** at **5:00pm**

Details and full description of the immovable property.

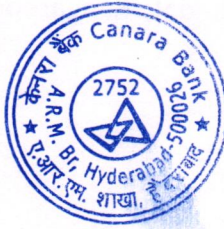
LOT No.	Details and full description of the immovable property.
1.	All that the open plot no 4 in Sy No 495, admeasuring 350 Sqyds or 292.06 Sqmtrs situated at Jukal Village, Shamshabad Mandal, Rangareddy District, Telangana state and bounded by:- North : Plot No 5 South : Existing Road East : 40' wide Road West : Plot No 3
2.	All that the open plot no 28 in Sy No 495, admeasuring 250 Sqyds or 209.00 Sqmtrs situated at Jukal Village, Shamshabad Mandal, Rangareddy District, Telangana state and bounded by:- North : 33' wide road South : Plot No 29 East : Plot No 27 West : 40' wide Road



No Known Encumbrances to the Knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances and title of the property.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Assistant General Manager, ARM Branch Canara Bank, Ph. No. 040-27725259/ 27725260/83/85 during office hours on any working day.

Date: 13.03.2026
Place: Hyderabad



कृते केनरा बैंक For CANARA BANK
प्राधिकृत अधिकारी, ए.आर.एम. शाखा, हैद. (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26.

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.03.2026

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, 3rd Floor, Circle Office Building, MCH No:-10-3-163 & 10-3-163/A, Plot No.85, Beside Rail Nilayam, Secunderabad - 500 026.

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

Mr Mohd Gulam Jeelani
S/o Dastgiri,
R/o 16-2-705/8/9/A2,
Peace Campus,
Akbarbagh, Malakpet,
Hyderabad-500036.

Mrs Rahmatunnisa Begum
W/o M G Jeelani,
R/o 16-2-705/8/9/A2,
Peace Campus,
Akbarbagh, Malakpet,
Hyderabad-500036.

3. Due amount of Rs. 4,54,89,606.76 (Rupees Four Crores Fifty Four lakhs Eighty Nine thousand Six hundred and Six and Paise Seventy Six only) due on dated 31.07.2025 with Interest thereon.

4. (a) Mode of Auction : Online Electronic Bidding

(b) Details of Auction service provider : M/s PSB Alliance (Ebkray)
Web site: <https://baanknet.com>
Contact Person Name: Karan Modi
Ph.No- 7016716557
Mail ID: karan@procure247.com

(c) Date & Time of Auction : 30.03.2026, 11:30 A.M to 12:30 P.M.
(With unlimited extension of 10 minutes duration each till the conclusion of the sale)

(d) Place of Auction : Canara Bank, ARM Branch,
Ground Floor, Circle Office Building ,
MCH No: 10-3-163 & 10-3-163/A ,
Beside Rail Nilayam, Secunderabad- 500 026

5. Reserve Price

Rs.25,00,000/- For LOT.1

Rs.21,00,000/- For LOT.2

6. 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) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on or before **26.03.2026** between **11.00AM** and **4.00PM**.
- 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 at Wallet in Ebkray on or before **26.03.2026** at **5.00 PM**.
- f) 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(Ebkray)**, Web site: <https://baanknet.com> Help Desk Number:8291220220,Email:support.ebkray@psballiance.com, Contact Person Name: Karan Modi, Contact Number : 7016716557,Contact Person Mail ID: karan@procure247.com Alternate Contact Person Name: Vasu Patel, Contact Number : 9510974587, Contact Person Mail ID: vasu.patel@procure247.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.03.2026**at **5.00 PM** to Canara Bank, ARM Branch, Hyderabad by hand or by email.

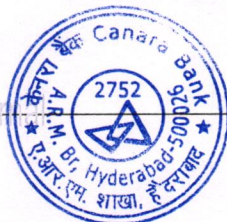
(i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, Acknowledgement receipt thereof with UTR No.

(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.

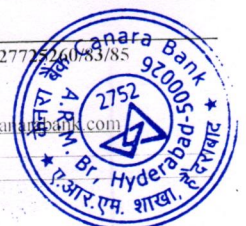
(iv) Bidder's A/c details for online refund of EMD.

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



- (i) The intending bidders should contact e-Auction service provider M/s PSB Alliance(Ebkray),
Web site: <https://baanknet.com> Help Desk Number:8291220220
Email:support.ebkay@psballiance.com Contact Person Name: Karan Modi, Contact Number :
7016716557 , Contact Person Mail ID: karan@procure247.com Alternate Contact Person
Name: Vasu Patel Contact Number : 9510974587, Contact Person Mail ID:
vasu.patel@procure247.com.
- (j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their
offers in multiplies of Rs.1,00,000/-. 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.
- (k) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid),
immediately, i.e on same day or not later than next working day 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. Amount is to be deposited by way of Demand draft in favour of Authorized
Officer, Canara Bank, ARM Branch, Hyderabad OR shall be deposited through
RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c
No.209272434 IFSC Code CNRB0002752. If the successful bidder fails to pay the sale price,
the amount remitted by him/her shall be forfeited to the secured creditor and the property
shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for
which it may be subsequently sold.
- (l) For sale proceeds of Rs.50.00 lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at
the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- (m) All charges for conveyance, stamp duty/GST, registration charges, etc., as applicable shall be
borne by the successful bidder only.The successful bidder shall bear all the statutory/ non -
statutory dues, taxes , rates etc., if any.
- (n) Authorized 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 ARM Branch, Hyderabad who, as a facilitating
centre, shall make necessary arrangements.

For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad
(Ph. No.040-27725283/ 27725285) e-mail id. cb2752@canarabank.com OR the service provider M/s
PSB Alliance(Ebkay), Website:<https://baanknet.com>, Help Desk Number:8291220220
Email:support.ebkay@psballiance.com Contact Person Name: Karan Modi, Contact Number :
7016716557 , Contact Person Mail ID: karan@procure247.com Alternate Contact Person Name:
Vasu Patel Contact Number : 9510974587, Contact Person Mail ID: vasu.patel@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.



కృతే కెనరా బ్యాంక్ For CANARA BANK

ప్రాధీకృత అధికారి, ఐ.ఆర్.ఎం. శాఖ, హైద. (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26.

Authorised Officer
Canara Bank

Place: Hyderabad
Date: 13.03.2026