केनरा बैंक Canara Bank
Pioneer Syndicate

Ref: ARMB/HUBBALLI/YUNUS/SALE/NOV/2026/MK Date: 05/11/2026

Auction Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 Authorised Officer of Specialised Asset Recovery Management Branch, Hubballi, 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 Rs.**1,40,64,726.31- (Rupees One Crore Fourty Lakhs Sixty Four Thousand Seven Hundred Twenty Six and Thirty One paisa only)**plus further interest and cost/charges from 01/11/2026 due to the Canara Bank, Specialised Asset Recovery Management Branch, Hubballi (The account since transferred from Khade Bazaar Belgavi) from Borrowers/guarantors (1) Yunus Babasaheb Makandar resident of 1705, Sahara Nagar, Rui Village, Tal : Hathkanagle Dist : Kolhapur, Maharashtra – 416116. & (2) Dilawar Makandar resident of 1705, Sahara Nagar, Rui Village, Tal : Hathkanagle Dist : Kolhapur, Maharashtra – 416116.

Details and full description of the immovable/movable property: *(Amount in lakhs)*

Sl. No.	Details of property	Reserve Price	EMD
1.	Leasehold rights of all the piece and parcel of the property bearing Plot No 8A situated at VPC No 535, New No 535/1, comprising NA land bearing RS No 76 Hisa No 5 and RS No 78 Hisa No 2 situated at Nej village. Tal Chikkodi. Dist Belagavi, Karnataka, measuring 2690 sq ft standing in the name of Rani Chennamma Textile Park Pvt Ltd, Belgavi bounded by: East: Plot No.08B West: 40ft wide Road North: Open Space South: Plot No.07	16.78	1.67

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 on or before 24/11/2026 4.00 PM. There are no known encumbrances on the property as per the knowledge of the bank. 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 Chief Manager, Canara Bank Specialized Asset Recovery Management Branch, Hubballi, Phone No. 9603917899/ 9663800001/ 7903600526/ 9480696809) during office hours on any working day.

कृते केनरा बैंक/For CANARA BANK

Authorized Officer

अधिकृत अधिकारी/AUTHORISED OFFICER

Date: 05/11/2026

आस्ति वसूली प्रबंधन शाखा, हुब्बल्लि

Asset Recovery Management Branch, Hubballi

Internal

Specialized Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

Telephone: 0836-2239466
E -mail:cb7261@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05/11/2026

1	Name and Address of the Secured Creditor	Specialised Asset Recovery Management Branch, Hubballi - 580030
2	Name and Address of the Borrower(s)/ Guarantor	1) Yunus Babasaheb Makandar resident of 1705, Sahara Nagar, Rui Village, Tal : Hathkanagle Dist : Kolhapur, Maharashtra – 416116. (2) Dilawar Makandar resident of 1705, Sahara Nagar, Rui Village, Tal : Hathkanagle Dist : Kolhapur, Maharashtra – 416116.
3	Total Liabilities as on 31/10/2026	Rs.**1,40,64,726.31- (Rupees One Crore Fourty Lakhs Sixty Four Thousand Seven Hundred Twenty Six and Thirty One paisa only)**plus further interest and cost/charges from 01/11/2026.
4(a)	Mode of Auction	Online Electronic Bidding
4(b)	Details of Auction service provider	M M/s PSB Alliance (BAANKNET) Helpdesk Number- 8291220220 Email : support.baanknet@psballiance.com Website : https://baanknet.com/
4(c)	Date & Time of Auction	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)
4(d)	Place of Auction	Online auction
5	Reserve Price	As mentioned in the sale notice.

6. Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the website M/s PSB Alliance Private Limited (BAANKNET) 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 Authorised Officer on 23/11/2026 on Banks working days within working hours.

(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) 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 on or before 24/11/2026 4.00 PM.

(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24/11/2026 at 5.00 PM, to Canara Bank, Specialised Asset Recovery Management, by hand or by email (cb7261@canarabank.com)

Internal

(i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

(ii) Bidders Name. Contact No. Address, E Mail Id and remittance details.

(f) The intending bidders should register their names at M/s PSB Alliance Private Limited (BAANKNET) 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 Private Limited (BAANKNET) Helpdesk No. 8291220220, E-mail: support.baanknet@psballiance.com

(g) EMD deposited by the unsuccessful bidder shall be refunded to them by M/s PSB Alliance Private Limited (BAANKNET) only. The EMD shall not carry any interest.

(h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00. 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 favour 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 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

(j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.

(k) All charges for conveyance, stamp duty/GST registration charges, taxes etc., as applicable shall be borne by the successful bidder only.

(l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

(m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank Specialised Asset Recovery Management Branch, Hubballi who, as a facilitating centre, shall make necessary arrangements. For further details contact, Canara Bank, Specialised Asset Recovery Management Branch, Hubballi (9603917899/ 9663800001/ 7903600526/ 9480696809)) e-mail id: cb7261@canarabank.com OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.baanknet@psballiance.com/ support.baanknet@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.

कृते केनरा बैंक/For CANARA BANK

Authorised Officer
Date: 05/11/2026

अधिकृत अधिकारी/AUTHORISED OFFICER
विशेष वसूली प्रबंधन शाखा, हुब्बल्लि
Asset Recovery Management Branch, Hubballi

Internal