केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate
Together We Can

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS, TIDKE COLONY,
CHANDAK CIRCLE, NASHIK- 422002.
Email: roaurang2@canarabank.com

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/AUC/2026/HEENA ISMAIL KHATIK **DATE: 31.10.2026**

TO,

SMT. HEENA ISMAIL KHATIK (Borrower)
KOLIWADA CHANDANI CHOWK OZAR
TALUKA NIPHAD OZAR T S
NASHIK MAHARASHTRA 422207

MR. TAYYAB GULSHER KHATIK (Guarantor)
AT POST NAVAPUR IDGAH ROAD,
TAL NAVAPUR NANDURBAR 425418

SMT. HEENA ISMAIL KHATIK
FLAT NO. 12, AT FIRST FLOOR, AREA 500 SQ. FT.
CTS NO. 726 & 727, OF ALSANA-04,
ITS HOUSE NO. 991/1203/12, CHANDNI CHOWK,
OZAR, VILLAGE OZAR (MIG), TAL. NIPHAD DIST. NASHIK 422303

By Regd. Post AD/Speed Post

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, Ozar 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 **Ozar Branch.**

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,

कृते केनरा बैंक / For CANARA BANK
मण्डल प्रबंधक / Divisional Manager
क्षेत्रिक कार्यालय नाशिक-४२२ ००२
Regional Office Nashik-422 002

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank
सिंडिकेट Syndicate
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(Auction Sale Notice for Immovable properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken **Physical** possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1	Name and Address of the Secured Creditor	Canara Bank **Ozar Branch (DPCD-6099)**
2	Name and Address of the Borrower	**SMT. HEENA ISMAIL KHATIK (Borrower)** KOLIWADA CHANDANI CHOWK OZAR TALUKA NIPHAD OZAR T S NASHIK MAHARASHTRA 422207 **MR. TAYYAB GULSHER KHATIK (Guarantor)** AT POST NAVAPUR IDGAH ROAD, TAL NAVAPUR NANDURBAR 425418
3	Total liabilities	**Rs. 19,69,639.47** (Rupees Nineteen Lakh Sixty Nine Thousand Six Hundred Thirty Nine and Paisa Forty Seven Only) + ***Unapplied Interest and other charges***
4	(a) Mode of Auction : (b) Details of Auction service provider: (c) Contact No.: (d) Email: (e) Website: (f) Date & Time of Auction: (g) Place of Auction	Online e Auction (M/s PSB Alliance Pvt. Ltd (BAANKNET) +918291220220 support.BAANKNET@psballiance.com https://baanknet.com/ **20.11.2026** 12:30 PM to 2:30 PM Online
5	Details of Property/ies	All that part and parcel of Flat no. 12, at first floor, area 500 sq. ft. (i.e. 46.46 sq. mtrs) CTS No. 726 & 727, of Alsana-04, its house no. 991/1203/12, Chandni Chowk, Ozar, Village Ozar (Mig) Tal. Niphad Dist. Nashik **Owned By:** Smt. Heena Ismail Khatik **Bounded:** On the **North** by: Flat No 11 On the **South** by: Side Margin On the **East** by: Common Passage Staircase + Flat no 5 On the **West** by: Side Margin Space
6	Reserve Price	**Rs. 9,88,000.00** (Rupees Nine Lakh Eighty Eight Thousand Only)

Internal

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS, TIDKE COLONY,
CHANDAK CIRCLE, NASHIK- 422002.
Email: roaurang2@canarabank.com

Other terms and conditions:

a. The property/ies will be sold in "AS IS WHERE 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 7(d) below).

b. The property/ies will not be sold below the Reserve Price.

c. The property can be inspected on **18.11.2026** between 1.00 PM and 4.00 PM.

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. The property will be sold over & above the Reserve Price fixed by the Bank and minimum increment over the reserve price shall be Rs. 10,000/- (Rupees Ten Thousand only).

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

g. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 1 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.

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

i. 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.

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

k. For further details Branch Manager, Canara Bank **Ozar Branch (DPCD-6099)** (Ph. No. **8956053568, 9826797208, 9271069706**) e-mail id cb6099@canarabank.com may be contacted during office hours on any working day.

l. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. +918291220220, Email: support.BAANKNET@psballiance.com).

कृते केनरा बैंक / For CANARA BANK
मण्डल प्रबंधक / Divisional Manager
क्षेत्रिक कार्यालय नाशिक-४२२ ००२
Regional Office Nashik-422 002

Place: NASHIK
Date: 31.10.2026

Authorised Officer
Canara Bank