

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/AUC/2026/IQBALBHAI AND SONS

DATE: 06.10.2026

TO,

M/S IQBALBHAI AND SONS

PROPRIETOR TAUSIF QAMRUDDIN SHAIKH

189 TILAK ROAD, OPP HOTEL RAJ PALACE, AHMEDNAGAR, 414001

M/S AHMEDNAGAR SWAMIL

189 TILAK ROAD NEAR HOTEL RAJ PALACE, AHMEDNAGAR 414001

MR. TAUSIF QAMRUDDIN SHAIKH

189 TILAK ROAD, OPP HOTEL RAJ PALACE, AHMEDNAGAR, 414001

MR. KAMRUDDIN SAIFUDDIN SHAKH

189 TILAK ROAD, OPP HOTEL RAJ PALACE, AHMEDNAGAR, 414001

MR. KAMRUDDIN SAIFUDDIN SHAKH

TP SCHEME NO 3, FINAL PLOT NO 189, NEAR RAJ PALACE,
TILAK ROAD, CHAHURANA BUDRUK AHMEDNAGAR 414001

Dear Sir,

By Regd. Post AD/Speed Post

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, 2002.

As you are aware, I on behalf of **Canara Bank, Ahilyanagar Adat Bazar Branch** 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 **Ahilyanagar Adat Bazar Branch**.

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 there under, 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

महान्वय प्रबंधक / Regional Manager

क्षेत्रीय कार्यालय नाशिक-422 002

Regional Office Nashik-422 002

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

(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 **Symbolic** possession under the provisions of Securitisation 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 Ahilyanagar Adat Bazar Branch (DPCD-1653)
2	Name and Address of the Borrowers	M/S IQBALBHAI AND SONS PROPRIETOR TAUSIF QAMRUDDIN SHAIKH 189 TILAK ROAD OPP HOTEL RAJ PALACE AHMEDNAGAR, 414001 M/S AHMEDNAGAR SWAMIL 189 TILAK ROAD NEAR HOTEL RAJ PALACE AHMEDNAGAR MR. TAUSIF QAMRUDDIN SHAIKH 189 TILAK ROAD, OPP HOTEL RAJ PALACE AHMEDNAGAR MR. KAMRUDDIN SAIFUDDIN SHAKH 189 TILAK ROAD, OPP HOTEL RAJ PALACE AHMEDNAGAR
3	Present Liability (M/S IQBALBHAI AND SONS)	Rs. 15,44,961.82 (Rupees Fifteen Lakh Forty Four Thousand Nine Hundred Sixty One and Paise Eighty Two Only) + Unapplied Interest and other charges
	Present Liability (M/S AHMEDNAGAR SWAMIL)	Rs. 1,55,874.08 (Rupees One Lakh Fifty Five Thousand Eight Hundred Seventy Four and Paise Eight Only) + Unapplied Interest and other charges
	Total Liability	Rs. 17,00,835.90 (Rupees Seventeen Lakh Eight Hundred Thirty Five and Paise Ninety Only) + Unapplied Interest and other charges
4	(a) Mode of Auction: (b) Details of Auction service provider: (c) Contact No.: (d) Email: (e) Website: (f) Date & Time of Auction: (g) Place of Auction	Online e Auction (M/s PSB Alliance Pvt. Ltd (BAANKNET) +918291220220 support.BAANKNET@psballiance.com https://baanknet.com/ 18.11.2026 12:30 PM to 2:30 PM Online
5	Details of Property	All that part and parcel of Residential Plot situated on TP Scheme No 3, final Plot No 189, admeasuring 237.055 Sq. Meter, Near Raj Palace, Tilak Road, Chahurana Budruk Ahmednagar 414001. Owned By: Mr. Kamruddin Saifuddin Shakh Bounded: On the North by: Road towards Raj Palace to New Tilak Road On the South by: Devji Kanji Patel's Property On the East by: Property of Mr. Ekade On the West by: Remaining Part of Final Plot No 189

6	Reserve Price Property	Rs. 1,12,61,000.00 (Rupees One Crore Twelve Lakh Sixty One Thousand Only)
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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/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **16.11.2026** between 1.00 PM and 4.00 PM.
- d. EMD amount of 10% of the Reserve Price is to be deposited 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.
- e. The property will be sold over & above the Reserve Price fixed by the Bank and minimum increment over the reserve price shall be Rs. 10,000/- (Rupees Ten Thousand only).
- f. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- g. 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.
- h. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- i. For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- j. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- k. For further details Branch Manager, Canara Bank **Ahilyanagar Adat Bazar Branch (DPCD-1653)** (Ph. No. **9931628950, 9826797208, 9271069706**) e-mail id cb1653@canarabank.com may be contacted during office hours on any working day.
- l. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. +918291220220, Email: support.BAANKNET@psballiance.com).

Place: NASHIK
Date: 10.09.2026

कृते केनरा बैंक / For CANARA BANK

 मंडल प्रबंधक / Divisional Manager
 क्षेत्रीय कार्यालय नाशिक-४२२ ००२
 Regional Office Nashik-422 002
Authorised Officer
Canara Bank