



Belagavi Nehru Nagar Branch (10504)  
Jawaharlal Nehru Medical College Campus,  
Nehru Nagar, Belagavi,  
Karnataka-590010.

(A GOVERNMENT OF INDIA UNDERTAKING)

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 Shri. Afzal Nisarahemad Dafedar, **Guarantor** Shri. Nisarahemad Shoukat Ali Dafedar and Shri. Ibrahim D Kakti 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 Canara Bank, Regional Office, Belagavi will be sold on 30.07.2026 "As is what is", and "Whatever there is", for recovery of **Rs.4,97,189.00 (Rupees Four Lakh Ninety Seven Thousand One Hundred Eighty Nine and only)** as on 30.06.2026 plus further interest and costs due to Belagavi Nehru Nagar Branch of Canara Bank from M Shri. Afzal Nisarahemad Dafedar.

Details and full description of the immovable property with known encumbrances, if any are as follows:

| Sl No | Location and Details of the Property                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Reserve Price                                                    | EMD and Last Date of Deposit of EMD                                                                   | Encumbrances |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------|
| 1.    | All Piece and parcel of immovable property comprising of Land and Building bearing CTS No. 10438 (corresponding to earlier Plot No. 125) admeasuring 30' X 45' situated at Sector I, Malmaruti Extension near Dharmanath Bhavan Ram Nagar, Belagavi coming within the limits of City Corporation Belagavi and Jurisdiction of Sub-Registrar Belagavi and bounded on;<br><br>East: By Road<br>West: By Plot No. 124- CTS No. 10439<br>North: By Road<br>South: By Plot No. 127- CTS No. 10440 | Rs.43,56,000/-<br>(Rs. Forty Three Lakh Fifty Six Thousand only) | Rs.4,35,600/-<br>(Rupees Four lakhs Thirty Five Thousand Six Hundred only)<br>29.07.2026 till 5.00 pm | Not Known    |

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 Branch Manager, Mahadwar Road branch Canara Bank, Ph: 7021161667 during office hours on any working day.

Date: 07.07.2026  
Place: Belagavi

  
Authorized Officer  
CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer  
केनरा बैंक / CANARABANK  
क्षेत्रीय कार्यालय / Regional Office  
बेलगावी / Belgavi.

Internal

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.07.2026**

|    |                                                   |                                                                                                                                                                                                                                                                                                                                                                                              |
|----|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name and Address of the Secured Creditor          | <b>Canara Bank, Belagavi Nehru Nagar Branch [10504]</b>                                                                                                                                                                                                                                                                                                                                      |
| 2. | Name and Address of the Borrower(s)/ Guarantor(s) | <b>Borrower:</b><br>Shri. Afzal Nisarahemad Dafedar<br>Plot No 125, Sector 1, 1 <sup>st</sup> Cross, Ram Nagar,<br>Belagavi- 590016<br><br><b>Guarantor:</b><br>1. Shri. Nisarahemad Shoukat Ali Dafedar<br>Plot No 125, Sector 1, 1 <sup>st</sup> Cross, Ram Nagar,<br>Belagavi- 590016<br><br>2. Shri. Ibrahim D Kakti<br>Plot No 23 Cts No 4816/70/1d, Subhash Nagar,<br>Belagavi- 590016 |
| 3. | Total liabilities as on 30.06.2026                | <b>Rs.4,97,189.00 (Rupees Four Lakh Ninety Seven Thousand One Hundred Eighty Nine and only)</b>                                                                                                                                                                                                                                                                                              |
| 4. | a) Mode of Auction                                | Online Electronic Bidding                                                                                                                                                                                                                                                                                                                                                                    |
|    | b) Details of Auction service provider            | M/s PSB Alliance Ltd(baanknet)<br>Website: <a href="https://baanknet.com">https://baanknet.com</a><br>Helpdesk- 8291220220                                                                                                                                                                                                                                                                   |
|    | c) Date & Time of Auction                         | <b>30.07.2026 from 12.00pm to 1.00pm with Unlimited extension of 5 mins (Duration each till conclusion of the sale)</b>                                                                                                                                                                                                                                                                      |
|    | d) Place of Auction                               | Online <b>Internal</b>                                                                                                                                                                                                                                                                                                                                                                       |

5. The reserve price, earnest money deposit, date of deposit of earnest money and Details and full description of the immovable property is as under:

| SI No | Location and Details of the Property                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Reserve Price                                                    | EMD and Last Date of Deposit of EMD                                                                   | Encumbrances |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------|
| 1.    | All Piece and parcel of immovable property comprising of Land and Building bearing CTS No. 10438 (corresponding to earlier Plot No. 125) admeasuring 30' X 45' situated at Sector I, Malmaruti Extension near Dharmanath Bhavan Ram Nagar, Belagavi coming within the limits of City Corporation Belagavi and Jurisdiction of Sub-Registrar Belagavi and bounded on;<br><br>East : By Road<br>West : By Plot No. 124- CTS No. 10439<br>North : By Road<br>South : By Plot No. 127- CTS No. 10440 | Rs.43,56,000/-<br>(Rs. Forty Three Lakh Fifty Six Thousand only) | Rs.4,35,600/-<br>(Rupees Four lakhs Thirty Five Thousand Six Hundred only)<br>29.07.2026 till 5.00 pm | Not Known    |

6. Other terms and conditions:

Internal

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com> 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, from 20.07.2026 to 23.07.2026 from 10.00 a.m. to 3.00 Pm.
- 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) The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- Auction from the service provider M/s PSB Alliance Pvt. Ltd. (Baanknet), Email – Support.baanknet@psballiance.com, Contact No. 91 8291220220
- e) EMD amount of 10% of the Reserve Price is to be deposited through the website <https://baanknet.com>.
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.1,00,000/- as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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.
- i) **For sale proceeds of Rs.50.00 lakhs 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.**
- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Belagavi Nehru Nagar Branch that, as a facilitating centre, shall make necessary arrangements.
- m) For further details contact Canara Bank, Belagavi Nehru Nagar Branch (Ph. No 9035249245) e-mail id [cb10504@canarabank.com](mailto:cb10504@canarabank.com) OR the service provider M/s PSB Alliance Ltd (eBkray), Helpdesk- 8291220220.

Internal

**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: Belagavi  
Date:07.07.2026

  
Authorized Officer  
Canara Bank

प्राधिकृत अधिकारी / Authorised Officer  
केनरा बैंक / CANARABANK  
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