

Ref:0606/SN/SSK/APR/2026

Date: 18-04-2026

To,

BORROWER / MORTGAGOR	BORROWER / MORTGAGOR	BORROWER / MORTGAGOR
SRI. MAHAMMAD AFZAL PASHA S/o AMEER	SRI. MAHAMMAD AFZAL PASHA S/o AMEER	SRI. MAHAMMAD AFZAL PASHA S/o AMEER
6B RTC COLONY, RAMPALLY KEESARA MANDAL MEDHCAL – MALKAJGIRI DIST 501301 TELANGANA	PLOT NO. 65 SY NO. 157,163,164,165,166,167 TPS KRISHNA NAGAR COLONY PHASE – III, GODHUMAKUNTA VILLAGE AND GRAMPANCHAYATH, KEESARA MANDAL, MEDHCAL – MALKAJGIRI DIST 501301, TELANGANA	HNO: 4-169 NEKKONDA WARANGAL DISTRICT 506122 TELANGANA

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, 2002

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

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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**

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 to the Borrower(s) , Guarantor (s) and other Parties that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Hyderabad ABIDS Branch, Hyderabad of Canara Bank, will be sold on “As is where is”, on **08-05-2026** for recovery of **Rs. 14,79,877.23 (Rupees Fourteen Lakh Seventy Nine Thousand Eight Hundred Seventy Seven and Paise Twenty Three Only)**, as on **18-04-2026** and bank charges there on, due to Abids_Branch Canara Bank from **SRI. MAHAMMAD AFZAL PASHA S/o AMEER.**

The reserve **price will be Rs.20,37,000/- (Rupees Twenty Lakh Thirty Seven Thousand only)** and the **earnest money deposit will be Rs.2,03,700/- (Rupees Two Lakh Three Thousand Seven Hundred only).** The Earnest Money Deposit shall be deposited on or before **06.05.2026 before 5:00pm.**

<u>Details and full description of the property.</u>		
1	All that the Residential independent House on Plot no.65 Part, admeasuring 68.0 Sq Yards or 56.84 Sq Mtrs with a Built-up area 511.0 Sft in Survey No.157, 163,164,165,166 and 167 situated at TPS Krishna Nagar Colony Phase - III of Village and Gram panchayat GODHUMAKUNTA, Keesara Mandal, Medchal-Malkajgiri District and bounded as follows: North: By Plot No. 66 South: By 12-0” Wide Road East: By Plot No.60, West: By Plot No.65 Part	SRI. MAHAMMAD AFZAL PASHA S/o AMEER

* No Known Encumbrances to the Knowledge of the Bank.

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 Mr. DEEPAK KUMAR CHIEF MANAGER, ABIDS, Hyderabad Branch, Canara Bank, Ph. No 9650734895, during office hours on any working day.

Date: 18-04-2026
Place: Hyderabad

Authorized Officer
CANARA BANK

I	Name and Address of the Secured Creditor:	CANARA BANK ABIDS BRANCH H.NO.4-1-954 II Floor Abids Road Hyderabad - 500009	Contact: Mr. DEEPAK KUMAR CHIEF MANAGER , ABIDS BRANCH, Canara Bank, Ph. No 9650734895
II	Name and Address of the Borrower (s)/ Guarantors (s):	1. SRI. MAHAMMAD AFZAL PASHA S/o AMEER PLOT NO. 65 SY NO. 157,163,164,165,166,167 TPS KRISHNA NAGAR COLONY PHASE – III, GODHUMAKUNTA VILLAGE AND GRAMPANCHAYATH, KEESARA MANDAL, MEDHCAL – MALKAJGIRI DIST 501301, TELANGANA	(BORROWER)
III	Total liabilities as on 18-04-2026	Rs. 14,79,877.23 (Rupees Fourteen Lakh Seventy Nine Thousand Eight Hundred Seventy Seven and Paisea Twenty Three Only), as on 18-04-2026 and bank charges there on.	

IV AUCTION DETAILS

1.	Mode of Auction:	Online Electronic Bidding
2.	Date & Time of Auction	<u>08.05.2026 & 11.30 a.m. to 12:30 p.m.</u>
3.	Details of Auction service provider:	M/s PSB Alliance (Ebkray) Contact:8291220220 E-mail: support.ebkray@psballiance.com Website : https://ebkray.in
4.	Reserve Price for Property	The reserve price will be <u>Rs.20,37,000/- (Rupees Twenty Lakh Thirty Seven Thousand only)</u> The property will be sold for the price which is more than the Reserve Price in the multiples of Rs 25,000 and the participating bidders may improve their offer further during auction process.
5.	Earnest Money Deposit (EMD)	<u>Rs.2,03,700/- (Rupees Two Lakh Three Thousand Seven Hundred only).</u> The Earnest Money Deposit shall be deposited on or before 06-05-2026 at 5.00 p.m.. <i>Property Can be inspected with Prior Appointment with Authorized Officer on 06-05-2026 before 5: 00 PM</i>

Other terms and conditions:

Bidding Process

- (a) Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://ebkray.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- (b) Bidder has to register in the portal and go through E KYC (Digi Locker KYC,Selfie KYC and Penny Drop KYC).Bank Account Details are to be registered in the Portal itself.
- (c) EMD amount of 10% of the Reserve Price is to be deposited through the Wallet Provided in the Ebkray Portal Only
- (d) Before starting the Bidding Process , Buyers to Ensure the following documents are readily available
1. Email ID
 2. Mobile Number
 3. Aadhar and PAN Saved in Digi Locker
 4. Aadhar KYC
 5. Valid Bank Account with online Credentials.
- (e) The intending bidders should register their names at portal 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(Ebkcray)

Contact:8291220220

E-mail: support.ebkcray@psballiance.com

Website :<https://ebkcray.in>

General Guidelines

- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- ii) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies as **mentioned above**. 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- iii) 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.
- iv) For sale proceeds of ₹.50, 00,000/- (Rupees Fifty lac only) and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- v) All charges for conveyance, stamp duty/GST, registration charges, etc. as applicable shall be borne by the successful bidder only.
- vi) For further details contact Branch (Details given in the notice) or Service Provider

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

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: Hyderabad

Date: 18.04-2026

AUTHORISED OFFICER

CANARA BANK

SRI. MAHAMMAD AFZAL PASHA S/o AMEER 6B RTC COLONY, RAMPALLY KEESARA MANDAL MEDHCAL – MALKAJGIRI DIST 501301 TELANGANA	SRI. MAHAMMAD AFZAL PASHA S/o AMEER PLOT NO. 65 SY NO. 157,163,164,165,166,167 TPS KRISHNA NAGAR COLONY PHASE – III, GODHUMAKUNTA VILLAGE AND GRAMPANCHAYATH, KEESARA MANDAL, MEDHCAL – MALKAJGIRI DIST 501301, TELANGANA	SRI. MAHAMMAD AFZAL PASHA S/o AMEER HNO: 4-169 NEKKONDA WARANGAL DISTRICT 506122 TELANGANA
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The Manager (CANARA BANK)

ABIDS BRANCH

H.NO.4-1-954 II Floor

Abids Road

Hyderabad - 500009