RO

केनरा बैंक Canara Bank

(Government of India Undertaking)
REGIONAL OFFICE CHIKODI, 2ND FLOOR, RD PLAZA, PRABHAKAR KORE NAGAR, CHIKODI, PIN 591201 (KARNATAKA)
Email: rockdrec@canarabank.com **Phone – +91 7020010307**

Ref.No. RO/CKD/Oct/ Sandip/2026-27 **Dated: 06.11.2026**

To,

Mr. Sandip Shivaji Patil
C O Shivaji -76 Patil Galli
Pangeri Pangire 591237

Mr. Parvej Mahamadhanif Naikwadi
H No 2558 Ashray Nagar Nipnai
Tal Chikodi Dist Belagavi 591237

SUBJECT: 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

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As you are aware that, I, on behalf of Canara Bank, **Yamagarni** Branch, have taken possession of the asset 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 Yamagarni 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 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,

CANARA BANK
Authorised Officer

Authorised Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

CANARA BANK REGIONAL OFFICE CHIKODI ☆ Recovery Section ☆

Internal

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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/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of **Yamagarni** Branch, Canara Bank, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **26.11.2026**, for recovery of **Rs. 7,28,821.49/- (Rupees Seven Lakhs Twenty Eight Thousand Eight Hundred Twenty One and Paise Forty Nine Only)** as on 06.11.2026 plus further interest due to the Secured Creditor from **Mr. Sandip Shivaji Patil.**

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All That Part And Parcel Of The Immovable Property Bearing Gpc No 76/A Pid No 150400405200200116 Measuring East - West 19.20 Sq Mtrs & South - North 09.27 Sq Mtrs Totally 177.98 Sq Mtrs Out Of Constructed Area 62.98 Sq Mtrs Bounded By East: Road West: Property Belongs To Shivaji Patil South: Property Belongs To Mahadev Patil North: Property Belongs To Dattatray Patole	**Rs.17,50,000/-** (Rupees Eighteen lakh only)	**Rs.1,75,000/-** (Rupees One Lakh Seventy Five Thousand Only)	**Not Known to 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, Yamagarni Branch (Ph No. 7020010307) e-mail ID cb10584@canarabank.com, during office hours on any working day.

For CANARA BANK

Authorised Officer

AUTHORISED OFFICER
CANARA BANK

Date: 06.11.2026
Place: Chikodi

Internal

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Email: rockdrec@canarabank.com **Phone – +91 7020010307**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE dated 06.11.2026

1.	**Name and Address of the Secured Creditor**	**Canara Bank, Regional Office Chikodi, 2nd Floor, Rd Plaza, Prabhakar Kore Nagar, Chikodi, Pin 591201 (Karnataka)**
2	**Name and Address of the Borrowers/Guarantors**	**Mr. Sandip Shivaji Patil C O Shivaji -76 Patil Galli Pangeri Pangire 591237 Mr. Parvej Mahamadhanif Naikwadi H No 2558 Ashray Nagar Nipnai Tal Chikodi Dist Belagavi 591237**
3.	**Total liabilities as on 06.11.2026**	**Rs. 7,28,821.49/- (Rupees Seven Lakhs Twenty Eight Thousand Eight Hundred Twenty One and Paise Forty Nine Only) plus further interest**
4	**a)Mode of Auction**	**E-auction**
	b)Details of Auction service provider	**M/s. PSB Alliance Pvt Ltd. through its website:** https://baanknet.com
	c)Date and Time of Auction	**26.11.2026 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each**
	d)Place of Auction	**Online**

5. Details of Property

Sl. No	Location & Details of the Properties	Reserve Price	EMD	Known Encumbrance
1	All That Part And Parcel Of The Immovable Property Bearing Gpc No 76/A Pid No 15040040520020116 Measuring East - West 19.20 Sq Mtrs & South - North 09.27 Sq Mtrs Totally 177.98 Sq Mtrs Out Of Constructed Area 62.98 Sq Mtrs Bounded By East: Road West: Property Belongs To Shivaji Patil South: Property Belongs To Mahadev Patil North: Property Belongs To Dattatray Patole	**Rs.17,50,000/-** (Rupees Eighteen lakh only)	**Rs.1,75,000/-** (Rupees One Lakh Seventy Five Thousand Only)	**Not Known to Bank**

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.

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c) The property can be inspected, with Prior Appointment with Authorised Officer.

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, Email: support.BAANKNET@psballiance.com.

e) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand Only)** being of 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 25.11.2026 at 5.00 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/- (Rupees Ten Thousand Only) and time shall be extended to 5 (Five) minutes when valid bid received in last minutes.

h) 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 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

k) 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.

l) 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 eAuction 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.

m) 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.

Internal

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Syndicate

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Email: rockdrec@canarabank.com **Phone – +91 7020010307**

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

o) For further details Canara Bank, Mr. Abhilash SS, Divisional Manager, Canara Bank Regional Office Chikodi (Ph. No. 7020010307) e-mail id: rockdrec@canarabank.com ,may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, 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.



For CANARA BANK
Authorised Officer

Place: Chikodi
Date: 06.11.2026

AUTHORISED OFFICER
CANARA BANK

Internal