



[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets 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.

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 **Physical** possession of which has been taken by the Authorised Officer of Canara Bank SPSLSD Branch, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **14/08/2026** for recovery of **Rs. 1,87,44,832.57 (Rupees One crore eighty seven lakh forty four thousand eight hundred thirty two and fifty seven paise Only)** due to the Secured Creditor from **M/s Zainab Traders, Irshad Khan Patel and Sanjida Bee**. The reserve price will be **Rs. 2,03,80,000/- (Rupees Two crore three lakh eighty thousand only)** for property 1 and **Rs. 91,83,000/- (Rupees Ninety one lakh eighty three thousand only)** for property 2 and the earnest money deposit will be **Rs. 20,38,000/- (Rupees Twenty lakh thirty eight thousand Only)** for property 1 and **Rs. 9,18,300/- (Rupees Nine lakh eighteen thousand three hundred only)** for property 2.

Description of the Property:

Property 1: Commercial Land at Survey No. 228/1/2, Ph No 32 (Old) 31(New) Gram Rajoda (Siloda Bujurg), Tehsil Sanwer, Indore, Madhya Pradesh (453551).

Area: 54446.00 Square Feet

Property Owner: Sanjida Bee W/o Irshad Khan Patel

Boundaries:

East	Land of Rafiq
West	Rest land of Survey No. 228/1/2
North	Road
South	Land of Irshad Khan

BAANKNET PROPERTY ID: CNRBZAINAB1

COORDINATES: 22.908649, 75.845346

Property 2: Paiki Bhu Bhag No. 1, Survey/ Khasra No. 311/1/1/2 Paiki (After Batankan new Survey/Khasra 311/1/1/2/0001/0004) Patwari Halka No. 36, Village Bada Bangarda, Tehsil Hatod, Indore, Madhya Pradesh (453112).

Area: 5999.00 Sqft

Property owner: Irshad Khan Patel S/o Ajeer Khan

Boundaries:

East	:	Other Land
West	:	Road
North	:	Land Area No 2
South	:	Road

BAANKNET PROPERTY ID: CNRBZAINAB2

COORDINATES: 22.751101, 75.790040

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank's website i.e. www.canarabank.bank.in

Authorized Officer

Date: 06/07/2026

Place: Bhopal



CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref No: SN/ZAINAB/JULY

Date: 06/07/2026

To,

M/s Zainab Traders Prop: Irshad Khan Patel 137 Jetpura, Sanwer, Depalpur, Indore M.P. 453551	Irshad Khan Patel S/o Ajeej Khan Gram Siloda Bujurg, Sanwer, Indore, M.P. 453551	Irshad Khan Patel S/o Ajeej Khan Paiki bhu bhag No. 1, Survey/Khasra No. 311/1/1/2 Paiki (After Batankan new Survey/Khasra No. 311/1/1/2/0001/0004) Patwari Halka No. 36, Village Bada Bangarda, Tehsil Hatod Indore, M.P. 453110
Sanjida Bee W/o Irshad Khan Patel Commercial land at survey No. 228/1/2, PH No. 32(old) 31(new) Gram Rajoda (Siloda Bujurg), Tehsil Sanwer, Insore, M.P. 453551	Sanjida Bee W/o Irshad Khan Patel Gram Siloda Bujurg, Sanwer, Indore, M.P. 453551	

Dear Sir/ Madam,

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.

As you are aware, I on behalf of Canara Bank, SPLSD ARM Bhopal Branch have taken possession of the asset(s) 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 SPLSD ARM Bhopal 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 & Rules made thereunder, I am herewith sending the Sale Notice containing terms & conditions of the sale.

This is without prejudice to any other right available to Bank under the subject Act or any other law in force.

Yours Faithfully

Authorized Officer
Canara Bank

Enclosure- Sale Notice



CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 **Physical** possession of which has been taken by the Authorised Officer of Canara Bank SPLSD Branch, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **14/08/2026** for recovery of **Rs. 1,87,44,832.57(Rupees One crore eighty seven lakh forty four thousand eight hundred thirty two and fifty seven paisa Only)** due to the Secured Creditor from **M/s Zainab Traders, Irshad Khan Patel and Sanjida Bee**. The reserve price will be **Rs. 2,03,80,000/- (Rupees Two crore three lakh eighty thousand only)** for property 1 and **Rs. 91,83,000/- (Rupees Ninety one lakh eighty three thousand only)** for property 2 and the earnest money deposit will be **Rs.20,38,000/- (Rupees Twenty lakh thirty eight thousand Only)** for property 1 and **Rs. 9,18,300/- (Rupees Nine lakh eighteen thousand three hundred only)** for property 2.

1. Name and Address of the Secured Creditor: Canara Bank, SPLSD ARM Branch Bhopal

2. Name and Address of the Borrower(s)/ Guarantor(s):

M/s Zainab Traders Prop: Irshad Khan Patel 137 Jetpura, Sanwer, Depalpur, Indore M.P. 453551	Irshad Khan Patel S/o Ajeej Khan Gram Siloda Bujurg, Sanwer, Indore, M.P. 453551	Irshad Khan Patel S/o Ajeej Khan Paiki bhu bhag No. 1, Survey/Khasra No. 311/1/1/2 Paiki (After Batankan new Survey/Khasra No. 311/1/1/2/0001/0004) Patwari Halka No. 36, Village Bada Bangarda, Tehsil Hatod Indore, M.P. 453110
Sanjida Bee W/o Irshad Khan Patel Commercial land at survey No. 228/1/2, PH No. 32(old) 31(new) Gram Rajoda (Siloda Bujurg), Tehsil Sanwer, Insore, M.P. 453551	Sanjida Bee W/o Irshad Khan Patel Gram Siloda Bujurg, Sanwer, Indore, M.P. 453551	

3. Total liabilities as on 06/07/2026 : **Rs. 1,87,44,832.57(Rupees One crore eighty seven lakh forty four thousand eight hundred thirty two and fifty seven paisa Only)**

- | | |
|---|---|
| (a) Mode of Auction | : E-Auction |
| (b) Details of Auction service provider | : M/s PSB Alliance (baanknet.com) |
| (c) Date & Time of Auction | : 14/08/2026 (12:00 PM to 2:00 PM) |
| (d) Place of Auction | : Online Auction |

5. Details of properties and Reserve Price:

Details of security	Reserve Price	EMD amount								
Property 1: Commercial Land at Survey No. 228/1/2, Ph No 32 (Old) 31(New) Gram Rajoda (Siloda Bujurg), Tehsil Sanwer, Indore, Madhya Pradesh (453551). Area: 54446.00 Square Feet Property Owner: Sanjida Bee W/o Irshad Khan Patel Boundaries: <table><tr><td>East</td><td>Land of Rafiq</td></tr><tr><td>West</td><td>Rest land of Survey No. 228/1/2</td></tr><tr><td>North</td><td>Road</td></tr><tr><td>South</td><td>Land of Irshad Khan</td></tr></table>	East	Land of Rafiq	West	Rest land of Survey No. 228/1/2	North	Road	South	Land of Irshad Khan	Rs. 2,03,80,000/- (Rupees Two crore three lakh eighty thousand only)	Rs.20,38,000/- (Rupees Twenty lakh thirty eight thousand Only)
East	Land of Rafiq									
West	Rest land of Survey No. 228/1/2									
North	Road									
South	Land of Irshad Khan									
BAANKNET PROPERTY ID: CNRBZAINAB1 COORDINATES:22.908649, 75.845346										

Property2: Paiki Bhu Bhag No. 1, Survey/ Khasra No. 311/1/1/2 Paiki (After Batankan new Survey/Khasra 311/1/1/2/0001/0004) Patwari Halka No. 36, Village Bada Bangarda, Tehsil Hatod, Indore, Madhya Pradesh (453112). Area: 5999.00 Sqft Property owner:Irshad Khan Patel S/o Ajeej Khan Boundaries: <table border="1" data-bbox="181 464 927 583"> <tr> <td>East</td> <td>:</td> <td>Other Land</td> </tr> <tr> <td>West</td> <td>:</td> <td>Road</td> </tr> <tr> <td>North</td> <td>:</td> <td>Land Area No 2</td> </tr> <tr> <td>South</td> <td>:</td> <td>Road</td> </tr> </table> BAANKNET PROPERTY ID: CNRBZAINAB2 COORDINATES:22.751101, 75.790040	East	:	Other Land	West	:	Road	North	:	Land Area No 2	South	:	Road	Rs. 91,83,000/- (Rupees Ninety one lakh eighty three thousand only)	Rs. 9,18,300/- (Rupees Nine lakh eighteen thousand three hundred only)
East	:	Other Land												
West	:	Road												
North	:	Land Area No 2												
South	:	Road												

6. Other terms and conditions:

- The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. **As per current khasra record, the property mutation is not done for both the properties.** (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 on **27/07/2026** between 10:00 AM and 05:00 PM.
- 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. 20,38,000/- (Rupees Twenty lakh thirty eight thousand Only) for property 1 and Rs. 9,18,300/- (Rupees Nine lakh eighteen thousand three hundred only) for property 2** being 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 **13/08/2026** at 05:00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (Rupees ten thousand 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.
- The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- 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, Bhopal ARM branch, IFSC Code CNRB0006816.
- All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- 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.
- 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 e-Auction 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 **27/07/2026** from 10:00 a.m. to 05:00 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 Canara Bank, Specialised ARM Branch (Phone No 8989014648, 9140476074, 7905027805, 8073562754), e-mail id armcobpl@canarabank.com may be contacted during office hours on any working day or 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: Bhopal
Date: 06/07/2026

Authorised Officer
Canara Bank