COVERING LETTER TO SALE NOTICE

Ref: BHARNE: 18:2026-27

Date: 04.11.2026

To,

Mr. MUSTAK USMAN NANDGAONKAR (Borrower) AT WAVE TARFE NATU POST NATUNAGAR BHARNE DIST RATNAGIRI MAHARASTRA-415709	**Mrs. KABIRA MUSTAQ NANDGAONKAR (Co-Borrower) AT WAVE TARFE NATU POST NATUNAGAR BHARNE DIST RATNAGIRI MAHARASTRA-415709**	**Mr.RAFIQUE ISMAIL NANDGAONKAR (Guarantor) IQRA PALACE GULMOHAR PARK BHARNE DIST RATNAGIRI MAHARASTRA-415709**

Dear Sir/Madam,

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, Bharne 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 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 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

SANDEEP YUVRAJ ATOLE
प्राधिकृत अधिकारी / AUTHORISED OFFICER

Authorised Officer,
Canara Bank

Enclosure – Sale Notice

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Ref: BHARNE: 18:2026-27

Date: 04.11.2026

SALE NOTICE

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) 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 to the Secured Creditor, Possession of which has been taken by the Authorised Officer of Canara Bank Bharne branch, will be sold on "As is where is", "As is what is", and " Whatever there is" on **27.11.2026**, for recovery of **Rs. 24,69,041.74** (as on **31.10.2026)** with interest and other expenses there on) due to the Bharne branch of Canara Bank from **Mr.Mustaq Nandgaonkar.**

The reserve price of the Property will be **Rs.12,10,000.00** and the earnest money deposit for the property will be **Rs.1,21,000/- .**The Earnest Money Deposit shall be deposited on or before **27.11.2026 (12:00PM)**.

Details and full description of the immovable property

All that part and parcel of the property consisting of **Flat No 002 in "B" Wing, Ground floor , Shabira Apartments, Near Govt Rest House, Mauje-Bharne with in Muncipal Limits, Tal Bharne, Dist Ratnagiri within the registration Sub-District BHARNE and District Ratnagiri-415709.**

Bounded:
On the **North** by : **City Survey no. 3030B**
On the **South** by : **City Survey no. 3031BC**
On the **East** by : **City Survey no. 3031B**
On the **West** by : **Road**

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 Manager, Bharne Branch, Canara Bank, Ph No... 02356 260787, Mob. 7774055265 and e-mail id. Cb15380@canarabank.com during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Date: 04.11.2026
Place: KOLHAPUR

Authorised Officer
प्राधिकृत अधिकारी / AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.11.2026

1. Name and Address of the Secured Creditor: Canara Bank, Bharne Branch, Maharashtra-415709.

2. Name and Address of the Borrower(s)/ Guarantor(s):

To

Mr. MUSTAK USMAN NANDGAONKAR (Borrower) AT WAVE TARFE NATU POST NATUNAGAR BHARNE DIST RATNAGIRI MAHARASTRA-415709	**Mrs. KABIRA MUSTAQ NANDGAONKAR (Co-Borrower) AT WAVE TARFE NATU POST NATUNAGAR BHARNE DIST RATNAGIRI MAHARASTRA-415709**	**Mr.RAFIQUE ISMAIL NANDGAONKAR (Guarantor) IQRA PALACE GULMOHAR PARK BHARNE DIST RATNAGIRI MAHARASTRA-415709**

3. Total liabilities as on 31.10.2026: Rs 24,69,041.74 (interest and other expenses there on)

4. (a) **Mode of Auction** : E-Auction
(b) **Details of Auction service provider**:

Company Name	**M/s PSB Alliance Pvt Ltd**
Helpdesk Number	**8291220220**
Email	**support.baanknet@psballiance.com**
Website	**https://baanknet.com/**

(c) **Date & Time of Auction: Date: 27.11.2026**; Time: **1:00PM – 2:00PM**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) **Place of Auction:** BHARNE BRANCH

5. **Reserve Price: Rs. 12,10,000.00**
6. **EMD Amount: Rs. 1,21,000.00**

7. 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 Authorised Officer, on all working days during office hours from 11:00 am to 05:00 pm.

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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 to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Bharne Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank Bharne Branch, A/c No 209272434 IFSC Code: CNRB0015380 on or before 27.11.2026 12:00 PM.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.11.2026 12:00PM, to Canara Bank, Bharne branch, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) 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.

iii) Bidders Name. Contact No. address, E-Mail Id.

iv) Bidder's A/c details for online refund of EMD.

f) 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. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance Pvt Ltd**.

g) EMD deposited by the unsuccessful bidder shall be refunded to them. 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/- . 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.

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j) For sale proceeds of Rs. 50.00 lakhs (Rupees Fifty 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.

k) **All charges for conveyance, stamp duty/GST and registration TDS, tax, dues of Local self Govt. (property tax, water sewerage, electricity bills, transfer fees) etc., if any due against the property 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 concerned Circle office or Bharne branch who, as a facilitating centre, shall make necessary arrangements.

n) 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. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance Pvt Ltd**.

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.

Date: 04.11.2026
Place: KOLHAPUR

कृते केनरा बैंक / For CANARA BANK
SANDEEP VILASRAO ATOLE
प्राधिकृत अधिकारी / AUTHORISED OFFICER
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