केनरा बैंक Canara Bank

(AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

CERSAI ID: 400039471376
DATE: 04-11-2026

E-AUCTION SALE NOTICE FOR SALE 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the **AUTHORIZED OFFICER OF BIDAR II BRANCH & D P 10701, CANARA BANK**, will be sold on **"As is where is", "As is what is"**, and "Whatever there is" basis on **25-11-2026**, for recovery of the current Liability of **₹ 4,14,060.32** (Rupees Four Lakh Fourteen Thousand Sixty and Thirty Two Paise Only) plus further interest and cost/charges from **31-10-2026** due to the **CANARA BANK, BIDAR II BRANCH & D P 10701** from Borrowers/guarantors **MR. AMER AYAZ (BARROWER) & MR. MUJEEB KHATOON (GUARANTOR).**The reserve price will be **RS: 20,74,000**/-(Rupees Twenty Lakh Seventy Four Thousand Only) and the earnest money deposit will be **RS: 2,07,400**(Rupees Two Lakh Seven Thousand Four Hundred Only)

1	Name and Address of the Secured Creditor	**CANARA BANK BIDAR II BRANCH & D P 1070SS1**
2	Name and Address of the Borrower(s)/ Guarantor	1. **AMER AYAZ (BORROWER)** **HO NO 2-1-309** **SIDDI TALIM MUSTAJDPURA,** **DIST. BIDAR, KARNATAKA -585401,** **MOBILE: 9972608009.** 2. **MUJEEB KHATOON (GUARANTOR)** **TEACHER GGHS BIDAR,** **BIDAR 585401,** **KARNATAKA.**
3	Total Liabilities as on 31-10-2026	**₹ 4,14,060.32** (Rupees Four Lakh Fourteen Thousand Sixty and Thirty Two Paise Only) plus further interest and cost/charges from **31-10-2026.**
4(a)	Mode of Auction	Online Electronic Bidding (E-Auction)
4(b)	Details of Auction service provider	**M/s PSB Alliance Pvt. Ltd.** Helpdesk Number- 8291220220 Email:support.BAANKNET@psballiance.com Website: https://baanknet.com/

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वसूली व विधि अनुभाग क्षेत्रीय कार्यालय कलबुर्गी पी बी नं .83, पहली मंजिल, महंथ मैसन, महंथ नगर, एस बी टेम्पल रोड, कलबुर्गी,कर्नाटक - ५८५१०२	RECOVERY SECTION REGIONAL OFFICE KALABURGI P B NO 83, 1ST FLOOR, MAHANTH MANSION NAGAR, S B TEMPLEL ROAD, KALABURGI, KARNATAKA- 585102	दूरभाष/ ☎- 70226 30175 recoverykalaburgiro@canarabank.com

<table>
<tr><td>5</td><td>Details of Property/ies</td><td>ALL THAT PART AND PARCEL OF RESIDENTIAL HOUSE PID NO.: 4-2-522-8A, WARD NO.: 4, CMC NO.: 2-1-274 (OLD) 2-1-309 (NEW), SITUATED AT MUSTAID PURA, SIDDIQ SHAH TALEEM, BIDAR TQ & DIST

<u>BOUNDED BY:</u>
<table><tr><td>EAST</td><td>COMMON WALL & HOUSE OF SRI. ABDUL GAFFAR</td></tr><tr><td>WEST</td><td>HOUSE OF SRI. MD HASHAM</td></tr><tr><td>NORTH</td><td>COMMON PASSAGE, THEREAFTER HOUSE OF YOUSUFSAB</td></tr><tr><td>SOUTH</td><td>HOUSE OF SRI. MULTANI QURESHI</td></tr><tr><td>CERSAI ID</td><td>400039471376</td></tr></table></td></tr>
<tr><td>6</td><td>Date & Time of Auction</td><td>25-11-2026
Time: 11.30 am to 12.30 pm
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)</td></tr>
<tr><td>7</td><td>Reserve Price</td><td>RS: 20,74,000/-(Rupees Twenty Lakh Seventy Four Thousand Only)</td></tr>
<tr><td>7(a)</td><td>Earnest Money Deposit</td><td>RS: 2,07,400/- (Rupees Two Lakh Seven Thousand Four Hundred Only)</td></tr>
<tr><td>8</td><td>The property can be inspected Date & Time</td><td>23-11-2026 & Time: 10:00 AM TO 04:00 PM</td></tr>
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<u>9 OTHER TERMS AND CONDITIONS:</u>

a) The property/ies will be sold in **AS IS WHERE IS", AS IS WHAT", 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).
b) The property/ies will be sold above the Reserve Price.
c) The property can be inspected on **23-11-2026** between 10:00 am and 04:00 pm.
d) 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 (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)
e) The intending bidders shall deposit Earnest Money Deposit (EMD) **RS: 2,07,400/-** (Rupees Two Lakh Seven Thousand Four Hundred Only) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by

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generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before **24-11-2026** at 4:00 PM.

f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (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 Rs:10,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.

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) 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, BIDAR II BRANCH & D P 10701** IFSC Code **CNRB0010701.**

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 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 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 due 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 **23-11-2026** from 10:00 A.M to 04:00 P.M.

o) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

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p) For further details Contact **MR AMIT CHANDRA** Ph. No. Mobile **916204732972** 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

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.

PLACE: KALABURGI
DATE: 04-11-2026

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक
CANARA BANK
प्राधिकृत अधिकारी
AUTHORISED OFFICER
क्षेत्रीय कार्यालय / Regional Office
महन्त नगर, एस.बी. टेंपल रोड, कलबुरगी.
Mahant Nagar, S.B. Temple Road, Kalaburagi

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