CNRB 253701 — 6/6

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Belagavi Mahadwar Road(2537)
I Floor, Trimurthi Complex,
Mahadwar Road, Belagavi,
Karnataka-590001.
Ph No : 9052941002

(A GOVERNMENT OF INDIA UNDERTAKING)

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular **M/s Preet Enterprises, its Partners Shri. Sanjay S Gour and Shri. Amit Ashok Kumar Periwal, Guarantor Smt. Munni Navneet Sharma** that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Canara Bank, Regional Office, Belagavi will be sold on **27.03.2026** "As is what is", and "Whatever there is" on 28.02.2026, for recovery of **Rs. 1,85,28,012.04 (Rupees One Crore Eighty Five Lakh Twenty Eight Thousand Twelve and Paise Four only)** plus further interest and costs due to Mahadwar Road branch of Canara Bank from M/s Preet Enterprises, its Partners Shri. Sanjay S Gour and Shri. Amit Ashok Kumar Periwal.

The reserve price will be Rs.57,00,000 /-(Rupees Fifty Seven Lakh only) and the earnest money deposit will be Rs 5,70,000/- (Rupees Five Lakh Seventy Thousand only). The Earnest Money Deposit shall be deposited on or before 26.03.2026 till 5.00 pm.

Details and full description of the immovable property with known encumbrances, if any are as follows

All the piece and parcel of residential flat with flat no. A-502 located on the 5th floor, A wing of Sky Park Complex having built up area 1303 Sq.Ft. along with undivided share of 325.75 Sq.Ft. in the land comprised in CTS No. 1594/1, H-13 situated at Godsewadi Belagavi, totally admeasuring 6132.11 Sq.Mts, within the limits of the corporation of city Belagavi, Taluka and Dist. Belagavi, within the jurisdiction of Sub-registrar, Belagavi and bounded on

East : By R.S. No. 110/17, 20, 21, 23 & 24
West : By 9 Mtrs Road & R.S. No. 110/9, 8 & 14
North: By 12 Mtrs Road & Remaining Part of R.S. No. 110/16
South : By R.S. No. 110/38, 41, 45 and 49

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 Branch Manager, Mahadwar Road branch Canara Bank, Ph: 7021161667 during office hours on any working day.

Authorized Officer
CANARA BANK

Date:07.03.2026
Place: Belagavi

अधिकृत अधिकारी / Authorised Officer
केनरा बैंक / CANARA BANK
क्षेत्रीय कार्यालय / Regional Office
बेलगावी / Belgavi.

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.03.2026

1. Name and Address of the Secured Creditor : Canara Bank, Mahadwar Road Branch
2. Name and Address of the Borrower(s)/ Guarantor(s) :

Borrower

M/s Preet Enterprises,
Shop no 16
Trimurthi Complex,
Mahadwar Road,
Belagavi - 590001

Partners:

1. Shri. Sanjay S Gour
   Flat No. 502, 5th Floor,
   'A' Wing, SKY Park, Godsewadi,
   Belagavi – 590006
2. Shri. Amit Ashok Kumar Periwal
   H NO 301,3rd Floor,
   Shri Sai Apartment,
   2nd Cross, Shastri Nagar,
   Belagavi- 590001

Guarantor

Smt. Munni Navneet Sharma
H.No. 72/A/2, Flat S5,
Torna Sankulap,
Somwarpeth, Tilakwadi,
Belagavi - 590006

Total liabilities as on 28.02.2026 Rs. **1,85,28,012.04**

4. (a) Mode of Auction : Online Electronic Bidding.
   (b) Details of Auction service provider : M/s PSB Alliance Pvt.Ltd.
   Website: https://baanknet.com
   Helpdesk- 8291220220
   (c) Date & Time of Auction : **27.03.2026 at 12.00 pm to 1.00 pm with** Unlimited extension of 5 minutes each (Duration each till the conclusion of the sale)
   (d) Place of Auction : Online
5. **(a)Reserve Price : Rs.57, 00,000 /-(Rupees Fifty Seven Lakh Only)**
   (b) EMD amount : Rs 5,70,000/- (Rupees Five Lakh Seventy Thousand Only)

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) The property can be inspected, with Prior Appointment with Authorized Officer, on 16.03.2026 to 20.03.2026 from 11.00 a.m. to 3.00 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) 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 M/s PSB Alliance Pvt. Ltd.(Baanknet), Email – Support .baanknet @psballiance.com , Contact No. 91 8291220220

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e) EMD amount of 10% of the Reserve Price is to be deposited through the website https://baanknet.com.

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

g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000/-(The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 1,00,000/- 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.

h) 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.

i) **For sale proceeds of Rs. 50.00 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.**

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

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

l) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Mahadwar Road branch that, as a facilitating centre, shall make necessary arrangements.

m) For further details contact Canara Bank, Mahadwar Road branch(Ph. No 91 7892747396)) e-mail id cb2537@canarabank.com OR the service provider M/s PSB Alliance Ltd(eBkray), Helpdesk-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: Belagavi
Date:07.03.2026

Authorized Officer
Canara Bank

अधिकृत अधिकारी / Authorised Officer
केनरा बैंक / CANARABANK
क्षेत्रीय कार्यालय / Regional Office
बेलगावी / Belgavi.

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