केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

[Appendix – IV-A]
[See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

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E-Auction Sale Notice for Sale of Immovable Assets 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.

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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/~~physical~~** possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **12-12-2025 between 11:00 AM to 01:00 PM**, for recovery of **Rs. 1,82,33,491.95 (Rupees One Crore Eighty-Two Lakhs Thirty-Three Thousands Four Hundred Ninety-One & paisa Ninety-Five only) as on 27-10-2025** plus further interest & other expenses minus recovery thereon due to the Canara Bank Secured Creditor from **M/s Ajanta Trading Co. (Prop. - Mrs. Basiran dayer W/o Mohd. Kasim Dayer), Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer, Mrs. Naseem Bano Dayer W/o Mohd. Arif Dayer, Mrs. Rafiya Dayer W/o Mohd. Rafiq Dayer and Mr. Mohd. Arif Dayer W/o Mohd. Kasim Dayer** (mention name of the Borrowers/Guarantors). The details of Reserve Price and Earnest Money Deposit (EMD) are as under:

DETAILS OF PROPERTIES

Sl No	Movable & Immovable	Name of Title holder	Reserve Price & EMD Amount (In Rs)
1	Commercial Shop situated at Ground Floor, Shop No. B-2, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan 311001. (Area - 584 Sq. Ft.) (CERSAI ID: 400075087251) Boundaries: East - Shop No. B-1 (in Basement) West - Land Road North - Corridor South - Land Road	Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer	Reserve Price : 23,97,442 EMD Amount: 2,39,745
2	Commercial Shop situated at Ground Floor, Shop No. G-5, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area - 247.25 Sq. Ft.) (CERSAI ID: 400078029332) Boundaries: East - Shop No. G-11 West -Road North - Shop No. G-6 South - Staircase & Shop No. G-4	Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer	Reserve Price : 39,56,000 EMD Amount: 3,95,600
3	Commercial Shop situated at Ground Floor, Shop No. G-6, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area - 247.25 Sq. Ft.) (CERSAI ID: 400078070719) Boundaries: East - Shop No. G-11 West - Road North - Staircase & Corridor South - Shop No. G-5	Mrs. Basiran Dayer W/o Mohd. Kasim Dayer	Reserve Price : 39,56,000 EMD Amount: 3,95,600

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

4	Commercial Shop situated at Ground Floor, Shop No. G-11, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area - 260.26 Sq. Ft.) (CERSAI ID: 400078074392) Boundaries: East Staircase & Toilet West Shop No. G-6 & G-5 North - Corridor South - Shop No. G-1 & G-2	1. Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer 2. Mr. Mohd. Arif Dayer S/o Mohd. Kasim Dayer	Reserve Price : 33,84,810 EMD Amount: 3,38,481

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Secured Creditor's website i.e. www.canarabank.bank.in.

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorised Officer

Authorised Officer

Date: 04-11-2025
Place: Jaipur

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: CB/7258/SALE NOTICE/AjantaTrading/ 556-7 /2025-26 Date: 04-11-2025

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To,

1. M/s Ajanta Trading Co.
   Prop. Mrs. Basiran Dayer W/o Mohd. Kasim Dayer 3, Bapna Complex, Gandhi Nagar
   Bhilwara – 311001 (Raj). **– Borrower**

2. Mrs. Basiran dayer W/o Mohd. Kasim Dayer
   49/736, Naksh Bandiya Manjil Makka Mashid ke pass
   Gandhi Nagar, Bhilwara – 311001 (Raj). **– Prop. / Mortgagor**

3. Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer
   49/736, Naksh Bandiya Manjil Makka Mashid ke pass
   Gandhi Nagar, Bhilwara – 311001 (Raj). **– Guarantor / Mortgagor**

4. Mrs. Naseem Bano Dayer W/o Mohd. Arif Dayer
   49/736, Naksh Bandiya Manjil Makka Mashid ke pass
   Gandhi Nagar, Bhilwara – 311001 (Raj). **– Guarantor**

5. Mrs. Rafiya Dayer W/o Mohd. Rafiq Dayer
   49/736, Naksh Bandiya Manjil Makka Mashid ke pass
   Gandhi Nagar, Bhilwara – 311001 (Raj). **– Guarantor**

6. Mr. Mohd. Arif Dayer W/o Mohd. Kasim Dayer
   49/736, Naksh Bandiya Manjil Makka Mashid ke pass
   Gandhi Nagar, Bhilwara – 311001 (Raj). **– Guarantor / Mortgagor**

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

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As you are aware, I on behalf of Canara Bank Specialised Asset Recovery Management Branch, Jaipur 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 Specialised Asset Recovery Management Branch, Jaipur 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,

कृते केनरा बैंक/For CANARA BANK

मुख्य प्रबंधक/Chief Manager
Authorised Officer

Canara Bank

केनरा बैंक CANARA BANK 07258

ENCLOSURE - Sale Notice

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

CERSAI ID: 400075087251, 400078029332, 400078070719, 400078074392

CANARA BANK (A GOVERNMENT OF INDIA UNDERTAKING)

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) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

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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 mortaged/ charged to the secured Creditor, **the constructive/ ~~physical~~** possession of which has been taken by the Authorised Officer of Specialised Asset Recovery Management Branch, Jaipur Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **12-12-2025 between 11:00 AM to 01:00 PM** (mention date of sale), for recovery of **Rs. 1,82,33,491.95 (Rupees One Crore Eighty-Two Lakhs Thirty-Three Thousands Four Hundred Ninety-One & paisa Ninety-Five** only) **as on 27-10-2025** plus further interest & other expenses minus recovery thereon due to the Secured Creditor from **M/s Ajanta Trading Co. (Prop. - Mrs. Basiran dayer W/o Mohd. Kasim Dayer), Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer, Mrs. Naseem Bano Dayer W/o Mohd. Arif Dayer, Mrs. Rafiya Dayer W/o Mohd. Rafiq Dayer and Mr. Mohd. Arif Dayer W/o Mohd. Kasim Dayer** (mention name of borrowers/Guarantors). The details of Reserve Price and Earnest Money Deposit (EMD) are as under mentioned below in point no 8.

1	Name and Address of the Secured Creditor	CANARA BANK, ARM BRANCH, ORBIT MALL, CIVIL LINES, JAIPUR – 3002006 (RAJ.)
2	Name and Address of the Borrower & Guarantor	1. M/s Ajanta Trading Co. Prop. Mrs. Basiran Dayer W/o Mohd. Kasim Dayer 3, Bapna Complex, Gandhi Nagar Bhilwara – 311001 (Raj). 2. Mrs. Basiran dayer W/o Mohd. Kasim Dayer 49/736, Naksh Bandiya Manjil Makka Mashid ke pass Gandhi Nagar, Bhilwara – 311001 (Raj). 3. Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer 49/736, Naksh Bandiya Manjil Makka Mashid ke pass Gandhi Nagar, Bhilwara – 311001 (Raj). 4. Mrs. Naseem Bano Dayer W/o Mohd. Arif Dayer 49/736, Naksh Bandiya Manjil Makka Mashid ke pass Gandhi Nagar, Bhilwara – 311001 (Raj). 5. Mrs. Rafiya Dayer W/o Mohd. Rafiq Dayer 49/736, Naksh Bandiya Manjil Makka Mashid ke pass Gandhi Nagar, Bhilwara – 311001 (Raj). 6. Mr. Mohd. Arif Dayer W/o Mohd. Kasim Dayer 49/736, Naksh Bandiya Manjil Makka Mashid ke pass Gandhi Nagar, Bhilwara – 311001 (Raj).
	Total liabilities	**Rs. 1,82,33,491.95 (Rupees One Crore Eighty-Two Lakhs Thirty-Three Thousands Four Hundred Ninety-One & paisa**

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		Ninety-Five only) as on 27-10-2025 plus further interest & other expenses minus recovery thereon
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) **12-12-2025; Time 11:00 AM to 1:00 PM** Online (https://baanknet.com//)
5	Reserve Price (Rupees)	(As mentioned below in point no 8)
6	Details of Earnest Money Deposit (EMD)	EMD amount to be deposited on or before **11-12-2025 (05.00 PM)** Details of which are mentioned below in point no 8
7	The property inspection Date & Time	The property can be inspected, with Prior Appointment with Authorized Officer, on or before **11-12-2025 between 10.00 AM and 05.00 PM.**

8. Details of Property/ies:

Sl No	Movable & Immovable	Name of Title holder	Reserve Price & EMD Amount (In Rs)
1	Commercial Shop situated at Ground Floor, Shop No. B-2, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area - 584 Sq. Ft.) (CERSAI ID: 400075087251) Boundaries: East - Shop No. B-1 (in Basement) West - Land Road North - Corridor South - Land Road	Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer	Reserve Price : 23,97,442 EMD Amount: 2,39,745
2	Commercial Shop situated at Ground Floor, Shop No. G-5, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area - 247.25 Sq. Ft.) (CERSAI ID: 400078029332) Boundaries: East - Shop No. G-11 West -Road North - Shop No. G-6 South - Staircase & Shop No. G-4	Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer	Reserve Price : 39,56,000 EMD Amount: 3,95,600
3	Commercial Shop situated at Ground Floor, Shop No. G-6, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area 247.25 Sq. Ft.) (CERSAI ID: 400078070719) Boundaries: East Shop No. G-11 West -Road North - Staircase & Corridor South - Shop No. G-5	Mrs. Basiran Dayer W/o Mohd. Kasim Dayer	Reserve Price : 39,56,000 EMD Amount: 3,95,600
4	Commercial Shop situated at Ground Floor, Shop No. G-11, Padam Shree Complex (Bapna Complex), Gadri Khera, Gandhi Nagar, Bhilwara, Rajasthan - 311001. (Area - 260.26 Sq. Ft.) (CERSAI ID: 400078074392) Boundaries: East - Staircase & Toilet West - Shop No. G-6 & G-5 North - Corridor South - Shop No. G-1 & G-2	1. Mr. Mohd. Rafiq Dayer S/o Mohd. Kasim Dayer 2. Mr. Mohd. Arif Dayer S/o Mohd. Kasim Dayer	Reserve Price : 33,84,810 EMD Amount: 3,38,481

9. 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.

c. The property can be inspected on or before **11-12-2025 between 10.00 AM and 05.00 PM** with Prior Appointment with 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 PAN Card & addhaar and addhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: support.baanknet@psballiance.com.

e. The intending bidders **shall deposit Earnest Money Deposit (EMD)** 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 **11-12-2025**.

f. 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.

g. The incremental amount/price during the time of each extension shall be **Rs. 10,000/-** (incremental price) and time shall be extended to **05:00** (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. 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, Specialised Asset Recovery Management Branch, Jaipur (Name of Branch) , IFSC Code CNRB0007258 (Branch IFSC Code).

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

l. 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.

m. 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 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.

n. 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 on or before **11-12-2025 from 10.00 AM to 05.00 PM.**

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

p. In case, no bid is received during the scheduled e-auction for the afore mentioned properties, the Bank shall at its discretion may sale the said properties through private treaty as per the provisions of the SARFAESI Act and no further notice shall be issued by the Bank for the same.

q. For further details Mr Nitesh Joshi, Canara Bank, ARM Branch (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile 9972105635, 9785475937, 9636371988, 8140603872) 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

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
Authorised Officer

Canara Bank

Place: Jaipur

Date: 04-11-2025