

**SPECIALIZED ARM BRANCH | विशेष एआरएम शाखा | VIJAYAPURA | विजयपुरा | DP 7910  
SY NO 412C, PLOT NO 2, SRUSHTI COLONY MAIN ROAD, VIJAYAPURA- 586101  
Mo-6366975034**

**COVERING LETTER TO SALE NOTICE**

**Date:10.04.2026**

**To**

1. M/s Parishuddha Milk and Milk products (Borrower)
2. Sri Mahamad Rafi S/o Sri Sofi Sharmat (Proprietor)

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, **Specialized ARM Branch Vijayapura (7910)** 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 **Specialized ARM Branch Vijayapura (7910)** 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.

केनरा बैंक / For CANARA BANK  
Yours faithfully

मुख्य प्रबंधक / Chief Manager  
एआरएम शाखा विजयपुरा / ARM Branch VIJAYAPUR

**Authorized Officer, Canara Bank**

ENCLOSURE – SALE NOTICE



CERSAI ID-400067435383

"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 Authorized Officer of **Canara Bank Specialized ARM Branch Vijayapura (7910)** Secured Creditor, will be sold on as is where is", As is what is", and Whatever there is" on **30.04.2026** for recovery of **Rs.1,91,93,339.12/-** due to the Secured Creditor from **M/s Pari-shuddha Milk and Milk products Proprietor Mahamad Rafi S/o Sofi Sharmat**. The reserve price will be **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh only)** and the earnest money deposit will be **Rs.18,00,000/- (Rupees Eighteen Lakh only)**.

|       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Name and address of the Secured Creditor   | Specialized ARM Branch Vijayapura (7910), Home Branch- Devadurga (11825), Raichur RO                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2     | Name & address of the Borrower & Guarantor | 1. M/s Parishuddha Milk and Milk products Proprietor Mahamad Rafi S/o Sofi Sharmat (Borrower).<br>Add: Shop No 70/5/2 Huvinahedgi Village, Dondamabali Panchayath Kalburagi Road Devadurga Taluk Dist-Raichur-584111<br>2. Sri Mahamad Rafi S/o Sri Sofi Sharmat (Proprietor)<br>Add: 1/1/96 Abbumohalla Devadurga Town Devadurga Taluk Dist-Raichur-584111                                                                                                                             |
| 3     | Total Liabilities as on 10.04.2026         | Rs.1,91,93,339.12/- (Rupees: One Crore Ninety-One lakh, Ninety-Three Thousand Three Hundred Thirty-Nine and Twelve Paise Only) plus further interest and cost/charges from 10.04.2026                                                                                                                                                                                                                                                                                                   |
| 4 (a) | Mode of Auction                            | E-Auction                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (b)   | Details of Auction service provider        | <b>M/s PSB Alliance Pvt. Ltd.</b><br><b>Helpdesk Number- 8291220220</b><br><b>Website: <a href="https://baanknet.com/">https://baanknet.com/</a></b>                                                                                                                                                                                                                                                                                                                                    |
| (c)   | Date & Time of Auction                     | <b>30.04.2026</b><br>Time: 11.30 am to 1.30 pm<br>(With unlimited extension of 5 minutes duration each till the conclusion of the sale.)                                                                                                                                                                                                                                                                                                                                                |
| (d)   | Place of Auction                           | Canara Bank, <b>SPECIALIZED ARM BRANCH (7910)</b> -Online                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5     | Details of Properties                      | All the part and parcel of the Commercial Shed established on Sy No 70/*/5 (Dishaank SYNO 70/*/4) PID NO 152300101900221186 GP NO 70/5/2, <b>measuring 5920.26 Sq. Mtr</b> and Constructed Area 772.25 Sq. Mtr situated at Huvinahadgi Village, Taluk Devdurga, District Raichur Karnataka -548111, property standing in the name of Mr Mahmadrafi s/o sofisharmat<br><b>Bounded by</b><br>North: SYNO 70/*/5 block 1<br>South: Land Sy NO 56<br>East: Land SY NO 59<br>West: Main Road |
| 6     | Reserve Price                              | Rs.1,80,00,000/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7     | Earnest Money Deposit                      | Rs. 18,00,000/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8     | The property can be inspected Date & Time  | 21.04.2026 to 29.04.2026 between 10.00 am to 04.00 pm.                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Sy.No.412c, P.No.2, Srushti Colony, Opp. Rudseti, Vijayapura 586101  
Mob No. 6366975034/08352-200981//9591254633

Internal



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 from 21.04.2026 to 29.04.2026 between 10.00 am to 04.00 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 & Adhaar and Adhaar linked with latest Mobile number and register with Digi locker 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: 8291220220), Email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).
- (e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) 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 mentioned in the said challan "on or before 29.04.2026 at 5.00 PM.
- (f) Auctions would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (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 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/- and time shall be extended to 5 (minutes) when valid bid is received at the last minute.
- (h) Sale shall be confirmed in favor 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 Authorized 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, Specialized ARM Branch Vijayapura (7910), IFSC Code-CNRB0007910**.
- (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 is 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 after submission of bid shall be entertained by the bank.
- (o) Authorized 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. KVN SRIRAMACHANDRA MURTHY**, Canara Bank Specialized ARM Branch Vijayapura (7910), Mob: 916366975034, email: [cb7910@canarabank.com](mailto:cb7910@canarabank.com) may be contacted during office hours on any working day. The service provider: BAANKNET (M/s-PSB Alliance Pvt. Ltd), Contact: 8291220220, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com), [support.BAANKNET@procure247.com](mailto:support.BAANKNET@procure247.com)

ಕೆನರಾ ಬೆಂಕ್ / For CANARA BANK

ಮುಖ್ಯ ಪ್ರಬಂಧಕ / Chief Manager  
ಎ.ಆರ್.ಎಂ. ಶಾಖಾ. ವಿಜಯಪುರ / ARM Branch VIJAYAPUR

Authorized Officer

Date-10.04.2026

Note:

1. The contents of the Notice may be suitably altered on case-to-case basis.
2. The details of encumbrances, if any, known to the bank are to be mentioned in the Sale Notice.

