



Appendix-IV-A [See provision to rule 8(5) & 6(2)]

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-auction Sale Notice For Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 8(5) & 6(2) 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) that the below described immovable properties mortgaged / charged to the secured creditor, the Possession of which has been taken by the authorised officer the **Canara Bank (secured creditor)** will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS" on dates mentioned below for recovery of bank dues to the **Canara Bank (secured creditor)**

Name and address of the Borrower & Guarantors	Description of Property	Demand Notice Dt.	Reserve Price
		Possession Dt. Outstanding Amt.	EMD Amt. Bid Increment Amt.
Borrowers: M/s Koheqaaf Fragrances Proprietor Hemant Pandey , B-76, Sadama Nagar, Annapurna Road, Indore, M.P. 452009 Shri Hemant Pandey S/o Shyam Sundar Pandey Smt Beena Pandey W/o Shri Hemant Pandey	Flat No 404, 4 th Floor, Sule Empire, Krishebagh Colony, Rau, Indore, M.P. 453331 Standing in the name Shri. Hemant Pandey S/o Shyam Sundar Pandey and Smt. Beena Pandey W/o Shri Hemant Pandey Area: 677.00 Sq.ft Boundaries: North: Corridor, East: Flat No 405, South: Flat No 403, West: Common Passage Symbolic Possession	10.09.2024	₹
		20.11.2024 as on 07/05/2025 ₹ 15,87,791.59/- + Interest & charges	10,98,000/- ₹ 1,09,800/- ₹ 10,000/-

Last date for submission of online bids is on or before 30/05/2025 upto 5.00 p.m.
Date and Time of e-auction : 31/05/2025, 12:00 PM to 2:00 PM (with selected extension of 5 minutes duration each)

For sale proceeds of Rs. 50,00,000 (Rupees Fifty lacs) 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.

"All charges for conveyance, stamp duty/GST registration charges etc. as applicable and any taxes, revenues/dues to any local authority etc shall be borne by the successful bidder only."

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) or web portal : <http://BAANKNET.com> or may contact - Chief Manager, SPLSO ARM Bhopal, Canara Bank , Plot no. 4, PSP Area, Near AIIMS, Saket Nagar Bhopal. Contact no. 8989014648, 9140476074, 7905027005, 8073562754 during office hours on any working day.

Place: Bhopal, Date: 07/05/2025 **AUTHORISED OFFICER, CANARA BANK**