

ANNEXURE - 14
COVERING LETTER TO SALE NOTICE

Ref: CB/ MD SARAFUDDIN/18060/88/2025-26

Date: 04.10.2025

1. MAHAMMAD SARAPHUDDIN
AT SONAPALI,
RAZA NAGAR
NEAR MADRASA
SAMBALPUR ODISHA 768001
PHONE -918984681161

(Borrower)

2. SOPHIA BEGUM
AT SONAPALI,
RAZA NAGAR
NEAR MADRASA
SAMBALPUR ODISHA 768001

(Guarantor)

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, **Sambalpur II Branch** 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, **Sambalpur II 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 there under, 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,

କାନାରା ବ୍ୟାଙ୍କ ନିମନ୍ତେ
କୃତ କେନରା ବ୍ୟାଙ୍କ / For CANARA BANK
ଅନୁମୋଦିତ ଅଧିକାରୀ, ସମ୍ବଲପୁର ବାଣିଜ୍ୟଭିତ୍ତି, ସମ୍ବଲପୁର
Authorized Officer, Canara Bank
Sambalpur
ENCLOSURE - SALE NOTICE

ANNEXURE – III

(Auction Sale Notice for Sale of Immovable Properties)

(A GOVERNMENT OF INDIA UNDERTAKING)

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) 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/physical possession of which has been taken by the Authorized Officer of **Sambalpur II Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on, 18.11.2025 for recovery of **Rs. 4,27,797.56** as on 04.10.2025+Interest and Expenses There on due to the **Sambalpur II Branch** of Canara Bank from **Mohammad Sarafuddin**.

The reserve price will be **Rs 40,35,000.00 (Rupees Forty Lakhs Thirty Five Thousand Only)** and the earnest money deposit will be **Rs 4,03,500.00 (Rupees Four lakh Three Thousand Five Hundred only)**. The Earnest Money Deposit shall be deposited on or before 17.11.2025 at 5 pm.

Details and full description of the immovable property with known encumbrances, if any.

MODTD of the Land and Building in major settlement Khata No-344/2660, Plot No-3224/4010, of area A 0.005 dec. Kisam –Rasta, & Plot No-519/6160, of area A 0.044 dec. Kisam –Gharbari, total 2 Plots having area Ac 0.049 dec, Mouza- Sambalpur Town Unit No 3 Sunapali, Tahasil/District-Sambalpur stands recorded in the name of MD Sharfuddin, S/o MD Samir Ali of Motijharan, Sambalpur.

Boundaries as per valuation:

North: Plot of Mr Salim

South: Plot of Mr Sayed Tabrak

East: Plot of Late Mohammad Chand

West: 12 feet wide concrete Road

Details and full description of movable property-NA

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 Sri Nihar Ranjan Misra Chief Manager, Canara Bank, **Sambalpur II Branch** Ph. No. **7605009046** during office hours on any working day.

Place: Sambalpur

Date: 04.10.2025

କାନରା ବ୍ୟାଙ୍କ ନିମନ୍ତେ
କୃତେ କେନରା ବ୍ୟାଙ୍କ / For CANARA BANK
ପ୍ରାଧିକୃତ ଅଧିକାରୀ, ସମ୍ବଲପୁର, ବରଗଡ଼
ଆଧିକୃତ ଅଧିକାରୀ, ସମ୍ବଲପୁର
Authorised Officer, Regional Office, Sambalpur
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.10.2025

1. Name and Address of the Secured Creditor: Canara Bank, **Rourkela SME Branch**

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

1. **MAHAMMAD SARAPHUDDIN** (Borrower)
 AT SONAPALI,
 RAZA NAGAR
 NEAR MADRASA
 SAMBALPUR ODISHA 768001
 PHONE -918984681161

2. **SOPHIA BEGUM** (Guarantor)
 AT SONAPALI,
 RAZA NAGAR
 NEAR MADRASA
 SAMBALPUR ODISHA 768001

3. **Total liabilities as on 04.10.2025** : **Rs. 4,27,797.56** +further interest and charges thereon

4. (a) Mode of Auction : ONLINE

(b) Details of Auction service provider : <https://baanknet.com> (M/s PSB Alliance Pvt. Ltd)

(c) Date & Time of Auction : **18.11. 2025 & 10.30 AM**

(d) Place of Auction : Rourkela

5. Details of Property/ies

OWNER NAME	PROPERTY
MD Sharfuddin, S/o MD Samir Ali of Motijharan, Sambalpur.	<p>MODTD of the Land and Building in major settlement Khata No-344/2660, Plot No-3224/4010, of area A 0.005 dec. Kisam –Rasta, & Plot No-519/6160, of area A 0.044 dec. Kisam –Gharbari, total 2 Plots having area Ac 0.049 dec,</p> <p>Mouza- Sambalpur Town Unit No 3 Sunapali, Tahasil/District- Sambalpur stands recorded in the name of MD Sharfuddin, S/o MD Samir Ali of Motijharan, Sambalpur.</p> <p>Boundaries as per valuation: North: Plot of Mr Salim South: Plot of Mr Sayed Tabrak East: Plot of Late Mohammad Chand West: 12 feet wide concrete Road</p>

6. Reserve Price : **Rs 40,35,000.00 (Rupees Forty Lakhs Thirty Five Thousand Only)**

7. Other terms and conditions:

a) **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.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on **17.11.2025 between 11.00 am to 4.00 pm.**

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 Payment:** After registration your account will be activated after verification of KYC then you need to go to "e-Wallet>Add Funds" link. You can choose from various payment methods such as Net Banking, NEFT/RTGS.

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider <https://baanknet.com>,

E-mail:support.ebkray@psballiance.com,Contact-91 8291220220

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17.11.2025 5.00 PM**, to Canara Bank, **Sambalpur II Branch** by hand or by email.

i) **NEFT, acknowledgement receipt thereof with UTR No.**

ii) **KYC Documents:**

Restricted

1) Individual:

a) PAN Card or Form 16

b) Address Proof (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

2) Group of Individual:

For Primary member

a) PAN Card or Form 16

b) Address Proof of all the members (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

For Group members

a) PAN Card or Form 16

b) Address Proof of all the members (valid set of address proof include Voter Identity card, Driving License, Job Card issued by MNREGA duly signed by an officer of state government, Letter issued by National population register)

c) Authorization letter in favor of lead member

3) Proprietorship/Partnership firm:

a) PAN Card or Form 16

b) GST Registration certificate

c) Address Proof of the company

d) Authorization letter of the company in f/o contact person

4) Company (Private, Public):

a) PAN Card

b) GST Registration Certificate

c) Address Proof of the company

- d) Authorization letter of the company in f/o contact person
- 5) Cooperative Society:
 - a) PAN Card
 - b) GST/Society or Trust Registration Certificate
 - c) Address proof of the Cooperative society/Trust
 - d) Authorization letter of the company in f/o contact person

6) Government Dept./PSU:

- a) PAN Card
- b) GST Registration Certificate
- c) Address Proof of the Govt. dept./PSU
- d) Authorization letter of the company in f/o contact person

7) Any other legal entity:

- a) PAN Card
- b) Address proof
- c) Authorization letter of the bidder in f/o contact person

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.

iii) Bidders Name(which registered with <https://baanknet.com>), Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

g) Bidder Registration: The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost.

E-mail:support.ebkray@psballiance.com,Contact-91 8291220220

h)The intending bidders should make their own independent inquiries 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 any way for any third party claims/ rights/ dues. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid

i) **Bidding Process:** After successfully loading your wallet with requisite amount for your target property you require to login on to your <https://baanknet.com> account and go to Auction>live Auction tab on scheduled day of auction start bidding for the target property by clicking participate and then pay the required EMD amount and then Start Bidding .

J) **EMD REFUND:** There is an EMD REFUND link available in your login via which you can file EMD refund request. On approval of the EMD request the amount will be automatically credited to your registered bank account. Before that ensure that cancelled Cheque & bank mandate form is uploaded The EMD shall not carry any interest

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10, 000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000 as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.

l) 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 75% 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

m) For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer

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

p) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

q) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Sambalpur II Branch** who, as a facilitating centre, shall make necessary arrangements.

r) For further details contact **Sri Nihar Ranjan Misra**, Authorized Officer, Canara Bank, Keonjhar IIBranch (Mobile. No **7605009046**) e-mail id: **cb18060@canarabank.com** OR the service provider <https://baanknet.com> (M/s PSB Alliance Pvt. Ltd).

E-mail:support.ebkray@psballiance.com,Contact-91 8291220220

Restricted
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: Sambalpur

Date: 04.10.2025

କାନାରା ବ୍ୟାଙ୍କ ନିମନ୍ତେ
କୃତେ କେନରା ବ୍ୟାଙ୍କ / For CANARA BANK
ପ୍ରାଧିକୃତ ଅଧିକାରୀଙ୍କ ଦ୍ୱାରା ସ୍ୱାକ୍ଷର
ଆଧିକୃତ ଅଧିକାରୀ, କେନରା ବ୍ୟାଙ୍କ, ସମ୍ବଲପୁର
Authorized Officer, Canara Bank, Sambalpur