



**SPECIALIZED ARM BRANCH | विशेष एआरएम शाखा | VIJAYAPURA | विजयपुरा | DP
7910
SY NO 412C, PLOT NO 2, SRUSHTI COLONY MAIN ROAD, VIJAYAPURA- 586101
Mo-6366975034**

COVERING LETTER TO SALE NOTICE

Date:23.09.2026

To

1. M/s Mahalaxmi Steel Traders (Borrower).
2. Prop. Sri. Manoj Kumar S/o Magaji Choudhary.

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, **Specialized ARM Branch Vijayapura (7910)** 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 **Specialized ARM Branch Vijayapura (7910)** 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.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
Authorized Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Internal



SPECIALIZED ARM BRANCH | विशेष एआरएम शाखा | VIJAYAPURA | विजयपुरा | DP 7910

**CERSAI ID: 400028135711
:400028134959**

"SALE NOTICE"

E- AUCTION SALE NOTICE FOR SALES 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 constructive possession of which has been taken by the Authorized Officer of **Canara Bank Specialized ARM Branch Vijayapura (7910)** Secured Creditor, will be sold on as is where is", As is what is", and Whatever there Is" On **27.10.2026** for recovery of **Rs.1,46,00,169.35/-** due to the Secured Creditor from M/s Mahalaxmi Steel Traders – Prop. Sri. Manoj Kumar S/o Magaji Choudhary. The reserve price will be 46,11,000 (Rs Forty Six Lakh Eleven Thousand) and the total earnest money deposited will be Rs 4,61,000 (Rs Four Lakh Sixty One Thousand only) for property 1 and 2.

1	Name and address of the Secured Creditor	Specialized ARM Branch Vijayapura (7910), Home Branch-Aurad B (3868), Kalaburagi RO.
2	Name & address of the Borrower & Guarantor	1. M/s Mahalaxmi Steel Traders (Borrower). Add: Main Road Aurad B, Bidar Karanataka - 585326 2. Prop. Sri. Manoj Kumar S/o Magaji Choudhary. Add: R/O Near Govt Hospital Basawagalli Aurad B, District Bidar Karanataka -585326
3	Total Liabilities as on 23.09.2026	Rs. 1,46,00,169.35 (Rupees: One Crore, Forty Six lakhs one Hundred and sixty nine and thirty five paisa Only) plus further interest and cost/charges from 23.09.2026
4 (a)	Mode of Auction	E-Auction
(b)	Details of Auction service provider	M/s PSB Alliance Pvt. Ltd. Helpdesk Number- 8291220220 Website: https://baanknet.com/
(c)	Date & Time of Auction	27.10.2026 Time: 11.30 am to 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d)	Place of Auction	Online
5	Details of Propertie	Property 1: All The Part and Parcel of Open Plot No 1/69, Cmc No 27-1-154c In Land Sy No 93/3. Measuring East-West: 18mtr, North-South :09 Meter in The Ward No 14 Situated at Aurad (B) Tq, Kalaburgi District, Standing in the name of Sri. Manoj Kumar S/o Magaji Choudhary Bounded By East: Land Sy No 93/4 West: T.P Road North: Plot No 68 South: Plot No 70 CERSAI Assets ID: 400028135711



		Property 2: all the part and parcel of open plot no. 22 Sy No. 77/1 Measuring East west 9 mtr, North South :12 mtr, near Basava Gurukul school, Girne layout Situated at aurad, Tq Aurad B, Kalaburagi Diostrect. Standing in the name of Sri.Manoj Kumar S/o Magaji Choudhary Bounded by East: Land of Sy No. 93/4 West: T.P Road North: Plot No. 68 South: Plot No. 70 CERSAI Assets ID: 400028134959
6	Reserve Price	Property 1- 32,61,000/- Property 2-Rs 13,50,000/-
7	Earnest Money Deposit	Property 1- Rs. 3,26,100/- Property 2- RS 1,35,000/-
8	The property can be inspected Date & Time	28.09.2026 to 26.10.2026 between 10.00 am to 04.00 pm.
9	Detail of Encumbrance	MODTD Dated 06.04.2023
10	Details of Suit	As is where is", "As is what is", and "Whatever there is

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected from 28.09.2026 to 26.10.2026 between 10.00 am to 04.00 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 & Adhaar and Adhaar linked with latest Mobile number and 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/ 291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.**
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 4,61,000(Rs Four Lakh Sixty One Thousand onley) 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 mentioned in the said challan "on or before **26.10.2026** at 9.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid

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Mob No. 6366975034/08352-200981//9591254633



(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 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 Rs.50,000/- and time shall be extended to 5 (minutes) when valid bid is received at the last minute.
- (h) Sale shall be confirmed in favor 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- (j) No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- (k) 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, Specialized ARM Branch Vijayapura (7910), IFSC Code-CNRB0007910.**
- (l) It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favor of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- (m) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- (n) 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 is applicable, same shall be paid by the Successful buyer as per Government guidelines.
- (o) 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. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

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- कते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
 एस.ए.आर.एम. शांती, वि.पु.स. / SARM SHANTI VIJAYAPURA

