

ANNEXURE-II

[Appendix - IV-A]

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 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 Canara Bank, ARM Branch, Cuttack Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28.04.2026**, for recovery of **Rs.9,46,93,334.97 (Rupees Nine Crores Forty Six Lakh Ninety Three Thousand Three Hundred Thirty Four and paisa Ninety Seven Only) as on 28.02.2026** along with further costs and interest thereon due to the Specialized ARM Branch, Cuttack Secured Creditor from **M/s AL BABA STEELS PVT LTD, represented by its Managing Director-Mir Imran Ali, Director-Md. Meherban Ali, Director-Mir Iran Ali & Others.**

The reserve price and the earnest money deposit will be as mentioned below:-

FACTORY LAND & BUILDING SITUATED AT MOUZA -LAXMINARAYANPUR, P.S/TAHASHIL-DERABISH, THANA NO-22, DSRO –KENDRAPARA DISTRICT -KENDRAPARA OVER,					RESERVE PRICE- Rs. 3,79,29,500 /- (Rupees Three Crores Seventy-Nine Lakhs Twenty-Nine Thousand Five Hundred only) EMD- Rs.37,92,950/- (Rupees Thirty-Seven Lakhs Ninety-Two Thousand Nine Hundred Fifty Only). EMD Deposit Date: The Earnest Money Deposit shall be deposited on or before <u>27.04.2026 at 5 pm.</u>
KHATA NO	PLOT NO	AREA	BOUNDARY	TITLE HOLDER	
809/304	1626	0.480	NORTH – Plot No 1625 SOUTH – Plot No 1627, 1627/2712, 1628/2711&1628 EAST – Plot No 1624 WEST – Plot No 1629	MIR IMRAN ALI And MIR IRAN ALI	
809/303	1625	0.160	NORTH – Plot No 2506- SOUTH – Plot No 1626 EAST – Plot No 1624 WEST – Plot No 1629	MIR IMRAN ALI And MIR IRAN ALI	
809/306	1627/2712	0.0689	NORTH – Plot No 1626 SOUTH – Road-	MIR IMRAN ALI	

			EAST – Plot No 1627 WEST – Plot No 1628/2711	And MIR IRAN ALI		
809/317	1627	0.0181	NORTH – Plot No 1626 SOUTH – Road EAST – Plot No 1624 WEST – Plot No 1628/2711	MIR IMRAN ALI And MIR IRAN ALI		
809/318	1628	0.0125	NORTH – Plot No 1626 SOUTH – Road EAST – Plot No 1628/2711 WEST – Plot No 1629	MIR IMRAN ALI And MIR IRAN ALI		
809/305	1628/2711	0.0475	NORTH – Plot No 1626 SOUTH – ROAD EAST – Plot No 1627/2712 WEST – Plot No 1628	MIR IMRAN ALI And MIR IRAN ALI		
809/378	228/2506	0.038	NORTH – Plot No 228/2542 self SOUTH – self Plot No 1625 EAST – Plot No 1624 WEST – Patanali	AL BABA STEELS PVT LTD		
809/378	228/2542	0.060	NORTH – Plot No 228 SOUTH – self Plot No 228/2506 EAST – Plot No 2505 WEST – Patanali	AL BABA STEELS PVT LTD		
TOTAL AREA- Ac0.885Dec,KISSAM- GHARABARI						

MACHINERIES SITUATED IN FACTORY SHED OF M/S AL BABA STEELS PVT LTD AT-MOUZA -LAXMINARAYANPUR, P.S/TAHASHIL-DERABISH, THANA NO-22, DSRO -KENDRAPARA DISTRICT -KENDRAPARA					RESERVE PRICE- Rs. 2,84,84,000 /- (Rupees Two Crores Eighty-Four Lakhs Twenty-Nine Thousand Five Hundred only)
1. 250 KVA, 11/0, 4KV PLINTH MOUNTED TRANSFORMER SUB-STATION 2. ELCTRICAL CONTROL PANEL (QUANTITY-1SET) 3. EL GI AIR COMPRESSOR (QUANTITY-1 SET) 4. POLYCAB CABLE (QUANTITY-1 SET) 5. 5 TON DOUBLE GRINDER EOT CRANE (QUANTITY-1SET) 6. SS PIPE MAKING MACHINE (QUANTITY -1 NO.) 7. CUT TO LENGTH LINE BSCL WITH 22 KW SERVO MOTOR 8. SS PIPE MILL (BSBG-40L)-2NO, 9. 32 HEAD POLISHING MACHINE-1 10. NO. BLADE SHARPENING MACHINE-1NO, 11. MOULD SET-20 NO, POLISHING ACCESSORIES-1LOT					EMD- Rs.28,48,400/- (Rupees Twenty-Eight Lakhs Forty-Eight Thousand Four Hundred Only). EMD Deposit Date: The Earnest Money Deposit shall be deposited on or before 27.04.2026 at 5 pm.
ALL THAT PART & PARCEL OF THE PROPERTY LAND WITH SHED SITUATED OVER, MOUZA - KHADIANG, P.S/TAHASHIL-KENDRAPARA, THANA NO-282, DSRO -KENDRAPARA, DISTRICT -KENDRAPARA THANA NO-22, DSRO -KENDRAPARA DISTRICT -KENDRAPARA					RESERVE PRICE- Rs. 6,27,47,000/- (Rupees Six Crores Twenty-Seven Lakhs Forty-Seven Thousand only)
479/1509 141/2664 0.400 NORTH – Plot No 140,150 SOUTH – 138,142,143/2011 EAST – Plot No 141 WEST – Plot No 140,138 MOHAMMAD MEHERBAN ALI 479/1510 141/2665 0.100 NORTH – Plot No 150 SOUTH –149,149/2667 MD FARHAN ALI 149/2666 0.300 EAST – Plot No 149/2010 WEST – Plot No 141 479/1515 149/2010 0.020 NORTH – Plot No 150 SOUTH – 149/2667 EAST – Plot No 149/2359 WEST – Plot No 149/2666 MD FARMAN ALI 479/1512 141 0.400 NORTH – Plot No 150 SOUTH – 149,143/2012,143/2011(ROAD) EAST – Plot No 141/2665 WEST – Plot No 149/2664 MD ZISHAN ALI 479/1511 143/2011 0.127 NORTH – Plot No 141,141/2664 SOUTH – Road MD ZISHAN ALI					EMD- Rs.62,74,700/- (Rupees Sixty-Two Lakhs Seventy-Four Thousand Seven Hundred Only). EMD Deposit Date: The Earnest Money Deposit shall be deposited on or before 27.04.2026 at 5 pm.



			EAST – Plot No 143/2012 WEST – Plot No 142	MOHHAMAD MEHERBAN ALI MD FARHAN ALI MD FARMAN ALI	
479/1511	149/2667	0.168	NORTH – Plot No 149/2666 SOUTH – Plot No 148/2715,148/2720,148/2764 EAST – Plot No 149/2668 WEST – Plot No 149,148/2715	MD ZISHAN ALI MOHHAMAD MEHERBAN ALI MD FARHAN ALI MD FARMAN ALI	
TOTAL AREA- Ac1.515Dec,KISSAM- GHARABARI					

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.canarabank.bank.in.

Authorised Officer

Date: 09.03.2026, Place: CUTTACK



ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: E-AUC/ARM/AL BABA STEELS PVT LTD/01/2025-26

Date: 09.03.2026

To

AL BABA STEELS PVT LTD (BORROWER), AT-KHANDIANG,KENDRAPARA,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	MIR IMRAN ALI (MANAGING DIRECTOR/GUARANTOR/MORTGAGOR), S/O MIR ERFAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211
MIR IRAN ALI (DIRECTOR/GUARANTOR/MORTGAGOR), S/O MIR ERFAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	MD FARHAN ALI (GUARANTOR /MORTGAGOR), S/O MIR IMRAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211
MD FARMAN ALI (GUARANTOR/ MORTGAGOR), S/O MIR IMRAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	MD ZISHAN ALI (GUARANTOR/ MORTGAGOR), S/O MIR IRAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211
MOHAMMAD MEHERBAN ALI (DIRECTOR/GUARANTOR/ MORTGAGOR), S/O MIR IMRAN ALI,AT RANAPADA,PO KENDRAPARA,DIST – KENDRAPARA,ODISHA, PIN CODE: 754211	

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, 2002¹.

As you are aware, I on behalf of Canara Bank ARM Cuttack Branch 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 ARM Cuttack Branch 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 thereunder, 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



CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 constructive possession of which has been taken by the Authorised Officer of Specialized ARM Branch, Cuttack . Secured Creditor, will be sold on AS is where is”, As is what is”, and Whatever there is” on on **28.04.2026** , for recovery of **Rs.9,46,93,334.97 (Rupees Nine Crores Forty Six Lakh Ninety Three Thousand Three Hundred Thirty Four and paisa Ninety Seven Only) as on 28.02.2026** along with further costs and interest thereon due to the Specialized ARM Branch, Cuttack Secured Creditor from M/s AL BABA STEELS PVT LTD, represented by its Managing Director-Mir Imran Ali,Director-Md. Meherban Ali,Director-Mir Iran Ali & Others.

The reserve price and the earnest money deposit will be as mentioned below:-

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Cuttack AT - SUR MARKET COMPLEX, MANAGALA BAG,CUTTACK ,ODISHA ,PIN - 753001		
2	Name and Address of the Borrower & Guarantor	AL BABA STEELS PVT LTD (BORROWER), AT-KENDRAPARA,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	MIR IMRAN ALI (MANAGING DIRECTOR/GUARANTOR/MORTGAGOR), S/O MIR ERFAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	
		MIR IRAN ALI (DIRECTOR/GUARANTOR/MORTGAGOR), S/O MIR ERFAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	MD FARHAN ALI (GUARANTOR /MORTGAGOR), S/O MIR IMRAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	
		MD FARMAN ALI (GUARANTOR/ MORTGAGOR), S/O MIR IMRAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	MD ZISHAN ALI (GUARANTOR/ MORTGAGOR), S/O MIR IRAN ALI AT JAIPURA ,PO KENDRAPARA ,DIST – KENDRAPARA,ODISHA, PINCODE: 754211	
		MOHHAMAD MEHERBAN ALI (DIRECTOR/GUARANTOR/ MORTGAGOR), S/O MIR IMRAN ALI,AT RANAPADA,PO KENDRAPARA,DIST – KENDRAPARA,ODISHA, PIN CODE: 754211		
3	Total liabilities as on 28.02.2026	Rs.9,46,93,334.97 (Rupees Nine Crores Forty Six Lakh Ninety Three Thousand Three Hundred Thirty Four and paisa Ninety Seven Only)		
4	a) Mode of Auction b) Details of	E-Auction M/s PSB Alliance Pvt. Ltd		

	Auction service provider c) Date & Time of Auction d) Place of Auction	(BAANKNET) 26.03.2026, 10:30 AM to 11:30 AM Bangalore																															
5	Details of Property/ies	FACTORY LAND & BUILDING SITUATED AT MOUZA -LAXMINARAYANPUR, P.S/TAHASHIL-DERABISH, THANA NO-22, DSRO -KENDRAPARA DISTRICT -KENDRAPARA OVER, <table><tr><th>KHATA NO</th><th>PLOT NO</th><th>AREA</th><th>BOUNDARY</th><th>TITLE HOLDER</th></tr><tr><td>809/304</td><td>1626</td><td>0.480</td><td>NORTH – Plot No 1625 SOUTH – Plot No 1627, 1627/2712, 1628/2711&1628 EAST – Plot No 1624 WEST – Plot No 1629</td><td>MIR IMRAN ALI And MIR IRAN ALI</td></tr><tr><td>809/303</td><td>1625</td><td>0.160</td><td>NORTH – Plot No 2506- SOUTH – Plot No 1626 EAST – Plot No 1624 WEST – Plot No 1629</td><td>MIR IMRAN ALI And MIR IRAN ALI</td></tr><tr><td>809/306</td><td>1627/2712</td><td>0.0689</td><td>NORTH – Plot No 1626 SOUTH – Road- EAST – Plot No 1627 WEST – Plot No 1628/2711</td><td>MIR IMRAN ALI And MIR IRAN ALI</td></tr><tr><td>809/317</td><td>1627</td><td>0.0181</td><td>NORTH – Plot No 1626 SOUTH – Road EAST – Plot No 1624 WEST – Plot No 1628/2711</td><td>MIR IMRAN ALI And MIR IRAN ALI</td></tr><tr><td>809/318</td><td>1628</td><td>0.0125</td><td>NORTH – Plot No 1626 SOUTH – Road</td><td>MIR IMRAN ALI</td></tr></table>	KHATA NO	PLOT NO	AREA	BOUNDARY	TITLE HOLDER	809/304	1626	0.480	NORTH – Plot No 1625 SOUTH – Plot No 1627, 1627/2712, 1628/2711&1628 EAST – Plot No 1624 WEST – Plot No 1629	MIR IMRAN ALI And MIR IRAN ALI	809/303	1625	0.160	NORTH – Plot No 2506- SOUTH – Plot No 1626 EAST – Plot No 1624 WEST – Plot No 1629	MIR IMRAN ALI And MIR IRAN ALI	809/306	1627/2712	0.0689	NORTH – Plot No 1626 SOUTH – Road- EAST – Plot No 1627 WEST – Plot No 1628/2711	MIR IMRAN ALI And MIR IRAN ALI	809/317	1627	0.0181	NORTH – Plot No 1626 SOUTH – Road EAST – Plot No 1624 WEST – Plot No 1628/2711	MIR IMRAN ALI And MIR IRAN ALI	809/318	1628	0.0125	NORTH – Plot No 1626 SOUTH – Road	MIR IMRAN ALI	RESERVE PRICE- Rs. 3,79,29,500 /- (Rupees Three Crores Seventy-Nine Lakhs Twenty-Nine Thousand Five Hundred only) EMD- Rs.37,92,950/- (Rupees Thirty-Seven Lakhs Ninety-Two Thousand Nine Hundred Fifty Only). EMD Deposit Date: The Earnest Money Deposit shall be deposited on or before 27.04.2026 at 5 pm.
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809/318	1628	0.0125	NORTH – Plot No 1626 SOUTH – Road	MIR IMRAN ALI																													
6	Reserve Price (Rupees_____) (Please note to mention separately for each property)																																
7	Earnest Money Deposit																																

RESERVE PRICE- Rs. 3,79,29,500 /- (Rupees Three Crores Seventy-Nine Lakhs Twenty-Nine Thousand Five Hundred only)

EMD- Rs.37,92,950/- (Rupees Thirty-Seven Lakhs Ninety-Two Thousand Nine Hundred Fifty Only).

EMD Deposit Date:
The Earnest Money Deposit shall be deposited on or before 27.04.2026 at 5 pm.

				EAST – Plot No 1628/2711 WEST – Plot No 1629	And MIR IRAN ALI	
809/305	1628/2711	0.0475		NORTH – Plot No 1626 SOUTH – ROAD EAST – Plot No 1627/2712 WEST – Plot No 1628	MIR IMRAN ALI And MIR IRAN ALI	
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809/378	228/2542	0.060		NORTH – Plot No 228 SOUTH – self Plot No 228/2506 EAST – Plot No 2505 WEST – Patanali	AL BABA STEELS PVT LTD	
TOTAL AREA- Ac0.885Dec,KISSAM- GHARABARI						
MACHINERIES SITUATED IN FACTORY SHED OF M/S AL BABA STEELS PVT LTD AT-MOUZA -LAXMINARAYANPUR, P.S/TAHASHIL-DERABISH, THANA NO-22, DSRO –KENDRAPARA DISTRICT -KENDRAPARA 250 KVA, 11/0, 4KV PLINTH MOUNTED TRANSFORMER SUB-STATION - ELCTRICAL CONTROL PANEL (QUANTITY-1SET) - EL GI AIR COMPRESSOR (QUANTITY-1 SET) - POLYCAB CABLE (QUANTITY-1 SET) 5 TON DOUBLE GRINDER EOT CRANE (QUANTITY-1SET) - SS PIPE MAKING MACHINE (QUANTITY -1 NO.) - CUT TO LENGTH LINE BSCL WITH 22 KW SERVO MOTOR - SS PIPE MILL (BSBG-40L)-2NO, 32 HEAD POLISHING MACHINE-1 - NO. BLADE SHARPENING MACHINE-1NO, - MOULD SET-20 NO, - POLISHING ACCESSORIES-1LOT						
				RESERVE PRICE- Rs. 2,84,84,000 /- (Rupees Two Crores Eighty-Four Lakhs Twenty-Nine Thousand Five Hundred only) EMD- Rs.28,48,400/- (Rupees Twenty-Eight Lakhs Forty-Eight Thousand Four Hundred Only). EMD Deposit Date: The Earnest Money Deposit shall be deposited on or before <u>27.04.2026 at 5 pm.</u>		

ALL THAT PART & PARCEL OF THE PROPERTY LAND WITH SHED SITUATED OVER, MOUZA - KHADIANG, P.S/TAHASHIL-KENDRAPARA, THANA NO-282, DSRO -KENDRAPARA, DISTRICT -KENDRAPARA THANA NO-22, DSRO -KENDRAPARA DISTRICT -KENDRAPARA

KHATA NO	PLOT NO	AREA	BOUNDARY	TITLE HOLDER
479/1509	141/2664	0.400	NORTH - Plot No 140,150 SOUTH - 138,142,143/2011 EAST - Plot No 141 WEST - Plot No 140,138	MOHHAMAD MEHERBAN ALI
479/1510	141/2665	0.100	NORTH - Plot No 150 SOUTH -149,149/2667	MD FARHAN ALI
	149/2666	0.300	EAST - Plot No 149/2010 WEST - Plot No 141	
479/1515	149/2010	0.020	NORTH - Plot No 150 SOUTH - 149/2667 EAST - Plot No 149/2359 WEST - Plot No 149/2666	MD FARMAN ALI
479/1512	141	0.400	NORTH - Plot No 150 SOUTH - 149,143/2012,143/2011(ROAD) EAST - Plot No 141/2665 WEST - Plot No 149/2664	MD ZISHAN ALI
479/1511	143/2011	0.127	NORTH - Plot No 141,141/2664 SOUTH - Road EAST - Plot No 143/2012 WEST - Plot No 142	MD ZISHAN ALI MOHHAMAD MEHERBAN ALI MD FARHAN ALI MD FARMAN ALI
479/1511	149/2667	0.168	NORTH - Plot No 149/2666 SOUTH - Plot No 148/2715,148/2720,148/2764 EAST - Plot No 149/2668 WEST - Plot No 149,148/2715	MD ZISHAN ALI MOHHAMAD MEHERBAN ALI

RESERVE PRICE- Rs. 6,27,47,000/- (Rupees Six Crores Twenty-Seven Lakhs Forty-Seven Thousand only)

EMD- Rs.62,74,700/- (Rupees Sixty-Two Lakhs Seventy-Four Thousand Seven Hundred Only).

EMD Deposit Date:

The Earnest Money Deposit shall be deposited on or before 27.04.2026 at 5 pm.

						MD FARHAN ALI	
						MD FARMAN ALI	
		TOTAL Ac1.515Dec,KISSAM- GHARABARI	AREA-				
8	The property can be inspected Date & Time	27.04.2026 between 11.00 am to 4.00 pm					

9. Other terms and conditions :

- a. The property/ies will be sold in AS is where is”, As is what is”, and Whatever there is” 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).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **27.04.2026 between 11.00 am and 4.00 pm.**
- d. 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email:support.baanknet@psballiance.com.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. Rs.37,92,950/- For Property No.1,Rs. Rs.28,48,400/- for Property No.2 and Rs. Rs.62,74,700 for Property No.3 being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (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 **27.04.2026 ; 5 : 0 0 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (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.10,000/- (incremental price) and time shall be extended to 5(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 BRANCH CUTTACK Name of Branch, IFSC Code CNRB0006817 (Branch IFSC Code).
- 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 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. The inspection of property put on auction will be permitted to interested bidders at site on **27.04.2026** from **11.00 am** to **4.00 pm**.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details Sri Sanjay Shravan Hedao, Authorized Officer, Canara Bank, **ARM Branch**, Cuttack e-mail id: cb6817@canarabank.com (Name of Nodal Officer & its team CO/RO/Branch, Mobile_7077720530) may be contacted during office hours on any working day.

The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

Place: CUTTACK

Date: 09.03.2026

Authorised Officer
Canara Bank