

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001
Specialised Asset Recovery Management Branch, 4TH Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-
834001 संपर्क /Contact: 6370103938 E-mail id: cb7908@canarabank.com

SARM RANCHI-BRANCH**CERSAI-400010342818****(COVERING LETTER FOR THE SALE NOTICE)****Ref: SARM/7908/ZAMIR/E-AUCTION/FEB/2026-27/BB/370****Date: 28-07-2026**

To Mrs. Chandni Perween (Legal Heir of Late Md. Zamir Alam) W/o Late Zamir Alam, Sky Touch Enclave, Flat. No -306 3 rd Floor, B Block Chepapul, Mango P.O.- Azadnagar, Jamshedpur, East Singhbhum, Jharkhand-832110 Mobile: 955834188	To Mrs. Chandni Perween W/o Late Md. Zamir Alam, Sky Touch Enclave, Flat. No -306, 3 rd Floor, B Block Chapapul, Mango P.O.- Azadnagar, Jamshedpur, East Singhbhum, Jharkhand-832110 Mobile: 955834188
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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.

As you are aware, I authorised Officer on behalf of Canara Bank, Mango, Retail Asset Hub Jamshedpur 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 Mango, Retail Asset Hub Jamshedpur of Canara Bank , Now with SARM Ranchi 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 thereunder, 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.

कृते केनरा बैंक / For Canara Bank
Authorised Officer

प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत स.आर.एम.शाखा, राँची
Specialised A.R.M Branch, Ranchi
Canara Bank

Mobile: 9771480993**ENCLOSURE - SALE NOTICE**



(A GOVERNMENT OF INDIA UNDERTAKING)

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(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 provision to Rule 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 constructive symbolic possession of which has been taken by the Authorised Officer of SARM Branch of the Canara bank, will be sold on "As is where is", "As is what is" and "whatever there is" on 21-08-2026 for recovery of Rs. 24,59,248.62 (Twenty-Four Lakhs Fifty-Nine Thousand Two Hundred Forty-Eight and Sixty-Two Paise) as on 29-09-2021 + applicable interest there on and other charges due to the Canara Bank Mango, Retail Asset Hub Jamshedpur, Now with SARM Ranchi Branch of Canara Bank from Mrs. Chandni Perween (Legal Heir of Late Md. Zamir Alam) and Mrs. Chandni Perween.

The reserve price will be Rs.23,65,000.00 (Rupees Twenty-Three Lakhs Sixty-Five Thousand Only) and the earnest money deposit will be Rs. 2,36,500.00 (Two Lakhs Thirty-Six Thousand Five Hundred Only) The earnest Money deposit shall be deposited on or before 20-08-2026 at or before 4.00 PM. Detail and full description of the immovable property with known encumbrances, if any

DETAILS TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.07.2026

1	Name and Address of the Secured Creditor	Canara Bank, SARM Branch
2	Name and Address of the Borrower/Mortgager	I. Mrs. Chandni Perween (Legal Heir of Late Md. Zamir Alam) W/o Late Zamir Alam, Sky Touch Enclave, Flat. No -306 3 rd Floor, B Block Chepapul, Mango P.O.- Azadnagar, Jamshedpur, East Singhbhum, Jharkhand-832110 II. Mrs. Chandni Perween (Legal Heir) W/o Late Md. Zamir Alam, Sky Touch Enclave, Flat. No -306 3 rd Floor, B Block Chapapul, Mango P.O.- Azadnagar, Jamshedpur, East Singhbhum, Jharkhand-832110
3	Total liabilities as on 29-09-2021	Rs. 24,59,248.62.00 (Twenty Four Lakhs Fifty Nine Thousand Two Hundred Forty Eight and Sixty Two Paise) + applicable interest & charges thereon from 29-09-2021 & other charges.
4	a). Mode of Auction b). Details of Auction service provider c). Date & Time of Auction d). Place of Auction e). Portal of e-auction	E-Auction Bank Asset Auction Network (BAANKNET) <u>21-08-2026</u> Time: 10:00 AM to 02.00 PM Online portion of E Auction https://baanknet.com/



5	Details of Property/ies	All that part and parcel of Residential Flat No. 306, Within B Block at the 3 rd Floor measuring super built up area 1289 sq. ft. consisting of Drawing Cum Dining Space, Bed Rooms, Kitchen & bathroom & Toilet, Balcony Etc. including one two wheeler parking space in the parking area of the building & undivided proportionate share of land measuring 150 Sq. ft. in the building known as Sky Touch Enclave Situated at Chepapool, Near Police check Post, Beside Amar Jyoti School, Old Purulia Road, Azadnagar, Mango within Mouza Pardih, PS- Mango, Thana No 1641, Ward No 8, MNAC, recorded Under New Khata No 458 in the portion of New plot No 151, Jamshedpur, Dist. Sub Registry Office at Jamshedpur, Dist. East Singhbhum bounded as following : <u>As per Survey Map***** As per Industrial Map</u> North : Flat No. 305 South : Open Sky East : Common Passage West : Open sky
6	Reserve Price	Rs.23,65,000.00 (Rupees Twenty-Three Lakhs Sixty-Five Thousand Only)
7	EMD	Rs. 2,36,500.00 (Two Lakhs Thirty-Six Thousand Five Hundred Only)
8	The property can be inspected Date & Time	Up to <u>20.08.2026</u> , 10:00 AM TO 04:00 PM
9	Detail of Encumbrance	NOT KNOWN
10	Detail of litigation	SA 66/2026 DISSPOSED OFF

9. 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. (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 or before 20.08.2026 between 10:00 am to 4:00pm.
- 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, 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. 2,36,500.00 (Two Lakhs Thirty-Six Thousand Five Hundred Only). 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 20.08.2026 at 4:00PM.



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- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of ₹10,000.00/- (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.
- g. The incremental amount/price during the time of each extension shall be ₹10,000.00 (incremental price) and time shall be extended to 10 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. 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.
- j. 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, SARM Branch Name of Branch, IFSC Code CNRB0007908 (Branch IFSC Code).
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above ₹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.
- m. 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 do 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 or before 20.08.2026 from 10:00 a.m. to 4:00P.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 Binod Kumar Bedia (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile: 6370103938) may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/ support.ebkray@procure247.com).

SPECIAL INSTRUCTION /CAUTION



In the last minutes/seconds should be avoided by the bidders in their own interest
Neither Canara bank nor service provider will be responsible for any lapses /failure (Internet



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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: Ranchi

Date: 28.07.2026

कृते केनरा बैंक / For Canara Bank
Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer
विशेषीकृत आस्ति वसूली प्रबंधन शाखा, रांची
Specialised A.R.M. Branch, Ranchi
Mob: 9771480993