

ANNEXURE - 14
CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref. No. 6926/10505/140.260/VDK/2026-27

Date: 09.04.2026

To,

1. M/s Vishwas Industries Prop: Mrs Sushma Vishwas Patil 283, Arjuni Village, Kagal Taluk, Kolhapur Dist: 416235	2. Mrs. Sushma Vishwas Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237
3. Mr. Vishwas Maruthi Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	4. Mr. Chandrakanth B patil Plot No 10, Manik Nagar, Opposite Post Office, Nippani, Belagavi Dist- 591237
5. Mr. Maruthi Hari Patil 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	

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, Nippani II branch have taken Symbolic 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 Nippani II 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 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,

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.

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**NIPPANI-II, BRANCH (BIC 10505),
Ashirwad building, Ashok Nagar, Nippani, Pin – 591237,
Dist – Belagavi, Ph- 08338-220018
(A GOVERNMENT OF INDIA UNDERTAKING)**

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 Symbolic possession of which has been taken by the Authorised Officer of **Nippani-II** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **30.04.2026**, for recovery of **Rs 28,00,031.73/- (Rupees Twenty Eight Lakhs Thirty One and Seventy Three Paise Only)** and interest there on due to the **Nippani** of Canara Bank from Borrower & Owner of the Property **Mrs. Sushma Vishwas Patil Prop of M/s Vishwas Industries.**

The reserve price will be **Rs 21,00,000/- (Rupees Twenty Two Lakhs Only)** and the earnest money deposit will be **Rs 2,10,000/-**. The Earnest Money Deposit shall be deposited on or before 29.04.2026 at 3.00 pm.

Details and full description of the immovable property with known encumbrances, if any.

All that part and parcel of property comprised bearing R Sy No 283, Gat No 1 measuring 2628 Sq ft situated at Arjuni Village, Taluka Kagal, Dist: Kolhapur, Maharashtra owned by Mrs Sushma Vishwas Patil Prop of M/s Vishwas Industries. bounded by :

North : Open space belonging to Devchand College

South : Plot No 1 out of Gat No 183

East : 30' Road

West : 30' Road

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 Nippani II Branch or Chief Manager, Regional Office Canara Bank Nippani, Ph. No. 7996010505 during office hours on any working day.

Date: 09.04.2026

Place: Nippani

Authorised Officer
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.04.2026

1	Name and Address of the Secured Creditor	Canara Bank, NIPPANI II Branch							
2	Name and Address of the Borrower	<table><tr><td>M/s Vishwas Industries Prop: Mrs Sushma Vishwas Patil 283, Arjuni Village, Kagal Taluk, Kolhapur Dist: 416235</td><td>Mrs. Sushma Vishwas Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237</td></tr><tr><td>Mr. Vishwas Maruthi Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237</td><td>Mr. Chandrakanth B patil Plot No 10, Manik Nagar, Opposite Post Office, Nippani, Belagavi Dist- 591237</td></tr><tr><td>Mr. Maruthi Hari Patil 679, Ashok Nagar, Nippani, Belagavi Dist- 591237</td><td></td></tr></table>		M/s Vishwas Industries Prop: Mrs Sushma Vishwas Patil 283, Arjuni Village, Kagal Taluk, Kolhapur Dist: 416235	Mrs. Sushma Vishwas Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	Mr. Vishwas Maruthi Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	Mr. Chandrakanth B patil Plot No 10, Manik Nagar, Opposite Post Office, Nippani, Belagavi Dist- 591237	Mr. Maruthi Hari Patil 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	
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Mr. Maruthi Hari Patil 679, Ashok Nagar, Nippani, Belagavi Dist- 591237									
3	Total liabilities as on 09.04.2026	Rs 28,00,031.73/- (Rupees Twenty Eight Lakhs Thirty One and Seventy Three Paise Only) as on 09.04.2026 with further interest and Expenses							
4.	Last Date & Time of receipt of online tender	29.04.2026 & 3.00PM							
5.	Address in which the online tender to be submitted	Canara Bank, NIPPANI II Branch							
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	30.04.2026 3:00 PM TO 4:00 PM							
6a	Portal for E-auction	https://baanknet.com/							

7. OTHER TERMS AND CONDITIONS:

The auction sale will be online e-auction-through the website <https://baanknet.com/>

- The property will be sold in "As is where is & as is what is" condition including encumbrances, if any.
- The properties can be inspected on or before 29.04.2026 between 2.00 PM to 5.00 p.m with prior appointment.
- The properties will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. Auction would commence at Reserve Price, but bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand only)
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact M/s PSB Alliance (Baanknet) Phone No. 8291220220 Email id: support.baanknet@psballiance.com
- Bidders are advised to go through the website <https://baanknet.com/> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction proceedings.
- Prospective bidders if required may avail online training on e-auction from M/s PSB Alliance (Baanknet)
- The intending bidders shall deposit Earnest Money Deposit (EMD) of being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance

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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 29.04.2026 at 5 PM.

- h) A copy of the bid form along with the enclosure submitted online shall be forwarded to the Authorized Officer, Canara Bank, Chikodi RO (in the address mentioned in clause No.1 above) immediately.
- i) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder/s 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 within the period stated above, the deposit made by parties shall be forfeited.
- k) All charges for conveyance, stamp duty and registration charges and TDS amount as per the provisions of the Income Tax Act etc., as applicable shall be borne by the successful bidder/s only.
- l) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.
- m) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of the tender without assigning any reason thereof.
- n) The intending bidder/s shall also attach a copy of the PAN Card issued by the income Tax department and his/her identity proof and the proof of residence such as copy of the AADHAR Card, Passport, Driving license, etc.

Contact person:

CANARA BANK ,
Chikodi RO
Phone No. 9406880047
Rockdrec@canarabank.com

M/s **M/s PSB Alliance (Baanknet)**
Phone No. **8291220220**
Email id: support.baanknet@psballiance.com
Website : <https://baanknet.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

Place: Chikodi

Date: 09.04.2026

AUTHORISED OFFICER

CANARA BANK

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