

**CANARA BANK**  
**(A GOVERNMENT OF INDIA UNDERTAKING)**

**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 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 possession of which has been taken by the Authorised Officer of Madikeri Main Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.03.2025, for recovery of Rs. 77,76,857.02 (Rupees Seventy Seven Lakhs Seventy Six Thousand Eight Hundred Fifty Seven and Two Paise Only) as on 04.03.2025 plus further interests and costs due to Madikeri Main Branch of Canara Bank from M/s H and S Traders, prop: Mr. Razak K H, Hodavada, Madikeri, Karnataka – 571201 (Borrower), Mr. Razak K H S/o Hassainar Haji K A, No. 248, Kottamudi, Hodavada, Madikeri Taluk, Karnataka – 571214 (Proprietor) and Mr. Ali Askar K H, Paloor Post, Hodavada Village, Kottamudi, Madikeri Taluk, Karnataka – 571214 (Guarantor).

The reserve price for the property mentioned above will be Rs. 52,00,000.00 (Rupees Fifty Two Lakhs only) and the earnest money deposit will be Rs. 5,20,000.00 (Rupees Five Lakhs Twenty Thousand only). The Earnest Money Deposit shall be deposited on or before 25.03.2025.

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


- (a) All that part and parcel of the property consisting 0.40 out of 1.80 acres situated in Sy No 66/9 Hodavada Village, Madikeri Taluk, Kodagu District.


**Boundaries:** East: Sy No 66/10  
West: Sy No 66/1  
North: Road  
South: Balance area in Sy No 66/9

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, Madikeri Main Branch, Canara Bank, Mob. No. 918088977201 during office hours on any working day.

**Date: 05.03.2025**

**Place: Madikeri Main**

  
**Authorised Officer**  
Canara Bank



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.03.2025**

1. Name and Address of the Secured Creditor : Canara Bank, Madikeri Main Branch
2. Name and Address of the Borrower(s)/ : i) M/s H and S Traders,  
prop: Mr. Razak K H,  
Hodavada,  
Madikeri,  
Karnataka – 571201  
(Borrower)  
ii) Mr. Razak K H  
S/o Hassainar Haji K A,  
No. 248, Kottamudi,  
Hodavada,  
Madikeri Taluk,  
Karnataka – 571214  
(Proprietor)  
iii) Mr. Ali Askar K H,  
Paloor Post,  
Hodavada Village,  
Kottamudi,  
Madikeri Taluk,  
Karnataka – 571214  
(Guarantor)
3. Total liabilities as on 04.03.2025 : Rs. 77,76,857.02
4. (a) Mode of Auction : Online Electronic Bidding  
(b) Details of Auction service provider : M/s PSB Alliance Ltd (BAANKNET)  
support.BAANKNET@psballiance.com  
(c) Date & Time of Auction : 26.03.2025, 10.30 AM -11.30 AM (with  
Unlimited extension of 5 minutes  
duration each till the conclusion of the  
sale)  
(d) Place of Auction : Canara Bank, Madikeri Main Branch
5. Reserve Price : Rs. 52,00,000.00 (Rupees Fifty Two Lakhs  
only)
6. 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 Authorised Officer, on 20.03.2025 at 10:30 AM.



Internal

- 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.
- 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 BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25.03.2025, 5.00 PM to Canara Bank, Madikeri Main Branch, Kodagu by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - ii) 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.
  - iii) Bidders Name. Contact No. Address, E Mail Id.
  - iv) 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 BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.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 multiplies of Rs. 10,000/- (Rupees One Thousand Only). 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.
- j) 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.





- k) For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Madikeri Main branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Madikeri Main Branch (Ph. No. 918088977201) e-mail id. [cb0517@canarabank.com](mailto:cb0517@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).

**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: Madikeri Main  
Date: 05.03.2025

Authorised Officer  
Canara Bank

