



**(A GOVERNMENT OF INDIA  
UNDERTAKING)**

**ASSET RECOVERY MANAGEMENT  
BRANCH HYDERABAD**

**(DP CODE: 2752)**

HYDERABAD CIRCLE OFFICE, 10-3-163&10-3-163/A,  
PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD,  
SECUNDERABAD - 500026

E-mail: [cb2752@canarabank.com](mailto:cb2752@canarabank.com)

**Ref: 2752/ARMB/SN/KAUSAR/06012026**

**DT: 06-01-2026**

**COVERING LETTER TO SALE NOTICE**

To

Mr. SAYYAD KAUSAR BASHA (BORROWER)

Address 1: S/o MAQBOOL BASHA,  
FLAT NO: 303, AMRUTHA RESIDENCY,  
4TH LANE, NEAR KIRANA GHAR, BEGUMPET,  
SECUNDERABAD, HYDERABAD,  
TELANGANA - 500016

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, 20021.

As you are aware, I on behalf of Canara Bank Asset Recovery Management Hyderabad, Branch have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our Asset Recovery Management Hyderabad, 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 thereunder, 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,

**Authorised Officer, Canara Bank**

ENCLOSURE – SALE NOTICE



(A GOVERNMENT OF INDIA UNDERTAKING)

**ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)**

HYDERABAD CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD, SECUNDERABAD – 500026 E-mail: cb2752@canarabank.com

**Ref: 2752/ARMB/SN/KAUSAR/06012026**

**DT: 06.01.2026**

**CERSAI ID: 400059689167**

**(Auction Sale Notice for Immovable properties)**

**SALE NOTICE**

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Canara Bank, Vengal Rao Nagar Branch, Hyderabad, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.01.2026** for recovery of **Rs. 1,65,52,451.79/- (Rupees One Crore Sixty-Five Lakh Fifty-Two Thousand Four Hundred Fifty-One and Seventy-Nine Paise Only)** as on 31.12.2025 plus unapplied interest w.e.f 01.01.2026 and Bank charges, costs there on, due to the **Asset Recovery Management Hyderabad** Branch of **Canara Bank** from **Mr. SAYYAD KAUSAR BASHA**.

The Reserve Price will be **Rs. 1,33,75,000/- (Rupees One Crore Thirty-Three Lakh Seventy-Five Thousand Only)** and the Earnest Money Deposit will be **Rs. 13,37,500/- (Rupees Thirteen Lakh Thirty-Seven Thousand Five Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **29-01-2026 at 5:00 pm**.

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad
2	Name and Address of the Borrower & Guarantor	<b>BORROWER:</b> <b>1. Mr. SAYYAD KAUSAR BASHA (BORROWER)</b> <b>Address: S/o Maqbool Basha, Flat No: 303, Amrutha Residency, 4<sup>th</sup> Lane, Near Kirana Ghar, Begumpet, Secunderabad, Hyderabad, Telangana – 500016 Mob: 8142786230</b>
3	Total liabilities as on 31-12-2025	<b>Rs. 1,65,52,451.79/- (Rupees One Crore Sixty-Five Lakh Fifty-Two Thousand Four Hundred Fifty-One and Seventy-Nine Paise Only)</b> (plus unapplied interest w.e.f 01.01.2026 and Bank charges).
4	i) Mode of Auction ii) Details of Auction service provider  iii) Date & Time of Auction  iv) Place of Auction	E-Auction <b>M/s. PSB Alliance (BAANKNET)</b> <b>Contact Mobile No. 8291220220</b> E-mail: <b>support.BAANKNET@psballiance.com</b> Website: <b>www.baanknet.com</b> <b>30-01-2026</b> , 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online( <b>www.baanknet.com</b> )
5	Details of Property/ies	<b>All that part and parcel on premises Bearing Flat No.401, in 4th Floor (i.e., Above Stilt + 4th Level), in Door No. 1-10-231/B/1/401, of "AGRASEN PRIDE" MCH No. 1-10-231/B/1, in Sy No. 203 &amp; 204, Situated at Brahman wadi, Begumpet, Hyderabad District, Telangana State, Pin code: 500016.</b> <b>Boundaries:</b> <b>North:</b> Open to sky <b>East:</b> Corridor & Flatno.402 <b>South:</b> Open to sky <b>West:</b> Open to sky

		Name of Title holder <b>Mr. SAYYAD KAUSAR BASHA</b>
6	Reserve Price	<b>Rs. 1,33,75,000/-</b> (Rupees One Crore Thirty-Three Lakh Seventy-Five Thousand Only)
7	Earnest Money Deposit	<b>Rs. 13,37,500/-</b> (Rupees Thirteen Lakh Thirty-Seven Thousand Five Hundred Only)
8	The property can be inspected Date & Time	On <b>27-01-2026</b> between <b>10.00 AM</b> and <b>5.00 PM</b> .

**9. Other terms and conditions:**

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there 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 9(e) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on **27-01-2026** between **10.00 AM** and **5.00 PM**.

d. 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 (M/s PSB Alliance Pvt. Ltd)**, you may contact the helpdesk support of Baanknet (Contact details **7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051**, Email: **support.BAANKNET@psballiance.com**).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 13,37,500/- (Rupees Thirteen Lakh Thirty-Seven Thousand Five Hundred 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 **29-01-2026** at **5.00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 25,000/- (Rupees Twenty-Five Thousand Only)** 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.

g. The incremental amount/price during the time of each extension shall be **Rs. 25,000/- (Rupees Twenty-Five Thousand Only)** and time shall be extended to **5 Minutes** when valid bid received in last minutes.

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

i. 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 shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

j. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of Canara Bank, **Asset Recovery Management Hyderabad** Branch, IFSC Code **CNRB0002752**.

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

**l.** For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

**m.** To the best of knowledge and information known to the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

**n.** It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site **27-01-2026** between **10.00 AM** and **5.00 PM**.

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

**p.** For further details Branch In charge, Asset Recovery Management Branch Hyderabad, Canara Bank, Ph. No. 040-2772 5283/260, 9985263926 e-mail id: [cb2752@canarabank.com](mailto:cb2752@canarabank.com) may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) /[support.ebkray@procure247.com](mailto:support.ebkray@procure247.com)).**"

**Place: HYDERABAD**

**Date: 06.01.2026**

**Authorised Officer  
Canara Bank**

Note:

1. The contents of the Notice may be suitably altered on case-to-case basis.
2. The details of encumbrances, if any, known to the bank are to be mentioned in the Sale Notice.