
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.04.2026

1. Name and Address of the Secured Creditor : **Canara Bank, Bhopal BHEL Branch(2544)**

2. Name and Address of the Borrower :

M/s Narayan Fashion Zone Shop No 56, Sate Light Plaza Commercial Complex Ayodhya Nagar Bhopal 462022 Through its proprietor: Narayan Prasad Bathri S/o Janki Prasad H No LIG 810, G sector Ayodhya Nagar Huzur Bhopal 462041	Proprietor: Narayan Prasad Bathri S/o Janki Prasad H No LIG 810, G sector Ayodhya Nagar Huzur Bhopal 462041
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3. Total liabilities : Rs. **8,47,895.32**+ int and other charges from 30.03.2021- recoveries, if any

4. (a) Mode of Auction :: **E-Auction**
(b) Details of Auction service provider :: **M/s PSB Alliance (Baanknet).**
(c) Date & Time of Auction :: **30.04.2026 ; 12:00 PM to 1:00 PM**
(d) Place of Auction :: <https://baanknet.in/>

5. Reserve Price : **Rs. 11,00,000/- (Rupees Eleven Lakh Only)**

6. Earnest Money Deposit : **Rs. 1,10,000/-(Rupees One Lakh Ten Thousand only)**

7. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.in/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on any working day

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, **Bhopal BHEL Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ,BHEL Branch , **A/c No 209272434** **IFSC Code: CNRB0002544** on or before 30.04.2026 up to 11:30am

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (Baanknet)** Helpdesk No. **8291220220** Email : support.baanknet@psballiance.com Website : <https://baanknet.in/>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30.04.2026 at 11:30am, to Canara Bank, **Bhopal BHEL** Branch, Bhopal by hand or by email:

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal <https://baanknet.in/> 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 (Baanknet)**.

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10000. 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.

j) 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.

k) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.