



ANNEXURE - III
(Auction Sale Notice for Immovable properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE
AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1	Name and Address of the Secured Creditor	Canara Bank, TIKAMGARH BRANCH (DPCD-4145)
2	Name and Address of the Borrower	BORROWER – KHAJRANA CONSTRUCTION COMPANY PROP. GAURAV DIXIT S/O B.P DIXIT, CHITRANSH NAGAR, JHANSI ROAD, TALUK JATARA, TIKAMGARH, M.P, 472001. (PROPRIETORSHIP FIRM) GAURAV DIXIT S/O B.P DIXIT CHITRANSH NAGAR COLONY JHANSI ROAD TIKAMGARH, MADHYA PRADESH 472001. (PROPRIETOR) RAMKUMARI DIXIT W/O BHUVNESHWAR PRASHAD DIXIT, CHITRANSH COLONY, NEAR COLLECTORATE, TIKAMGARH, MADHYA PRADESH 472001. (GUARANTOR/MORTGAGOR)
3	Total liabilities as on 31.07.2026	Rs. 22,37,805.31/-(Rupees Twenty Two Lakhs Thirty Seven Thousand Eight Hundred Five Rupees And Thirty One Paise Only)
4	(a) Mode of Auction : (b) Details of Auction service provider:	Online e Auction Online e Auction

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		M/s PSB Alliance (Baanknet) Helpdesk No. 8291220220 Email : support.baanknet@psballiance.com Website : https://baanknet.in/ <u>29.08.2026 1:00 PM to 2:00 PM</u>
	(c) Date & Time of Auction: (d) Place of Auction:	Online
5	Details of Property/ies	EMT of Land & Building having the extent of site 1200 sq feet, situated at Khasra no. 679/2/Min-3, Chitransh Nagar Colony, Village-Kunwarpura, Halka No. 09, Tehsil & District Tikamgarh, M.P. <u>Boundaries:</u> East: 20 foot wide road. West: Plot of Ritesh Jain. North: House of Hanmantri. South: Plot of Santosh.
6	Reserve Price	Rs. 28,80,000.00/- (Rupees Twenty eight Lakhs eighty Thousands Only)
7	EMD AMOUNT(10% OF RESERVE PRICE)	Rs. 2,88,000.00/- (Rs. Two Lakhs eighty eight Thousands seven Hundred fifty Only)

Other terms and conditions:

- a.** The property/ies will be sold in “AS IS WHERE 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 7(d) below).
- b.** The property/is will not be sold below the Reserve Price.
- c.** The property can be inspected from date of Notice to **27.08.2026** between 3.00 PM and 5.00 PM.
- 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, **TIKAMGARH BRANCH (DPCD-4145)** branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **TIKAMGARH BRANCH (DPCD-4145)** branch, **A/c No 209272434 IFSC Code: CNRB0004145** on or before **29.08.2026** at 12:00 Noon.

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- e. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 1 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs 50,00,000.00 (Rupees Fifty lacs), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. For further details contact Branch Manager, Canara Bank **TIKAMGARH branch, Ph.No 9939785183) e-mail id: cb4145@canarabank.com** OR the service provider **Online e Auction M/s PSB Alliance (Baanknet), Helpdesk No. 8291220220, Email : support.baanknet@psballiance.com, Website : https://baanknet.in/**

Place: GWALIOR
Date: 03.08.2026

Authorised Officer
Canara Bank

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