

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE 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 properties mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorized Officer of Canara Bank ARM Branch, will be sold on "As is where is", "As is what is", basis on **09.06.2026**, for recovery of **Rs 30,44,470.98/- (Thirty Lakhs Forty Four Thousand Four Hundred Seventy Rupees Ninty Eight Paise Only)** as on 31.01.2026 plus further interest and charges thereon from 01.02.2026) due to the ARM Branch of Canara Bank **ZAKIRA HANEEF BHATAB, SHAHID HANIF BHATABHARDE, HANEEF ISMAIL BHATABHARADE R/O 1ST FLOOR, SHAGULL HUSSAIN BUILDING, THANE, MAHARASHTRA-421302**

The reserve price and the earnest money deposit will be as mentioned below :

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1	ALL THAT PART AND PARCEL OF FLAT NO.2102,21STFLOOR IN AADHIRA(TOWER E)IN BIRLA VANYA –PHASE -2,TOTAL ADMEASURING AREA 61.43SQ MTRS.(CARPET AREA),SURVEY NO.16/1/5(PART),16/1(PART),17,18,218 AND C.T.S NO.155/B,1550/D & 1563,VILLAGE – SHAHAD ,TALUKA –KALYAN ,DIST-THANE,MAHARASTHRA,AND WITHIN THE LIMITS OF KALYAN DOMBIVILLI MUNICIPAL CORPORATION & WITHIN LIMITS OF REGISTRATION DISTRICT –THANE & SUB – DISTRICT –KALYAN-421301 Boundaries of the property: North – D Wing South – Podium Parking East – F Wing West – Internal Road	Rs.57,71,000/-	Rs.5,77,100/-

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Canara Bank Building, 4 th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
2	Name and Address of the Borrower(s) / Guarantor(s)	ZAKIRA HANEEF BHATAB IST FLOOR ,SHAGULL HUSSAIN BUILDING,THANE,MAHARASHTRA-421302 Also at

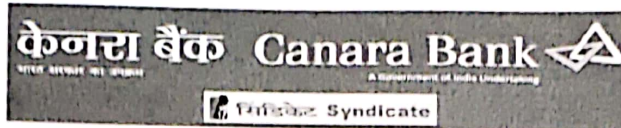
Confidential



Internal



Scanned with OKEN Scanner



(गोपनीयता का उपाय) / A GOVERNMENT OF INDIA UNDERTAKING

ARM BRANCH – MUMBAI

Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001

Email: cb2360@canarabank.com TEL. - 8655948019 WEB: www.canarabank.com

		FLAT NO.2102,21ST FLOOR ,AADHIRA TOWER E IN BIRLA VANYA,PHASE2,SHAHAD,TALUKA-KALYAN,THANE, MAHARASHTRA -421301 MR.HANEEF ISMAIL BHATABHARADE(CO-BORROWER) BUILDING NO.1,ROOM NO.118,B WING,1ST FLOOR SHAGULL HUSSAIN BUILDING,NEW KON COMPLEX BHIWANDI ROAD , KALYAN,MAHARASHTRA-421301 MR.SAHID HANIF BHATBHARDE(CO-BORROWER) FLAT NO.115,116 ,B WING ,SHAGUL HUSSAIN COMPLEX BUILDING 1,DIST-THANE –MAHARASHTRA -421311
3	Total Liabilities as on 31.01.2026	Rs 30,44,470.98/- (Twenty Eight Lakhs twenty three Thousand Thirteen Rupees One Paise Only))(as on 31.01.2026 plus further interest and charges thereon from 01.02.2026)
4	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Portal of E-auction	E-Auction M/s PSB Alliance (eBkray) 09.06.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale) https://baanknet.com/

The Earnest Money Deposit shall be deposited on or before **08.06.2026** up to **5 p.m.**

6 Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected as mentioned above.
- 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).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs 5,77,100/-** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or

Confidential

Internal



Scanned with OKEN Scanner

ARM BRANCH – MUMBAI

Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001

Email: cb2360@canarabank.com TEL. - 8655948019 WEB: www.canarabank.com

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 **08.06.2026** up to **5.00 PM**.

- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **08.06.2026** upto 5 p.m. to Canara Bank, ARM Branch by hand or by email.
- i. 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.
- ii. Bidders Name, Contact No., Address, E-Mail Id.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000/-** (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.
- i. The incremental amount/price during the time of each extension shall be Rs. 50,000/- (incremental price) and time shall be extended to **5**(minutes) when valid bid received in last minutes.
- i. Sale shall be confirmed in favor 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 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 without any notice and property shall forthwith be put up for sale again.
- k. 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, ARM MUMBAI Branch, IFSC Code CNRB0002360**.
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. 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.

Confidential



Internal



Scanned with OKEN Scanner