Canara Bank

SyndicateBank

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,

PLOT NO 32,FIRST FLOOR, CORPORATION COLONY, NORTH AMBAZARI ROAD, NEAR TO LAD METRO STATION, GANDHINAGAR,NAGPUR -440010 (MAHARASHTRA)

Email: cb6820@canarabank.com Phone – +91 9271071694

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 under Rule 8(6) and 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 Symbolic Possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold by holding public auction in "As is where is", "As is what is", and "Whatever there is" condition on 30.09.2025 for recovery of **Rs. 7,52,37,514.18 (Rupees Seven Crore Fifty Two Lakhs Thirty Seven Thousand Five Hundred Fourteen and Eighteen Paise Only)** as on 31.08.2025 + Interest applicable & other charges due to the ARM BRANCH NAGPUR of Canara Bank from 1.M/s. Sabri Dal Udyog (Borrower) 2.Sri Umar Taj Mohammad Sheikh (Partner/Guarantor) 3.Sri Noor Mohammad Taj Mohammad Sheikh (Partner/Guarantor).

Full Description of the immovable property, Name of Owner, Reserve Price, EMD are as under:

(There are no encumbrances to the knowledge of the Bank)

DESCRIPTION OF IMMOVABLE PROPERTIES	NAME OF PROPERTY OWNER	RESERVE PRICE	EMD AMOUNT
Land and Building at Khasra No. 269(New 269/2/1), P.H. No. 51, At Mouza – Patansawangi, Tahsil Saoner and District Nagpur, Maharashtra (India) – 441113, admeasuring about 4418.378 Sq.Mtr. and is bounded as under : Towards East : Survey No. 268 Towards West : Survey No. 269 Part Towards North : 24.00 Mtr Wide Road Towards South : Survey No. 264 Boundaries as per Layout plan given by NMRDA dt 06.07.2020 and map provided therein Towards East : Survey No. 269 Part Towards West : Survey No. 268 Towards North : Survey No. 264 Towards South : 24.00 Mtr wide Road	Sri Umar Taj Mohammad Sheikh	Rs. 3,55,06,000/- [Rupees Three Crores Fifty Five Lakhs Six Thousand only].	Rs. 35,50,600/- [Rupees Thirty Five Lakhs Fifty Thousand Six Hundred only].

The Earnest Money Deposit shall be deposited on or before 5.00 p.m. of 29.09.2025.

For detailed terms and conditions of the sale please refer the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/ support.ebkray@procure247.com). or may contact Chief Manager ARM BRANCH NAGPUR Branch of Canara Bank- (Contact No. 9271071694) during office hours on any working day.

Date: 01.09.2025
Place: NAGPUR

AUTHORISED OFFICER
CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur
आस्ति वसूली प्रबंधन शाखा नागपुर

केनरा बैंक Canara Bank

सिंडिकेटबैंक SyndicateBank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.09.2025

1. Name and Address of the Secured Creditor: ARM BRANCH NAGPUR

2. Name and Address of the Borrower(s)/ Guarantor(s):

1. M/s. Sabri Dal Udyog .....(Borrower)
   Registered Address: Khasra No. 269, P.H. No. 51,
   Mauja – Patansaongi, Veltur Road, After railway Crossing,
   Tahsil Saoner, District Nagpur, Maharashtra – 441113

2. Sri Umar Taj Mohammad Sheikh .....(Partner/Guarantor)
   Address: Plot No. 288, Sabji Manzil,
   Hiwari Layout, Uday Nagar, Padole Nagar,
   District Nagpur, Maharashtra – 440008

3. Sri Noor Mohammad Taj Mohammad Sheikh .....(Partner/Guarantor)
   Address: Plot No. 288, Sabji Manzil,
   Hiwari Layout, Uday Nagar, Padole Nagar,
   District Nagpur, Maharashtra – 440008

3. Total liabilities as on 31.08.2025: **Rs. 7,52,37,514.18 (Rupees Seven Crore Fifty Two Lakhs Thirty Seven Thousand Five Hundred Fourteen and Eighteen Paise Only)** + Interest & cost applicable & other charges thereon.

4. (a) Mode of Auction: Online E-Auction

(b) Details of Auction service provider: M/s PSB Alliance (Baanknet), Contact No. 8291220220,support.baanknet@psballiance.com; https://baanknet.com/

(c) Date & Time of Auction: 30.09.2025 at 12 P.M. TO 1:00 P.M.

d) Portal of E-Auction: https://baanknet.com/

5a. RESERVE PRICE:

RESERVE PRICE	EMD AMOUNT
Rs. 3,55,06,000/- [Rupees Three Crores Fifty Five Lakhs Six Thousand only].	Rs. 35,50,600/- [Rupees Thirty FIve Lakhs Fifty Thousand Six Hundred only].

5b. The Earnest Money Deposit shall be deposited on or before 5.00 p.m. of 29.09.2025.

6. Other Terms and Conditions:

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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 6(e) below).

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

c. The property can be inspected, with Prior Appointment with Authorized Officer, ARM BRANCH NAGPUR on 25.09.2025.

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/ 9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 35,50,600/- [Rupees Thirty Five Lakh Fifty Thousand Six Hundred 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 5.00 p.m. of 29.09.2025.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/- (Rupees Fifty Thousand only) (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. 50,000/- (Rupees Fifty Thousand only) (incremental price) and time shall be extended to 5 minutes when valid bid received in last 5 minutes.

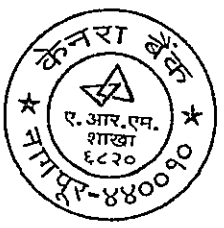
h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

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, ARM BRANCH NAGPUR, IFSC Code CNRB0006820.

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 with Prior Appointment with Authorized Officer, Regional Office, Nagpur.

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

p. For further details contact Chief Manager Canara Bank, ARM BRANCH NAGPUR (Contact No. 9271071694) 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/ support.ebkray@procure247.com)."

केनरा बैंक / CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur
आस्ति वसूली प्रबंधन शाखा नागपुर

AUTHORISED OFFICER
CANARA BANK

Date: 01.09.2025
Place: NAGPUR

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