



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref: ARMB/5103121/596/2025-26/RKG

दिनांक/Date: 27.02.2026

COVERING LETTER TO SALE NOTICE

To,

Mr. Sawalram Laburamji Patel,
#A/654/IV, At Chitrgi,
Post Kumta 581343

Mrs. Dharmadevi Sawalram Patel,
W/o Mr Sawalram Laburamji Patel,
#A/654/IV, At Chitrgi,
Post Kumta 581343

Dear Sirs,

SUB : Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of Immovable Properties under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules 2002.

As you are aware, I on behalf of Canara Bank, 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 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.

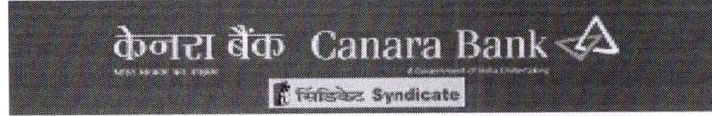
Yours faithfully,
For Canara Bank

प्रधिकृत अधिकारी / Authorised Officer
ARM Branch, Panaji, Goa.
Authorized Officer,
Canara Bank



ENCLOSURE - SALE NOTICE

[Signature]



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(Auction Sale Notice for Immovable properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 Physical possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" on, **20.03.2026** for recovery of **Rs. 33,53,086.60 (Rs. Thirty Three Lakh Fifty Three Thousand Eighty Six and Paise Sixty Only)** as on 31/01/2026 plus further interest from 01-02-2026 and other Direct / Indirect liabilities as below:

S no	Borrower Name	Contractual Liability as on 31.01.2026
1	Mr. Sawalram Laburamji Patel	Rs 11,78,531.70
2	Mrs. Dharmadevi Sawalram Patel	Rs 4,72,781.09
3	Balaji Garment Stores (Prop: Sawalram Laburamji Patel)	Rs 71,75,308.07
4	Savita Textiles (Prop: Darmadevi Sawalram Patel)	Rs 17,37,310.71
5	Kevalram R Patel (Gua: Sawalram L Patel)	Rs 3,57,553.57
6	Dhanalakshmi Agencies (Gua: Sawalram L Patel)	Rs 1,89,87,103.59
	TOTAL	Rs 2,99,08,588.73

due to the Secured Creditor from **1. Mr. Sawalram Laburamji Patel, #A/654/IV, At Chitrgi, Post Kumta 581343** **2. Mrs. Dharmadevi Sawalram Patel, W/o Mr Sawalram Laburamji Patel, #A/654/IV, At Chitrgi, Post Kumta 581343**

The reserve price will be **Rs. 33,12,000/- (Rupees Thirty Three Lakh Twelve Thousand Only)** and the earnest money deposit will be **Rs. 3,31,200/- (Rupees Three Lakh Thirty One Thousand Two Hundred Only)**

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa
2	Name and Address of the Borrower:	
	Mr. Sawalram Laburamji Patel, #A/654/IV, At Chitrgi, Post Kumta 581343	Mrs. Dharmadevi Sawalram Patel, W/o Mr Sawalram Laburamji Patel, #A/654/IV, At Chitrgi, Post Kumta 581343



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3	Total liabilities as on 31-01-2026	Rs. 33,53,086.60 (Rs. Thirty Three Lakh Fifty Three Thousand Eighty Six and Paise Sixty Only) and other Direct / Indirect Liabilities of Rs 2,99,08,588.73 (Rs Two Crore Ninety Nine Lakh Eight Thousand Five Hundred Eighty Eight and Paise Seventy Three Only)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction BAANKNET https://baanknet.com/ . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings 20.03.2026, 11:00 A.M to 12:00 NOON Online (https://baanknet.com/)
5	Details of Properties: All that part and parcel of land and building bearing Sy No.571 Hissa 13 admeasuring 0-0-15[A-G-A] of kumta village in kumta taluka of uttar kannada district bound by East: Sy Boundary 14 West Sy Boundary 11 North; Chitargi Village Boundary South: Plot Road	
6	Reserve Price	Rs. 33,12,000/- (Rupees Thirty Three Lakh Twelve Thousand Only)
7	Earnest Money Deposit	Rs. 3,31,200/- (Rupees Three Lakh Thirty One Thousand Two Hundred Only)
8	Property Inspection	The property can be inspected with prior permission from Authorised Officer.

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", "Whatever there is" and "Without Recourse" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected with prior permission from Authorised Officer.
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
 ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
 M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





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from Baanknet.com portal, **you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 8291220220 /9892219848 /8160205051) Email:support.BAANKNET@psballiance.com.**

- e. The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 3,31,200/- (Rupees Three Lakh Thirty One Thousand Two Hundred Only)** being of 10% of the Reserve Price in E-Wallet of BAANKNET 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" on or before 19.03.2026 upto 05:00 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. **Bidders shall improve their offers in multiplies of Rs. 1,00,000/-(Rupees One Lakh Only)** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be **Rs. 1,00,000/-(Rupees One Lakh Only)** and time shall be extended to 05 minutes when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Panaji Branch, IFSC Code CNRB0005103.
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, **the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to**





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constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.
- o. Authorised officer reserves the right to postpone/cancel the auction or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: +91 77220 39869/7353372266/9730515988/9024719953) e-mail id cb5103@canarabank.com OR the service provider **Baanknet**. Contact details: **Baanknet- 7046612345/ 8291220220/9892219848/8160205051** Email id: website <https://baanknet.com/>.

For Canara Bank

Place: Panaji
Date: 27.02.2026



अधिकृत अधिकारी/Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
ARM Branch Panaji Goa.
Authorised Officer
Canara Bank