केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH – MUMBAI
Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
Email: cb2360@canarabank.com TEL. - 022-22065425/30 WEB: www.canarabank.com

REF : CB2360/SARFAESI/E-Auction/RUSTAM/12/2026 DATE: 21.11.2026

TO,

MR RUSTAM ALI MOHD IQBAL C/O MOHD IQBAL H NO B 26 TWIN HOUSE PARK SITE VIKHROLI MUMBAI 400079	MR RUSTAM ALI MOHD IQBAL FLAT NO 306, 3RD FLOOR, BUILDING A OF SAINATH ESTATE CO-OP HOUSING SOCIETY LIMITED, VILLAGE KAMATGHAR, CHANDAN BAUG, BHARAT COLONY, OFF KAMATGHAR ROAD, TALUKA BHIWANDI, DIST THANE 421302

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, 20021.

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As you are aware, I on behalf of Canara Bank 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 our ARM 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 thereunder, 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,
FOR CANARA BANK

Sudarshan Joshi
Authorised Officer
Assistant General Manager
Authorised Officer
Canara Bank

CANARA BANK ARM BRANCH

ENCLOSURE – SALE NOTICE dated 21.11.2026

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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 **Physical Possession** of which has been taken by the Authorised Officer of **Canara Bank** , will be sold on As is where is", As is what is" on **11.12.2026**, for recovery of Rs. 56,31,132.42 (Rupees Fifty six lakhs Thirty one thousand one hundred thirty two and forty two paisa only as on 20.11.2026 plus further Interest and cost from 21.11.2026) due to the ARM Branch of Canara Bank from **Mr Rustam Ali Mohd Iqbal.**

The reserve price and the earnest money deposit will be as mentioned below :

Sr No	Description of the Property	Reserve Price	Earnest Money Deposit	Date of Inspection
1	Residential Flat No. 306 on 3rd floor, Building "A", Municipal House No. 1748, Building Known as Sainath Estate Co-Operative Housing Society Limited land bearing survey No. 148/3, 148/4, 148/5 & 148/7 off Village Kamatghar, Chandan Baug, Bharat Colony, Off Kamatghar Road, Taluka Bhiwandi, District Thane, Maharashtra-421302. **PHYSICAL POSSESSION**	Rs.18,50,000/-	Rs.1,85,000/-	10.12.2026 from 3.00 pm to 5.00 pm

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
2	Name and Address of the Borrower(s) / Guarantor(s)	**Mr Rustam Ali Mohd Iqbal** C/O MOHD IQBAL H NO B 26 TWIN HOUSE PARK SITE VIKHROLI MUMBAI 400079
3	Total Liabilities as on 05.01.2026	Rs. 56,31,132.42 (Rupees Fifty six lakhs Thirty one thousand one hundred thirty two and forty two paisa only as on 20.11.2026 plus further Interest and cost from 21.11.2026)
4	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Portal of E-auction	E-Auction M/s PSB Alliance (baanknet) **11.12.2026 (11.00.am to 12.00 pm)** (with unlimited extension of 5 min. duration each till the conclusion of the sale) https://baanknet.com/

The Earnest Money Deposit shall be deposited on or before **11.12.2026** up to **10:30 am.**

ARM BRANCH

Confidential

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5. Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is" condition, including encumbrances if any. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 5(e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancellation of auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected with prior permission of Authorized 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 operative 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 1,85,000/-** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 **11.12.2026** up to **10.30 am.**

f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **11.12.2026** up to **10.30** am to Canara Bank, ARM Branch by hand or by email.

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.

g. 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.

h. 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.

i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j. 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.

k. No addition / deletion/ amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.



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l. 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, ARM MUMBAI Branch, IFSC Code CNRB0002360.

m. It is responsibility of the successful bidder / purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, Water, Maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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

o. 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 from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

p. 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 said 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. No claim of whatsoever nature shall be entertained after submission of the online bid regarding secured asset put for sale.

q. 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 with prior appointment of Authorized Officer.

r. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

s. At any stage of the auction, the Authorised Officer reserves his / her rights to revoke the auction notice for sale, without prior notice, at his / her discretion and the Authorised Officer may accept / reject / modify / cancel the bid / offer or postpone the auction without assigning any reason thereof and without any prior notice.

t. For further details, may contact Mr. Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) or Mr. Anil Kumar, Senior Manager (Mob. No. 8409125916) 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.**

CANARA BANK M.S.R. SINGH ARM BRANCH

Place : Mumbai
Date : 21.11.2026

Sudarshan Joshi
Authorized Officer
Canara Bank