



REGIONAL OFFICE
Plot No.36, Ward No.6, Trimurthy Nagar,Vijayapura

COVERING LETTER TO SALE NOTICE

Ref: ROVPR:SARFAESI REC-12:08:NVN:2026-27

Date: 07.05.2026

To

1. Mr. ABDULAZIZ K BAGWAN

S/O KADIRSAB
DEVAR HIPPARAGI,
SINDGI TALUK,
VIJAYAPURA-586115.
MOB: 917812966888
(Borrower)

2. Mr. ABDULGAFFAR BAGBAN

S/O KHADARBASHA BAGBAN
DEVAR HIPPARAGI,
SINDGI TALUK,
VIJAYAPURA-586115.
MOB: 919845828783
(Guarantor)

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, **Devar Hippargi Branch (10824)**, 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 **Devar Hippargi Branch (10824)** 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

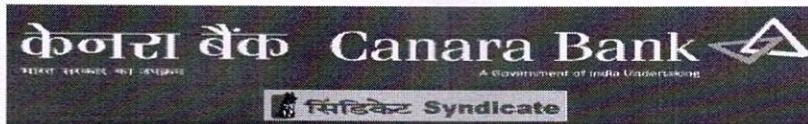
ENCLOSURE - SALE NOTICE

Authorised Officer

केनरा बैंक CANARA BANK
क्षेत्रीय कार्यालय REGIONAL OFFICE
विजयपुर VIJAYAPUR

Internal





**CANARA BANK, REGIONAL OFFICE, VIJAYAPURA.
(A GOVERNMENT OF INDIA UNDERTAKING)**

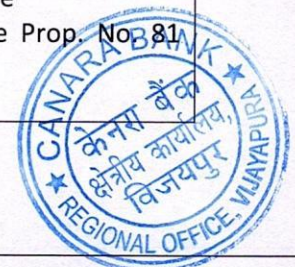
(Auction Sale Notice for Immovable properties)
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 symbolic possession of which has been taken by the Authorised Officer of **Devar Hippargi Branch (10824)**, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **30.05.2026**, for recovery of **Rs. 5,16,005.77** due to the Secured Creditor from **Mr. ABDULAZIZ K BAGWAN**. The reserve price will be **Rs. 6,70,000.00** and the earnest money deposit will be **Rs. 67,000.00**.

1	Name and Address of the Secured Creditor	Canara Bank, Devar Hippargi Branch (10824)
2	Name and Address of the Borrower	1. Mr. ABDULAZIZ K BAGWAN S/O KADIRSAB DEVAR HIPPARAGI, SINDGI TALUK, VIJAYAPURA-586115. MOB: 917812966888 (Borrower) 2. Mr. ABDULGAFFAR BAGBAN S/O KHADARBASHA BAGBAN DEVAR HIPPARAGI, SINDGI TALUK, VIJAYAPURA-586115. MOB: 919845828783 (Guarantor)
3	Total liabilities as on 06.05.2026	Rs. 5,16,005.77 (Rupees Five Lakhs Sixteen Thousand Five and Seventy Seven Paise only) plus further interest and costs and cost/charges from 07.05.2026
4 (a)	Mode of Auction	Online Electronic Bidding
(b)	Details of Auction service provider	Name: M/s PSB Alliance (Ebkray) Helpdesk No: 8291220220 Mail ID: support.ebkray@psballiance.com Website: https://baanknet.com
(c)	Date & Time of Auction	30.05.2026 Time : 11.30 am to 12.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d)	Place of Auction	Canara Bank, Devar Hippargi Branch (10824) .
5	Details of Property/ies	All the part and parcel of Devar Hippargi Pattana Panchayath ward No.1, North to South Divided East Side Property No. 81 measuring East to West-11 Ft and North to South-37 ft, situated at Devar Hippargi, Sindgi Taluk, Vijayapura. Boundaries: - East: Allabaksha Bagwan's House West: Remaining Land of Same Prop. No. 81 belongs to Abdulgaffar Bagwan. North: Government Road

Confidential





Code CNRB0010824 (Branch IFSC Code).

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, Devar Hippargi Branch (10824), IFSC

i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

g. The incremental amount/price during the time of each extension shall be Rs.25000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 25000/- (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.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) Rs 67,000.00 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

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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).

c. The property can be inspected on 29.05.2026 between 10.00 A.M and 04.00 P.M

b. The property/ies will be sold above the Reserve Price.

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).

9. Other terms and conditions:

6	Reserve Price (Please note to mention separately for each property)	Rs. 6,70,000/-
7	Earnest Money Deposit	Rs. 67,000/-
8	The property can be inspected Date & Time	29.05.2026

South: Government Road

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 eAuction 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 **29.05.2026** from 10.00 a.m. to 04.00 P.M.

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 **Naveen N** (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile **9731592773**) 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./ support.ebkay@procure247.com)."

Place: Vijayapura

Date: 07.05.2026

B. J. J. J.
Authorised Officer
Canara Bank
प्राधिकृत अधिकारी
Authorised Officer
केनरा बैंक CANARA BANK
क्षेत्रीय कार्यालय, R.O., VIJAYAPURA

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