केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref:10701/ 205637840/6-25

Date:12-06-2025

Auction Sale Notice for Sale of Immovable Properties

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 provision 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of BIDAR MAIN II (10701), Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 19-07-2025, for recovery of the current Liability of ₹ 3,03,259.11/- (Rupees Three Lakh Three Thousand Two Hundred Fifty Nine & Eleven Paisa Only) plus further interest and cost/charges from 12-06-2025 due to the Canara Bank, BIDAR MAIN II (10701) from Borrowers/ guarantor AMER AYAZ and MUJEEB KHATOON.

1. **AMER AYAZ (Borrower)**
   Ho No 2-1-309
   Siddi Talim Mustajdpura,
   Dist. Bidar, Karnataka -585401
   Mob : 9972608009

2. **MUJEEB KHATOON(Guarantor)**
   Teacher Gghs Bidar, Bidar 585401
   Karnataka

Details and full description of the movable and immovable property:

PROPERTY : All the piece and parcel of House Bearing Municipal No. 2-1-309, Situated at Taleem Siddiq Shah Mustaidpura,Bidar ,Area- 860Sq. Ft.

Bounded as follows:

East: Common wall and House of Abdul Gaffar
West: House of Md. Hasham
North: Common passage,thereafter House of Yousuf of Yousuf Sab
South: House of Multani Qureshi

वसूली व विधि अनुभाग क्षेत्रीय कार्यालय कलबुर्गी पी बी नं .83, पहली मंजिल, महंथ मैसन, महंथ नगर, एस बी टेम्पल रोड, कलबुर्गी,कर्नाटक –५८५१०२	RECOVERY SECTION Regional Office Kalaburgi P B No 83, 1st Floor, Mahanth Mansion Nagar, S B Templel Road, Kalaburgi, Karnataka- 585102	दूरभाषा/ ☎- 70226 30175 recoverykalaburgiro@canarabank.com

The reserve price will be **Rs 9,50,000/-(Rs.Nine Lakh Fifty Thousand Only)And Earnest Money To Be Deposit Will Be Rs.95000/-(Ninty Five Thousand Only**)(10% of the reserve price). The Earnest Money Deposit shall be deposited on or before **18-07-2025 at** 4 pm.

There are no known encumbrances on the above property as per the knowledge of the bank.

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 on or before **18-07-2025, 4.00** PM. There are no known encumbrances on the property as per the knowledge of the bank. For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (canarabank.com) or may contact Manager ,Canara Bank **BIDAR MAIN II (10701)**, Phone No. (**06204732972**) during office hours on any working day.

Date:12-06-2025

Authorised Officer

Place: Kalaburagi

Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12-06-2025

1	Name and Address of the Secured Creditor	Canara Bank **BIDAR MAIN II (10701)**, Karnataka
2	Name and Address of the Borrower(s)/ Guarantor	**1. AMER AYAZ (Borrower)** Ho No 2-1-309 Siddi Talim Mustajdpura, Dist. Bidar, Karnataka -585401 Mob : 9972608009 **2. MUJEEB KHATOON(Guarantor)** Teacher Gghs Bidar, Bidar 585401 Karnataka
3	Total Liabilities as on 12-06-2025	**₹3,03,259.11/- (Rupees Three Lakh Three Thousand Two Hundred Fifty Nine & Eleven Paisa Only)** plus further interest and cost/charges from 12-06-2025.
4(a)	Mode of Auction	Online Electronic Bidding
4(b)	Details of Auction service provider	**M/s PSB Alliance Pvt. Ltd.** **Helpdesk Number- 8291220220** **Email:support.BAANKNET@psballiance.com** **Website : https://baanknet.com/**
4(c)	Date & Time of Auction	**19-07-2025** Time: 11.30 am to 12.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
4(d)	Place of Auction	Online auction
5	Reserve Price	As mentioned in the sale notice.

6. Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website (https://baanknet.com/),M/s PSB Alliance Private Limited (BAANKNET) **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, from **16-07-2025 to 17-07-2025**on Banks working days within working hours.
(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 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 on or before **18-07-2025** 4.00 PM.
(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **18-07-2025** at 5.00 PM, to Canara Bank **BIDAR MAIN II (10701)**, by hand or by email *to:cb**10701**@canarabank.com*

(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 and remittance details.

(f) The intending bidders should register their names at M/s PSB Alliance Private Limited (BAANKNET) **(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 Private Limited (BAANKNET) Helpdesk No. 8291220220, E-mail: support.BAANKNET@psballiance.com
(g) EMD deposited by the unsuccessful bidder shall be refunded to them by M/s PSB Alliance Private Limited (BAANKNET) only. 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. 10,000.00. 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.
(j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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 registration charges, taxes etc., as applicable 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 Canara Bank **BIDAR MAIN II (10701)**, who, as a facilitating centre, shall make necessary arrangements. For further details, contact, Canara Bank **BIDAR MAIN II (10701)**, (Contact No **06204732972**) e-mail id: cb**10701**@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com, support.BAANKNET@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.

Authorised Officer

Date: 12-06-2025
Place; Kalaburagi

वसूली व विधि अनुभाग
क्षेत्रीय कार्यालय कलबुर्गी
पी बी नं .83, पहली मंजिल,
महंथ मैसन, महंथ नगर,
एस बी टेम्पल रोड, कलबुर्गी,कर्नाटक –५८५१०२

RECOVERY SECTION
Regional Office Kalaburgi
P B No 83, 1st Floor,
Mahanth Mansion Nagar,
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