(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE

DATE: 05.06.2026

To,
M/s Shree Ram Construction
Mr. Anil Ahirwar (Proprietor)
AMRIT PARISAR MALAKHEDI ROAD SBI BRANCH KE SAMNE SHOP NO 13
HOSHANGABAD MADHYA PRADESH 461001

Dear Sir,

Sub: **Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 .**

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As you are aware, I, on behalf of Canara Bank, **Hoshangabad** Branch Bhopal ,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 BHOPAL Hoshangabad 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

(Auction Sale Notice for Sale of Immovable Properties)
(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 constructive/physical (Strike whichever is not applicable) possession of which has been taken by the **Authorised Officer** of **Bhopal Hoshangabad Branch** of the **Canara Bank**, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **25.06.2026**, for recovery of **Rs. 3128535 (Rupees Thirty One Lakh Twenty Eight Thousand Five Hundred and Thirty Five Only)** from 31.03.2022 and other charges - recoveries, if any due to the **Hoshangabad Branch** of **Canara Bank** from **above mentioned Borrower / Guarantor.**

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

All that part and parcel of the property consisting of Shop No.L-13 Out of Diverted Survey No.368/3 Amrit Parisar Mouja Malakhedi Ward NO.8 Hoshnagabad M.P. 461001 within the registration sub district Hoshangabad and district Hoshangabad

Boundaries:

East- Shop No.L.14
West- House of Gour Sahab
North- Road
South- Corridor

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (https://www.canarabank.bank.in) or may contact Chief Manager/Authorised Officer, Hoshangabad Branch, Canara Bank , Contact no. **919827275767** during office hours on any working day.

Date :: 05.06.2026 **Authorised Officer**
Place :: Bhopal **CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.06.2026

1. Name and Address of the Secured Credit : **Canara Bank, Hoshangabad Branch.**

2. Name and Address of the Borrower :

M/s Shree Ram Construction
Mr. Anil Ahirwar (Proprietor)
AMRIT PARISAR MALAKHEDI ROAD SBI BRANCH KE SAMNE SHOP NO 13 HOSHANGABAD MADHYA PRADESH 461001

3. Total liabilities : **Rs. 3128535 (Rupees Thirty One Lakh Twenty Eight Thousand Five Hundred and Thirty Five Only**)from 31.03.2022 interest and other - recoveries, if any

4. (a) Mode of Auction :: **E-Auction**
   (b) Details of Auction service provider : **M/s PSB Alliance (Baanknet)**.
   (c) Date & Time of Auction : **25.06.2026; 12:00 PM to 1:00 PM**
   (d) Place of Auction : **Online Auction.**

5. Reserve Price : **Rs. 840000/- (Rupees Eight Lakhs Fourty Thousand Only)**

6.E-Auction login Website: : https://baanknet.in/

7. Earnest Money Deposit **:Rs. 84000/-(Rupees Eighty Four Thousand only)**

8. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website w **https://baanknet.in/**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on any working day

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara Bank, Hoshangabad** Branch (0360) OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Hoshangabad Branch, A/c No 209272434 IFSC Code: CNRB0002367 on or before 25.06.2026 up to 11:30AM**.

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (Baanknet)**

Helpdesk No. 8291220220 Email :support.baanknet@psballiance.com Website : https://baanknet.in/.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.06.2026 at 11:30AM**, to Canara Bank, **Hoshangabad Branch**, Bhopal by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) 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.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal **https://baanknet.in/** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service **M/s PSB Alliance (Baanknet)**.

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10000. 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.

j) 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 notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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 to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Regional office or respective branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, **Hoshangabad Branch**(Ph. No 919827275767) e-mail id cb2367@canarabank.com OR the service provider **M/s PSB Alliance (Baanknet) Helpdesk No. 8291220220 Email :support.baanknet@psballiance.com Website : https://baanknet.in/**.

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 :: BHOPAL **Authorised Officer**
Date :: 05.06.2026 **CANARA BANK**