



ANNEXURE - III
(Auction Sale Notice for Immovable properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE
AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1	Name and Address of the Secured Creditor	Canara Bank, Jabalpur Ranjhi Branch (DPCD- 17814)
2	Name and Address of the Borrower	SULABH AWASTHI (BORROWER & MORTGAGOR) S/O KRISHNA KUMAR AWASTHI, H NO 220, SHASTRI VIHAR TRIMURTI NAGAR, IN FRONT OF LAL BAHADUR SHASHTRI SCHOOL, BALDEOBAGH, JABALPUR, MP 482002 SANJEEV SHARMA (GUARANTOR) ADD: S/O DURGA PRASAD, H NO 1127/F GARHA WARD, GARHA PAURUWA, JABALPUR, MP 482003
3	Total liabilities as on 18.04.2026	Rs. 23,81,568.60 (Rupees Twenty Three Lakh Eighty One thousand Five hundred Sixty Eight and paisa Sixty only) + Unapplied Interest and other Charges thereon .
4	(a) Mode of Auction : (b) Details of Auction service provider: (c) Contact No.: (d) Email: (e) Website: (f) Date & Time of Auction:	Online e Auction (M/s PSB Alliance Pvt. Ltd (BAANKNET) +918291220220 support.BAANKNET@psballiance.com https://baanknet.com/ 11.05.2026 1:00 PM to 2:00 PM

	(g) Place of Auction	Online
5	Details of Property/ies	All that part and parcel of Property Situated at Mouza Saliwada, Halka- Saliwada, P H No- 76, Part of Khasra No 17/37/2 situated in Barela, R I Circle Barela, Tehsil and District – Jabalpur. Owned By : Sulabh Awasthi S/O Krishna Kumar Awasthi Bounded: On the North by: Plot of Anand Sonkar On the South by: Plot of Yakub Ali On the East by: Side Road On the West by: Side Road
6	Reserve Price	Rs. 12,00.000 (Rupees Twelve Lakh Rupees Only)

7 Other terms and conditions:

- The property/ies will be sold in “AS IS WHERE 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 7(d) below).
- The property/ies will not be sold below the Reserve Price.
- The property can be inspected on 08.05.2026 between 3.00 PM and 5.00 PM.
- EMD amount of 10% of the Reserve Price is to be deposited 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.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 1 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.



- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. For further details Branch Manager, Canara Bank **Jabalpur Ranjhi Branch (DPCD-17814)** (Ph.No **7218242486**) e-mail id cb17814@canarabank.com may be contacted during office hours on any working day.
- k. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. +918291220220, Email: support.BAANKNET@psballiance.com).

Place: JABALPUR
Date: 18.04.2026

Authorised Officer
Canara Bank