

ANNEXURE-II
[Appendix - IV-A]
[See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets 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 physical possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 04.05.2026 (mention date of the sale), for recovery of **Rs 27,09,152.86 (Rupees Twenty Seven Lakhs Nine Thousand One Hundred Fifty Two and Eighty Six Paise Only as on 12.01.2026** plus further interest & other expenses minus recovery due to the Canara Bank Secured Creditor from Mrs. Mamta Vairagi and Mr. Sanjay Kumar Vairagi. The reserve price will be Rs. 17,20,000 (Seventeen Lakh Twenty Thousand Only) the earnest money deposit will be Rs.1,72,000 (One Lakh Seventy Two Thousand Only).

DETAILS OF PROPERTY

Residential Property situated at Plot No. C-03, comprised in Survey Nos. 352 and 354, admeasuring 40 feet x 20 feet (total area 800 square feet), located at Rudra Vihar Colony, Arnod Road, Pratapgarh District, Rajasthan, and bounded as under:

East- Colony Road 30 Feet

West- Plot No. C-16

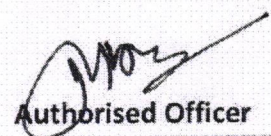
North- Plot No. C-04

South- Plot No. C-02

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Secured Creditor's website i.e. www.canarabank.bank.in (give details of website)

Date: 27.03.2026

Place:Pratapgarh


Authorised Officer

कृते: केनरा बैंक
For: CANARA BANK

 प्राधिकृत अधिकारी
Authorised Officer

Internal

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: CB/18409/Sale Notice/Mamta Vairagi/2025-26

Date: 27.03.2026

To

Mrs. Mamta Vairagi
H-4, Goutam Nagar
Ward No. 19
Pratapgarh (312605)
Rajasthan _____

(Borrower)

Mr. Sanjay Kumar Vairagi
H-4, Goutam Nagar
Ward No. 19
Pratapgarh (312605)
Rajasthan _____

(Co- Borrower)

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 Pratapgarh 2 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 Pratapgarh 2 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 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.

Yours faithfully,

Authorised Officer, Canara Bank

कृते: केनरा बैंक
For: CANARA BANK

प्राधिकृत अधिकारी
Authorised Officer

Internal

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 physical possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 04.05.2026 (mention date of sale), for recovery of **Rs 27,09,152.86 (Rupees Twenty Seven Lakhs Nine Thousand One Hundred Fifty Two and Eighty Six Paise Only** as on 12.01.2026 plus further interest & other expenses minus recovery due to the Canara Bank Secured Creditor from Mrs. Mamta Vairagi and Mr. Sanjay Kumar Vairagi. The reserve price will be **Rs. 17,20,000 (Seventeen Lakh Twenty Thousand Only)** the earnest money deposit will be **Rs.1,72,000 (One Lakh Seventy Two Thousand Only)**.

1	Name and Address of the Secured Creditor	Pratapgarh 2 Branch, near Ganpati Mandir, Gopalganj, Pratapgarh (312605) Rajasthan
2	Name and Address of the Borrower & Co-Borrower	Mrs. Mamta Vairagi (Borrower) and Mr. Sanjay Kumar Vairagi (Co-Borrower) Residing at H-4, Goutam Nagar Ward No. 19 Pratapgarh (312605) Rajasthan
3	Total liabilities as on NPA Date 12.01.2026	Rs 27,09,152.86 (Rupees Twenty Seven Lakhs Nine Thousand One Hundred Fifty Two and Eighty Six Paise Only as on 12.01.2026 plus further interest & other expenses minus recovery
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (eBkay) 04.05.2026; Time 11:00 AM to 1:00 PM Online(https://baanknet.com/)
5	Details of Property/ies	Residential Property situated at Plot No. C-03, comprised in Survey Nos. 352 and 354, admeasuring 40 feet x 20 feet (total area 800 square feet), located at Rudra Vihar Colony, Arnod Road, Pratapgarh District, Rajasthan, and bounded as under: East- Colony Road 30 Feet West- Plot No. C-16 North- Plot No. C-04 South- Plot No. C-02
6	Reserve Price (Rupees_____)	Rs. 17,20,000/- (Seventeen Lakh Twenty Thousand Only)
7	Earnest Money Deposit	Rs.1,72,000/- (One Lakh Seventy Two Thousand

कृते: कनरा बैंक
For: CANARA BANK

प्राधिकृत अधिकारी
Authorised Officer

Internal

		Only) on or before 02.05.2026
8	The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorized Officer, on any working day, on or before 02-05-2026 between 10.00 AM to 05.00 PM.

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 on on any working day, on or before 02-05-2026 between 10.00 AM to 05.00 PM with Prior Appointment of Authorized Officer.
- 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker 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 details 8291220220, Email: support.baanknet@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.1,72,000/- (One Lakh Seventy Two Thousand 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 as mentioned in the said challan" on or before 02.05.2026
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** (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 a 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. 10,000/-** (Incremental price) and time shall be extended to 05:00 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour 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 Authorised Officer and property shall forthwith be put up for sale again.

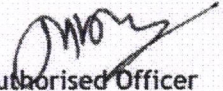
For: CANARA BANK

Internal

प्राधिकृत अधिकारी
Authorised Officer

- 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, Pratapgarh-2 Branch (18409), IFSC Code CNRB0018409 (Branch IFSC Code).
- 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 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 subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on any working day, on or before 02-05-2026 between 10.00 AM to 05.00 PM. with Prior Appointment of Authorized Officer.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details Gaurav Kant/ Ankur Goyal (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile 919620936584/8690888775) may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

Place: Pratapgarh
Date: 27.03.2026


Authorised Officer
Canara Bank

कृते: केनरा बैंक
For: CANARA BANK

 प्राधिकृत अधिकारी
Authorised Officer

