

**COVERING LETTER TO SALE NOTICE**

REF: HLGL/SL/OCT/03/2025 - 2026

Dated 10-10-2025

TO:

1. Shri. MUHAMMAD SIYAM MOHIUDDIN SHAIKH  
#4, 1ST FLOOR  
SHIVAGANGA APARTMENT  
13TH CROSS, NIRMAL NAGAR  
DHARWAD  
KARNATAKA - 580003
2. Shri.SHAikh MOHIUDDIN  
NEARBY HIEMALLUR COLLEGE  
9TH CROSS KALYAN NAGAR  
DHARWAD  
KARNATAKA580003
3. REHANA SHAIKH W/O SHAIKH MOHIUDDIN  
H.NO 4 1ST FLOOR SHIVAGANGA  
APARTMENT 13TH CROSS NIRMAL NAGAR  
DHARWAD  
KARNATAKA - 580003

Dear Sir/Madam,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8 (6)&(9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

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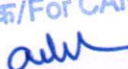
As you are aware, I on behalf of Canara Bank DHARWAD MAIN Branch have taken possession of the assets described in schedule of Sale Notice annexed hereto in terms of section 13(4) of the subject Act in connection with outstanding dues payable by you to our DHARWAD MAIN Branch of our Bank.

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.

**AUTHORIZED OFFICER**

कृते केनरा बैंक/For CANARA BANK  
  
अधिकृत अधिकारी/Authorised Officer  
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29


Enclosure: - Sale Notice

**E- AUCTION SALE NOTICE**

**AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ON LINE AUCTION) UNDER RULES 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, guarantor/s and mortgagor/s that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by inviting tenders on the following terms & conditions.

1.	Names and Address of the secured creditor	Canara Bank DHARWAD MAIN Branch, 34 A/ 1/ B,SOMESHWAR HEIGHTS, P B ROAD, COMMERCIAL COMPLEX, NEAR OLD DSP OFFICE,DHARWAD -580008
2.	Names and Address of the Borrower	<b>1. Shri. MUHAMMAD SIYAM MOHIUDDIN SHAIKH</b> #4, 1ST FLOOR SHIVAGANGA APARTMENT 13TH CROSS, NIRMAL NAGAR DHARWAD KARNATAKA – 580003  <b>2. Shri.SHAIKH MOHIUDDIN</b> NEARBY HIEMALLUR COLLEGE 9TH CROSS KALYAN NAGAR DHARWAD KARNATAKA580003  <b>3. REHANA SHAIKH W/O SHAIKH MOHIUDDIN</b> H.NO 4 1ST FLOOR SHIVAGANGA APARTMENT 13TH CROSS NIRMAL NAGAR DHARWAD KARNATAKA - 580003
3.	Total liabilities as on 10-10-2025	<b>Rs. 46,60,050/- (Rupees Forty Six Lakhs Sixty Thousand and Fifty only) plus future interest and cost.</b>
4.	Last Date & Time of receipt of online tender	30-10-2025      12.00 PM
5.	Address in which the online tender to be submitted	Canara Bank DHARWAD MAIN Branch, 34 A/ 1/ B,SOMESHWAR HEIGHTS, P B ROAD, COMMERCIAL COMPLEX, NEAR OLD DSP OFFICE,DHARWAD -580008 Phone No # 94498 67150
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	<b>30-10-2025      12.00 PM to 2.00 PM.</b>
6a	Portal for E-auction	<a href="https://baanknet.com/">https://baanknet.com/</a>

कृते केनरा बैंक/For CANARA BANK  
  
अधिकृत अधिकारी/Authorised Officer  
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29  
Internal



**6 b. DETAILS OF PROPERTY:**

All the part and parcel of Vacant site (Non Agriculture land) at Plot No.105,106,107 each plot measuring 40 \* 30 fts having MB No, 8-8-783/105, MB No. 8-8-783/106 and MB No. 8-8-783/107 formed in NA Land Sy.No. 688/1 situated at Bhagyanagar – Koppal Dist.

East by : Land in Sy.No688/2 -A

West by : 25' Width Road

North by : Plot No.104

South by : Plot No.108

**RESERVE PRICE OF THE PROPERTY: ₹26.50 Lacs**

**EMD : ₹2.65 Lacs**

**7. OTHER TERMS AND CONDITIONS:**

The auction sale will be online e-auction-through the website <https://baanknet.com/>

- The property will be sold in "As is where is & as is what is" condition including encumbrances, if any.
- The properties can be inspected on or before 29.10.2025 between 2.00 PM to 5.00 PM with prior appointment.
- The properties will not be sold at or below the Reserve Price and the participating bidders may improve their offer further during auction process. Auction would commence at Reserve Price, but bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand only)
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact M/s.Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:[support.BAANKNET@psballiance.com/](mailto:support.BAANKNET@psballiance.com/) )
- Bidders are advised to go through the website <https://baanknet.com/> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction proceedings.
- Prospective bidders if required may avail online training on e-auction from M/s PSB Alliance <https://baanknet.com/>
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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
- A copy of the bid form along with the enclosure submitted online shall be forwarded to the Authorized Officer, Canara Bank, DIHARWAD MAIN Branch (in the address mentioned in clause No.1 above).
- Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

- j) The successful bidder/s 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 within the period stated above, the deposit made by parties shall be forfeited.
- k) All charges for conveyance, stamp duty and registration charges and TDS amount as per the provisions of the Income Tax Act etc., as applicable shall be borne by the successful bidder/s only.
- l) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.
- m) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of the tender without assigning any reason thereof.
- n) The intending bidder/s shall also attach a copy of the PAN Card issued by the income Tax department and his/her identity proof and the proof of residence such as copy of the AADHAR Card, Passport, Driving license, etc.

Contact person:

Canara Bank DHARWAD MAIN Branch,  
34 A/ 1/ B, SOMESHWAR HEIGHTS, P B ROAD,  
COMMERCIAL COMPLEX, NEAR OLD DSP  
OFFICE, DHARWAD -580008

<https://baanknet.com/> (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com))

Date: 10-10-2025  
Place: HUBBLI

कृते केनरा बैंक/For CANARA BANK  
अधिकृत अधिकारी/Authorised Officer  
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29  
Authorized Officer