केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Belagavi Tilakwadi (558) Branch
P.B. No. 525, 197-D/2,
Khanapur Road, Tilakwadi
Belagavi- 590006

(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 to the borrower M/s Yash Enterprises, its Prop. Shri. Sachin Vithal Patil and Guarantor Smt. Vanita Vithal Patil that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Canara Bank, Regional Office, Belagavi will be sold , "As is where is", "As is what is ,"and "Whatever there is" on **24.11.2026** for recovery of **Rs.1,27,64,148.01 (Rupees One Crore Twenty Seven Lakh Sixty Four Thousand One Hundred Forty Eight and Paise One Only) as on 31.10.2026** plus further interest there on and costs due to Belagavi Tilakwadi branch of Canara Bank from M/s Yash Enterprises, its Prop. Shri. Sachin Vithal Patil and Guarantor Smt. Vanita Vithal Patil.

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

Location and Details of the Property	**Reserve Price**	**EMD and Last Date of Deposit of EMD**	**Encumbrances**
All that piece and parcel of immovable property bearing Plot No. 63(Part) Out of Sy. No 69/1A/1 i.e. CTS No. 11519/A(Part) measuring E-W: 92' and N-S: 15', total 1380 Sq.Ft. situated at Gandhi Nagar, Khasbag, Belagavi within the limits of City Corporation Belagavi and within the jurisdiction of Sub-Registrar Belagavi and bounded on the East: By 24 Ft Road West: By 12 Ft Bhangi Passage North: By Property of Shri.Badaruddin A Peerzade South: By Property of Shri. Mukundrao Halgekar	Rs.46,64,500/- (Rupees Forty Six Lakh Sixty Four Thousand Five Hundred Only)	Rs.4,66,450/- (Rupees Four Lakh Sixty Six Thousand Four Hundred Fifty only) 23.11.2026 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) or may contact Branch Manager, Tilakwadi branch Canara Bank, Ph no: **919930535576** during office hours on any working day.

Date: 03.11.2026
Place: Belagavi

Authorized Officer
CANARA Bank
प्राधिकृत अधिकारी / Authorised Officer
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
बेलगावी / Belagavi

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.11.2026

1.	Name and Address of the Secured Creditor	Canara Bank, Belagavi Tilakwadi Branch [0558]
2.	Name and Address of the Borrower(s)/ Guarantor(s)	Borrower: M/s Yash Enterprises, Prop: Shri. Sachin Vithal Patil, Sy No 499/1/2, Kanabargi Road, Belagavi- 590016 Proprietor: Shri. Sachin Vithal Patil Old Gandhi Road, H.No. 69/63/A, Bramaling Galli, Belagavi- 590016 Guarantor: Smt. Vanita Vithal Patil H.No. 69/63/A, Bramaling Galli, Belagavi- 590016
3.	Total liabilities as on 31.10.2026	Rs.1,27,64,148.01 (Rupees One Crore Twenty Seven Lakh Sixty Four Thousand One Hundred Forty Eight and Paise One Only)
4.	a) Mode of Auction	Online Electronic Bidding
	b) Details of Auction service provider	M/s PSB Alliance Ltd(baanknet) Website: https://baanknet.com Helpdesk- 8291220220
	c) Date & Time of Auction	24.11.2026 from 12.00 pm to 1.00 pm with Unlimited extension of 5 mins (Duration each till conclusion of the sale)
	d) Place of Auction	Online

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:

Location and Details of the Property	Reserve Price	EMD and Last Date of Deposit of EMD	Encumbrances
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6. Other terms and conditions:

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 17.11.2026 to 21.11.2026 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 Tilakwadi Branch that, as a facilitating centre, shall make necessary arrangements.

m) For further details contact Canara Bank, Belagavi Tilakwadi Branch (Ph. No **919930535576**) e-mail id cb0558@canarabank.com OR the service provider M/s PSB Alliance Ltd (eBkray), Helpdesk- 8291220220.

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.

Authorized Officer
Canara Bank
प्राधिकृत अधिकारी / Authorised Officer
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
बेलगावी / Belagavi.

Place: Belagavi
Date:03.11.2026

Internal