

**ANNEXURE – 14**  
**CANARA BANK**  
**COVERING LETTER TO SALE NOTICE**

Ref. No. 6926/ROREC/10584/SANDIPPATIL/2026-27

Date: 07.05.2026

To,

**Borrower:**

**Guarantor:**

|                                                                                          |                                                                                                                 |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| (1) Mr. Sandip Shivaji Patil<br>C O Shivaji -76 Patil Galli<br>Pangeri Pangire<br>591237 | (2) Mr. Parvej Mahamadhanif Naikwadi<br>H No 2558<br>Ashray Nagar Nipnai<br>Tal Chikodi Dist Belagavi<br>591237 |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|

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.

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As you are aware, I on behalf of Canara Bank, Yamagarni branch have taken Symbolic 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 Yamagarni 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 there under, 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

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.

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**YAMAGARNI BRANCH (BIC 10584),  
CANARA BANK, YAMAGARNI BRANCH, H.NO.294, POWAR GALLI,  
BUDHIHAL ROAD, -591341 Mob: 7996110584  
(A GOVERNMENT OF INDIA UNDERTAKING)**

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties 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**

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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 **Yamagarni** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.05.2026**, for recovery of **Rs. 9,77,104.46/- (Rupees Nine Lakhs Seventy Seven Thousand One Hundred Four and Paise Forty Six Only)** and interest there on due to the **Yamagarni** of Canara Bank from Borrower & Owner of the Property **Mr. Sandip Shivaji Patil**

The reserve price will be **Rs 19,00,000/- (Rupees Nineteen Lakhs Only)** and the earnest money deposit will be **Rs 1,90,000/-**. The Earnest Money Deposit shall be deposited on or before 29.05.2026 at 5.00 pm.

**Details and full description of the immovable property with known encumbrances, if any.**

All That Part And Parcel Of The Immovable Property Bearing Gpc No 76/A Pid No 150400405200200116 Measuring East - West 19.20 Sq Mtrs & South - North 09.27 Sq Mtrs Totally 177.98 Sq Mtrs Out Of Constructed Area 62.98 Sq Mtrs Bounded By  
East: Road  
West: Property Belongs To Shivaji Patil  
South: Property Belongs To Mahadev Patil  
North: Property Belongs To Dattatray Patole

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Yamagarni Branch or Chief Manager, Regional Office Canara Bank Chikodi, Ph. No. 7996110584 during office hours on any working day.

Date: 07.05.2026

Place: Yamagarni

Authorised Officer  
CANARA BANK

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.05.2026**

|    |                                                                                         |                                                                                                                                                                   |                                                                                                                 |
|----|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1  | Name and Address of the Secured Creditor                                                | Canara Bank, Yamagarni Branch                                                                                                                                     |                                                                                                                 |
| 2  | Name and Address of the Borrower & Guarantor                                            | (1) Mr. Sandip Shivaji Patil<br>C O Shivaji -76 Patil Galli<br>Pangeri Pangire<br>591237                                                                          | (2) Mr. Parvej Mahamadhanif Naikwadi<br>H No 2558<br>Ashray Nagar Nipnai<br>Tal Chikodi Dist Belagavi<br>591237 |
| 3  | Total liabilities as on 22.04.2025                                                      | <b>Rs. 9,77,104.46/- (Rupees Nine Lakhs Seventy Seven Thousand One Hundred Four and Paise Forty Six Only)</b> as on 22.04.2025 with further interest and Expenses |                                                                                                                 |
| 4. | Last Date & Time of receipt of online tender                                            | 29.05.2026 & 5.00PM                                                                                                                                               |                                                                                                                 |
| 5. | Address in which the online tender to be submitted                                      | Canara Bank, Yamagarni Branch                                                                                                                                     |                                                                                                                 |
| 6. | Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid) | 30.05.2026 3:00 PM TO 4:00 PM                                                                                                                                     |                                                                                                                 |
| 6a | Portal for E-auction                                                                    | <a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                         |                                                                                                                 |

**7. OTHER TERMS AND CONDITIONS:**

The auction sale will be online e-auction-through the website <https://baanknet.com/>

- a) The property will be sold in "As is where is & as is what is" condition including encumbrances, if any.
- b) The properties can be inspected on or before 29.05.2026 between 2.00 PM to 5.00 p.m with prior appointment.
- c) The properties will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. Auction would commence at Reserve Price, but bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand only)
- 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 Bidders are advised to go through the website <https://baanknet.com/> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction proceedings.
- e) Prospective bidders if required may avail online training on e-auction from M/s PSB Alliance (Baanknet)
- f) The intending bidders shall deposit Earnest Money Deposit (EMD) of 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 29.05.2026 at 5 PM.
- g) A copy of the bid form along with the enclosure submitted online shall be forwarded to the Authorized Officer, Canara Bank, Chikodi RO (in the address mentioned in clause No.1 above) immediately.
- h) Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

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- i) The successful bidder/s 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 within the period stated above, the deposit made by parties shall be forfeited.
- j) All charges for conveyance, stamp duty and registration charges and TDS amount as per the provisions of the Income Tax Act etc., as applicable shall be borne by the successful bidder/s only.
- k) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.
- l) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of the tender without assigning any reason thereof.
- m) The intending bidder/s shall also attach a copy of the PAN Card issued by the income Tax department and his/her identity proof and the proof of residence such as copy of the AADHAR Card, Passport, Driving license, etc.

Contact person:

CANARA BANK ,  
Chikodi RO  
Phone No. 9406880047  
Rockdrec@canarabank.com

M/s M/s PSB Alliance (Baanknet)  
Phone No. 8291220220  
Email id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)  
Website : <https://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

Place: Chikodi

Date: 07.05.2026

**AUTHORISED OFFICER**

CANARA BANK

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