

Ref:13011/SITARAMBAGH/SN /July-2025-26

Date: 21-07-2025

To

Borrowers:

1. Sri.Mohammed Shakeel
s/o Mohammed Pashu,
H No. 13-1-317, Allahbanda,
Mangalhat, Hyderabad-500006

2.Smt. Salma Begum,
W/o Mohammed Shakeel,
H No. 13-1-317, Allahbanda,
Mangalhat,Hyderabad-500006

Dear Sir,

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, **Sitarambagh** 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 **Sitarambagh** of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed **within 30 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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

कुसे केनरा बैंक For CANARA BANK

Yours faithfully,

आधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 property mortgaged/charged to the Secured Creditor, the constructive/Symbolic possession of which has been taken by the Authorized Officer of Sitarambagh, Hyderabad, Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29-08-2025** for recovery of **Rs.12,05,711.45 (Rupees. Twelve Lakhs five thousand seven hundred eleven only)** (Contractual dues as on 21-07-2025) plus unapplied interest w.e.f 21-07-2025 due to the Sitarambagh Branch of Canara Bank from Borrower-Sri Mohammed Shakeel s/o Mohammed Pashu & Smt. Salma Begum W/o Mohammed Shakeel.

The reserve price will be **Rs.21,70,000/-** (Rupees.Twenty One Lakhs seventy thousand only) and the earnest money deposit will be **Rs.2,17,000/-** (Rupees.Two Lakhs seventeen thousand only). The Earnest Money Deposit shall be deposited on or before 28-08-2025 at 5:00PM.

Details and full description of the property

All that the portion of House Property bearing Municipal No. 13-1-317 comprising of ground, First and second floor admeasuring 67 sq yds or 56.01 square meters, situated at Razdakhanpet, Allahbanda, Mangalhat, Hyderabad.

Boundaries:

North : Lane

South : Neighbour's House

East : Neighbour's House No. 13-1-318/A

West : Portion of House No.13-1/317 (New 13-1-317/A)

CERSAI ID: 400053604916

*No Encumbrances Known to Knowledge of the Bank

* The Property is under Symbolic Possession 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 the Branch Head Manju Islavath Sitarambagh Branch, Canara Bank, Ph. No.9441022649 during office hours on any working day and e-mail: cb13011@canarabank.com or rohvd3rec@canarabank.com

Date: 21-07-2025
Place: Hyderabad

हस्ताक्षर केनरा बैंक For CANARA BANK

राष्ट्रीय अधिकारी/Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21-07-2025

1. Name and Address of the Secured Creditor :	Canara Bank, Sitarambagh.
2. Name and Address of the Borrower(s)/ Guarantor(s)	<p><u>Borrower:</u></p> <p>Sri.Mohammed Shakeel</p> <p>s/o Mohammed Pashu,</p> <p>H No. 13-1-317, Allahbanda,</p> <p>Mangalhat, Hyderabad-500006</p> <p>Smt.Salma Begum,</p> <p>W/o Mohammed Shakeel,</p> <p>H No. 13-1-317, Allahbanda,</p> <p>Mangalhat,Hyderabad-500006</p>
3. Total Contractual liabilities as on (21.07.2025):	<p>i)OD/OCC-Rs.4,95,305.49 & ii) Mortgage-Rs.7,10,405.96</p> <p>Total amounting to Rs.12,05,711.45 (Rupees. Twelve Lakhs five thousand seven hundred eleven only)</p> <p>(Contractual dues as on 21-07-2025) and Bank charges..</p>
4. Mode of Auction	Online Electronic Bidding
5. Details of Auction service provider	<p>M/s PSB Alliance (baanknet)</p> <p>Mobile no-8291220220,</p> <p>E-mail:support.baanknet@psballiance.com</p> <p>Website- https://baanknet.com/</p>
6. Date & Time of Auction	<p>29-08-2025, 11:30 A.M. to 12:30 P.M.</p> <p>(With unlimited extension of 5 minutes duration each till the conclusion of the sale)</p>
7. Place of Auction	Online
8. Reserve Price	Rs.21,70,000/- (Rupees.Twenty One Lakhs seventy thousand only)

Other terms and conditions:

- The Property 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).
- 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.

Confidential



- c) The property can be inspected, with Prior Appointment with Authorized Officer, on 25.08.2025 between 11.00AM and 3.00PM.
- d) 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.
- e) 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)
- f) The Intending bidders shall deposit 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.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28-08-2025 5:00 PM**, to Canara Bank, Sitarambagh Branch by hand or by email.
- If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name, Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- g) 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 **M/s PSB Alliance (baanknet)**, Mobile no-8291220220, E-mail:support.baanknet@psballiance.com, Website-<https://baanknet.com/>.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/-(incremental amount/Price) mentioned under the column " increment Combo"(atleast select1)..The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised officer/Secured creditor. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid atleast one increment above the reserve price inorder to become successful H1 bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The incremental amount/Price during the time of each extension shall be Rs. 10,000/(incremebtal Price) and time shall be extended to 5 minutes when valid bid received in last minutes.
- k) 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% of the 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.

- l) The above mentioned balance sale price (other than the EMD amount) should be remitted by the successful bidder through RTGS/NEFT to account No.209272434 of Canara Bank Sitarambagh, IFSC Code: CNRB0013011.
- m) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty lakhs) and above, TDS shall be payable at the rate 1% on 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. and submit the original receipt of TDS certificate to the Bank.
- n) To the best of Knowledge and information of the Authorised 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 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 Authorised officer/secured creditor shall not be responsible in anyway for any third party claims/rights/dues.
- o) It shall be the responsibility of bidder to make due diligence and physical verification of property and satisfy themselves about the properties specification before submitting the bid. No Claim subsequent to submission of bid shall be entertained by the bank.
- p) All charges for conveyance, stamp duty and registration charges, GST etc., as applicable shall be borne by the successful bidder only. The successful bidder shall bear all statutory/non statutory dues, taxes, rates etc.
- q) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- r) For further details contact the Authorized Officer Manu Islavath, Sitarambagh Branch, Canara Bank, Ph.No. 9441022649/RO team -9440905203, e-mail id:cb13011@canarabank.com may be contacted on during office hours on any working day. (OR) the service provider **M/s PSB Alliance Pvt Ltd (baanknet), Mobile nos.7046612345/6354910172/8291220220/9892219848/8160205051, Email:support.BAANKNET@psb alliance.com, Website- https://baanknet.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.

Place: Hyderabad

Date: 21.07.2025

हस्ता केमरा बैंक For CANARA BANK

AUTHORISED OFFICER

अधिकृत अधिकारी/Authorised Officer