

(A GOVERNMENT OF INDIA UNDERTAKING)

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001  
Specialised Asset Recovery Management Branch, 4<sup>th</sup> Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-834001  
संपर्क / Contact: 9771480993 E-mail id: [cb7908@canarabank.com](mailto:cb7908@canarabank.com)

Ref: 7908/SARMB/SALE/484/NIZAMUDDIN/BB

Date: 30.09.2026

CERSAI-400057443595

SARM BRANCH RANCHI  
COVERING LETTER TO SALE NOTICE

To

MD NIZAMUDDIN  
S/O SALAMAT MIYA  
HARIHARPUR  
DHANBAD  
JHARKHAND  
PIN 828401

MD JAVED ALAM  
S/O MD NIZAMUDDIN  
HARIHARPUR  
DHANBAD  
JHARKHAND  
PIN 828401

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, Dhanbad 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 **Canara Bank, Dhanbad Main Branch, Now with SARM Ranchi 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,  
**केनरा बैंक, Canara Bank**

प्रमाणित अधिकारी / Authorised Officer  
विशेषीकृत ए.आर.एम. शाखा, रांची  
Specialised A.R.M. Branch, Ranchi  
Canara Bank  
9771480993



ENCLOSURE – SALE NOTICE

## (A GOVERNMENT OF INDIA UNDERTAKING)

विशेषीकृत आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय, कौशल्या चेंबर्स, पी. पी. कम्पाउंड, मेन रोड, रांची- 834001  
 Specialised Asset Recovery Management Branch, 4<sup>th</sup> Floor, Circle Office, Kaushalya Chambers, PP Compound, Main Road, Ranchi-834001  
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|    |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5  | Details of Property/ies                   | <p>All Part and parcel of undivided proportionate share of land in multistoried Commercial building Known as New tech Grand-1" Commercial Shop No "GF -A5" on the Ground floor having Super built up measuring Area of 300 Sq Ft(including 25% super built-up area) at Ground Floor Mouza No 51 Plot No 3434 ,3435, bearing Municipal Khatiyan &amp; Total measuring 20.01Decimals of Land.</p> <p>Bounded by:</p> <p>East: Corridor<br/>         West: Shop No "GF A6"<br/>         North: Shop No "GF A4"<br/>         South: Corridor</p> |
| 6  | Reserve Price                             | ₹25,00,000.00/- (Rupees Twenty-Five Lakhs Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7  | EMD                                       | ₹2,50,000.00/- (Rupees Two Lakhs Fifty Thousand only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8  | The property can be inspected Date & Time | Till 20.10.2026, 10:00 AM TO 04:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 9  | Detail of Encumbrance                     | NOT KNOWN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 10 | Detail of litigation                      | NOT KNOWN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**9. Other terms and conditions:**

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on or before **20.10.2026 between 10:00 am to 4:00pm.**
- 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, you may contact the helpdesk support of Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)).
- The intending bidders shall deposit Earnest Money Deposit (EMD) ₹2,50,000.00/- (Rupees Two Lakhs Fifty Thousand 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 **21.10.2026 at 4:00PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of ₹10,000.00/- (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.
- The incremental amount/price during the time of each extension shall be ₹10,000.00 (incremental price) and time shall be extended to 10 (minutes) when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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