

SALE NOTICE

E- AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISION 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 properties mortgaged/ charged to the Secured creditor, the Symbolic possession of which has been taken by the Authorized Officer of **Canara Bank** will be sold on "As is where is", "As is what is" basis **30.05.2026** for recovery of **Rs. 2,31,402.87/-** (as on 31.03.2026 plus interest and charges from 01.04.2026) towards LOAN account no. 54917730000142 **MR. NAJIR HAMID SHAIKH (BORROWER) ADDRESS 1: SUDHIR CHS LTD, FLAT NO A-8, SECOND FLOOR, KARJAT ROAD, VILLAGE KULGAON, BADLAPUR EAST - 421503**

Sl. No	Description of Property	Reserve Price	Earnest Money Deposit
1.	MR. NAJIR HAMID SHAIKH (BORROWER) ADDRESS 1: SUDHIR CHS LTD, FLAT NO A-8, SECOND FLOOR, KARJAT ROAD, VILLAGE KULGAON, BADLAPUR EAST - 421503	Rs.15,50,000/-	Rs.1,55,000/-

The Earnest Money Deposit shall be deposited on or before **29.05.2026 up to 5.00p.m.** Details of EMD and other documents to be submitted to service provider on or before **29.05.2026 up to 5.00p.m.** Date of Inspection of properties on **28.05.2026** with prior appointment with Authorized Officer. Date up to which documents can be deposited with the bank is **29.05.2026**.

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. RANVEER PANDEY BADLAPUR EAST(5793), (Mob no. - 917018196539) email id : cb5793@canarabank.com** during office hours on any working day or the service provider M/S BAANKNET ,HELP DESK NUMBER -91 8291220220, EMAIL :support.baanknet@psballiance.com, website : <https://www.baanknet.com>

Date: 06.05.2026
Place: Thane

कृते केनरा बैंक/For CANARA BANK


प्रधिकृत अधिकारी/Authorised Officer.
THANE

CANARA BANK, REGIONAL OFFICE THANE



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and Address of the Secured Creditor	: Mr. MANVEER PANDEY, BADLAPUR EAST(5793),(Mob no. - 917018196539)email id : cb5793@canarabank.com Priya Manaya Bldg, I Floor, New D P Road, Katrap, Badlapur East, 421503.
and Address of Borrower(s) / Lender(s)	: MR. NAJIR HAMID SHAIKH (BORROWER) ADDRESS 1: SUDHIR CHS LTD, FLAT NO A-8, SECOND FLOOR, KARJAT ROAD,VILLAGE KULGAON,BADLAPUR EAST - 421503
Liabilities as on 31.12.2025	: Rs. 2,31,402.87/- (Rupees TWO LAKH THIRTY TWO THOUSAND SEVEN HUNDRED EIGHTY TWO FOURTY NINE PAISE ONLY) plus interest and charges from 01.04.2026
Mode of Auction Details Auction Service Provider Date & Time of Auction	: E - auction : M/S BAANKNET : 30.05.2026 (11.00 AM to 5.00 PM) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
Reserve Price	: As per sale Notice

Conditions:

bidding shall be only through "Online Electronic Bidding" through the website www.baanknet.com. Bidders are advised to go through the website for detailed terms before participating in the e-auction sale proceedings.

The bid can be inspected with prior appointment with Authorized Officer on the dates mentioned below.

The property will be sold for the price which is more than the Reserve Price and the participating bidder must place their offer further during auction process with the multiples of Rs.10,000/-.

A sum of 10% of the Reserve price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, BADLAPUR EAST(5793),(Branch OR shall be deposited through RTGS / NEFT transfer to credit of account of Canara Bank , BADLAPUR EAST (5793), Thane, A/c name - SL - CREDIT, A/c number -209272434, IFSC Code CNRB0005079 on or before 29.05.2026 up to 5.00 p.m.

Copies of EMD and other documents to be submitted to service provider on or before 29.05.2026 up to 5.00 p.m.

Along with the payment of EMD amount the intending bidders should submit a copy of the following documents/details on or before 29.05.2026 up to 5.00 p.m to Canara Bank, BADLAPUR EAST (5793) by email.

Demand Draft / Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement of the same with UTR No.

Copies of PAN Card, ID proof. However successful bidder would have to produce these documents to the Bank at the time of making payment of balance amount of 25% of bid amount.

Name, Contact No., Address, Email ID.

Bank's A/c details for online refund of EMD.

Bidders should register their names at portal <https://www.baanknet.com> and get their User ID and Password.

Prospective bidder may avail online training on E-auction from the service provider on or before 29.05.2026 up to 5.00 p.m.

- f. EMD Deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/-. 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.
- h. 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 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.
- i. For sale proceeds of Rs.50.00 lakhs (Rupees Fifty lakhs only) 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 of the Bank.
- j. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k. There is no encumbrance in the property to the knowledge of the Bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and / or affecting the subject property.
- l. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of e - auction without assigning any reason thereof.
- m. In case there are bidders who do not have access to the internet but interested in participating the e - auction, they can approach Canara Bank, Mumbai Circle Office or Regional Office, Thane who, as a facilitating center shall make necessary arrangements.

For further details contact Canara Bank, Recovery and Legal Section, Second Floor, Bandra Kurla Complex, Circle Office, Mumbai" and "Canara Bank ,Thane Regional Office, ,Dosti Pinnacle, Plot No 104 & 105 ,1 st Floor, Road No 22, Above New Passport Office, Wagale Industrial Estate Thane West 400604 Ph no. +91 22 69171506 , Email : recoveryrothane@canarabank.com may be contacted during office hours on any working day or the service provider M/S BAANKNET ,HELP DESK NUMBER -91 8291220220, EMAIL :support.baanknet@psballiance.com, website : <https://www.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.

कृते केनरा बैंक/For CANARA BANK

Place: Thane
Date: 06.05.2026

प्रधिकृत अधिकारी/Authorized Officer.
श्री. रा. का. रो. थाने /R.O. Thane
Authorized Officer
Canara Bank,
Regional Office, Thane



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