केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of Canara Bank SPSLSD Branch, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **02/12/2026** for recovery of **Rs. 93,29,299/- (Rupees Ninety three lakh twenty nine thousand two hundred ninety nine Only)** due to the Secured Creditor from **M/s Patidar Murgi Farm, Prop: Mrs. Leela Patidar.** The reserve price will be **Rs. 92,48,000/- (Rupees Ninety two lakh forty eight thousand Only) for property 1 and Rs. 26,48,000/- (Rupees Twenty six lakh forty eight thousand Only) for property 2** and the earnest money deposit will be **Rs. 9,24,800/- (Rupees Nine lakh twenty four thousand eight hundred Only)** for property 1 and **Rs. 2,64,800/- (Rupees Two lakh sixty four thousand eight hundred Only)** for property 2.

Description of the Property:

Property 1:

ALL THAT PART AND PARCEL OF THE COMMERCIALLY DIVERTED LAND WHICH IS A PART OF LAND REVENUE SURVEY (AS PER SALE DEED) 17/4/1,25,27/4 K, ACCORDING TO COMPUTERISED LAND RECORD SURVEY NO. 17/4/1/2,25,27/4K ADMEASURING DIVERTED AREA OF 0.8100 HECTARE (8100 SQ MTRS), SITUATED AT SATORNIYA TEHSIL SHYAMPUR P.H NO 19 DIST SEHORE M.P
In the name of: Mrs. Leela Patidar W/o Jagannath Patidar

BOUNDED (AS PER SALE DEED):
ON THE NORTH BY : LAND OF LEELA KISHAN
ON THE SOUTH BY : LAND OF KAILASH
ON THE EAST BY : LAND OF YUGAL
ON THE WEST BY : LAND OF KEWAL
BOUNDED(AS PER NAZRI NAKSA ISSUED BY PATWARI):
ON THE NORTH BY : LAND OF JAGANNATH PATIDAR
ON THE SOUTH BY : AAM RASTA
ON THE EAST BY : LAND OF DHANLAL PATIDAR THEN ROAD
ON THE WEST BY : AAM RASTA

BAANKNET PROPERTY ID: CNRBPATIDARM1
COORDINATES: 23.9160, 76.9127

Property 2:

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. C-103 HIG, C-BLOCK , FIRST FLOOR , PART OF KHASRA NO 5/5/1 GHA, 5/5/2GHA, 5/5/3GHA SITUATED AT MULTI STORY BUILDING HARIDWAR HEIGHTS NEVRI WARD NO 75 P.H.NO 05/08, TEHSIL HUZUR AND DISTRICT BHOPAL.
ADMEASURING 91.07 SQ MTR (980 SQ FT).
In the name of: Mrs. Leela Patidar W/o Jagannath Patidar

BOUNDED:
ON THE NORTH BY : FLAT N0. B-106
ON THE SOUTH BY : FLAT NO.C-104
ON THE EAST BY : OPEN AREA
ON THE WEST BY : CORRIDOR

BAANKNET PROPERTY ID: CNRBPATIDARM2
COORDINATES: 23.299523, 77.382889

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank's website i.e. **www.canarabank.bank.in**

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सिंडिकेट Syndicate

Authorized Officer **Place:** Bhopal
Date: 10/11/2026

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref No: **SN/PATIDAR/NOV** Date: **10/11/2026**

To,

BORROWER : M/s Patidar Murgi Farm, Prop: Mrs. Leela Patidar W/o Jagannath Patidar Village Satorniya Post Jharkheda Tehsil Shyampur District Sehore 466661	**PROPRIETOR/MORTGAGER :** Mrs. Leela Patidar W/o Jagannath Patidar Village Satorniya Post Jharkheda Tehsil Shyampur District Sehore 466661

Dear Sir/ Madam,

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

As you are aware, I on behalf of Canara Bank, SPLSD ARM Bhopal Branch have taken possession of the asset(s) 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 SPLSD ARM Bhopal Branch 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 & Rules made thereunder, I am herewith sending the Sale Notice containing terms & conditions of the sale.

This is without prejudice to any other right available to Bank under the subject Act or any other law in force.

Yours Faithfully

Authorized Officer
Canara Bank

Enclosure- Sale Notice

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CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 property mortgaged/ charged to the secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of Canara Bank SPSLSD Branch, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **02/12/2026** for recovery of **Rs. 93,29,299/- (Rupees Ninety three lakh twenty nine thousand two hundred ninety nine Only)** due to the Secured Creditor from **M/s Patidar Murgi Farm, Prop: Mrs. Leela Patidar.** The reserve price will be **Rs. 92,48,000/- (Rupees Ninety two lakh forty eight thousand Only) for property 1 and Rs. 26,48,000/- (Rupees Twenty six lakh forty eight thousand Only) for property 2** and the earnest money deposit will be **Rs. 9,24,800/- (Rupees Nine lakh twenty four thousand eight hundred Only)** for property 1 and **Rs. 2,64,800/- (Rupees Two lakh sixty four thousand eight hundred Only)** for property 2.

1. Name and Address of the Secured Creditor: Canara Bank, SPLSD ARM Branch Bhopal
2. Name and Address of the Borrower(s)/ Guarantor(s):

BORROWER : M/s Patidar Murgi Farm, Prop: Mrs. Leela Patidar W/o Jagannath Patidar Village Satorniya Post Jharkheda Tehsil Shyampur District Sehore 466661	**PROPRIETOR/MORTGAGER :** Mrs. Leela Patidar W/o Jagannath Patidar Village Satorniya Post Jharkheda Tehsil Shyampur District Sehore 466661

3. Total liabilities as on 10/11/2026 : **Rs. 93,29,299/- (Rupees Ninety three lakh twenty nine thousand two hundred ninety nine Only)**

(a)	Mode of Auction	:	**E-Auction**
(b)	Details of Auction service provider	:	**M/s PSB Alliance (baanknet.com)**
(c)	Date & Time of Auction	:	**02/12/2026 (12:00 PM to 2:00 PM)**
(d)	Place of Auction	:	**Online Auction**

5. Details of properties and Reserve Price:

Details of security	Reserve Price	EMD amount
Property 1: ALL THAT PART AND PARCEL OF THE COMMERCIALLY DIVERTED LAND WHICH IS A PART OF LAND REVENUE SURVEY (AS PER SALE DEED) 17/4/1,25,27/4 K, ACCORDING TO COMPUTERISED LAND RECORD SURVEY NO. 17/4/1/2,25,27/4K ADMEASURING DIVERTED AREA OF 0.8100 HECTARE (8100 SQ MTRS), SITUATED AT SATORNIYA TEHSIL SHYAMPUR P.H NO 19 DIST SEHORE M.P In the name of: Mrs. Leela Patidar W/o Jagannath Patidar **BOUNDED (AS PER SALE DEED):** ON THE NORTH BY : LAND OF LEELA KISHAN ON THE SOUTH BY : LAND OF KAILASH ON THE EAST BY : LAND OF YUGAL ON THE WEST BY : LAND OF KEWAL **BOUNDED(AS PER NAZRI NAKSA ISSUED BY PATWARI):** ON THE NORTH BY : LAND OF JAGANNATH PATIDAR ON THE SOUTH BY : AAM RASTA ON THE EAST BY : LAND OF DHANLAL PATIDAR THEN ROAD ON THE WEST BY : AAM RASTA	**Rs. 92,48,000/- (Rupees Ninety two lakh forty eight thousand Only)**	**Rs. 9,24,800/- (Rupees Nine lakh twenty four thousand eight hundred Only)**

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BAANKNET PROPERTY ID: CNRBPATIDARM1 **COORDINATES: 23.9160, 76.9127** **Property 2:** ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. C-103 HIG, C-BLOCK , FIRST FLOOR , PART OF KHASRA NO 5/5/1 GHA, 5/5/2GHA, 5/5/3GHA SITUATED AT MULTI STORY BUILDING HARIDWAR HEIGHTS NEVRI WARD NO 75 P.H.NO 05/08, TEHSIL HUZUR AND DISTRICT BHOPAL. ADMEASURING 91.07 SQ MTR (980 SQ FT). In the name of: Mrs. Leela Patidar W/o Jagannath Patidar **BOUNDED:** ON THE NORTH BY : FLAT N0. B-106 ON THE SOUTH BY : FLAT NO.C-104 ON THE EAST BY : OPEN AREA ON THE WEST BY : CORRIDOR **BAANKNET PROPERTY ID: CNRBPATIDARM2** **COORDINATES: 23.299523, 77.382889**	**Rs. 26,48,000/- (Rupees Twenty six lakh forty eight thousand Only)**	**Rs. 2,64,800/- (Rupees Two lakh sixty four thousand eight hundred Only)**

6. Other terms and conditions:

a. The property/ies will be sold in AS is where is", As is what is", 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 05:00 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) of **Rs. 9,24,800/- (Rupees Nine lakh twenty four thousand eight hundred Only) for property 1 and Rs. 2,64,800/- (Rupees Two lakh sixty four thousand eight hundred Only) for property 2** being 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 as mentioned in the said challan" on or before **01/12/2026** at 05:00 PM.
f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (Rupees Ten Thousand Only) 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, Bhopal ARM branch, IFSC Code CNRB0006816.
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.

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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 05:00 P.M.

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

p. For further details Canara Bank, Specialized ARM Branch (Phone No 8989014648 (Authorized Officer), 9755569030, 8889098781 (Bhopal), 9140476074 (Gwalior), 7683068902 (Raipur), 9830130770 (Indore & Ujjain), 7905027805 (Jabalpur & Bilaspur), 8073562754 (Bhopal), e-mail id armcobpl@canarabank.com may be contacted during office hours on any working day or 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).

Place: Bhopal
Date: 10/11/2026

Authorized Officer
Canara Bank

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