

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I

Ref : ARM/E-AUCTION/AUWAIS&CO /FY 2025 - 26/1

Date: 10.03.2026

To

M/S. Auwais And Co (Partnership concern) No 2, 1 st Floor, Macfar Lane, Periamet, Chennai - 600003.	Sri Riyaz Ahamed (Partner) No 108/5, Perambur High Road Lane, Jamaliya, Chennai-600012.
Smt Zubana Haseen (Partner) No 108/5, Perambur High Road Lane, Jamaliya, Chennai-600012.	Smt Sabur Kamil (Partner & Mortgagor) Old Door No 13, New Door No 21, Matharbava Street, Begambur, Dindigul-624002.

Dear Sir/Madam,

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

As you are aware, the Authorized Officer, Canara Bank, had 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 **PARK TOWN BRANCH** of Canara Bank. . The account has since been transferred to **Asset Recovery Management Branch I, Chennai**.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Sale Notice. I am herewith sending the Sale Notice (e-auction 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

Authorised Officer
ARM Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE





**(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of **Canara Bank Park Town Branch**, since transferred to **Asset Recovery Management Branch I, Chennai** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.03.2026**, (Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)) for recovery of **Rs. 2,08,28,927.40 (Rupees Two Crore Eight lakhs Twenty Eight Thousand Nine Hundred Twenty Seven and Paise Forty only)** due as on **28.02.2026** with further interest and other incidental charges thereto incurred by the bank to the Asset Recovery Management Branch I, Chennai of Canara Bank from **M/s Auwais & Co** represented by its Partners **Mr Riyaz Ahamed, Mrs.Zubana Haseen and Mrs Sabur Kamil**

Description	Reserve Price in Rs	Earnest Money Deposit in Rs
Property 1	20,00,000/- (Twenty lakhs only)	2,00,000/- (Two lakhs only)
Property 2	45,00,000/- (Forty Five Lakhs only)	4,50,000/- (Four lakhs and Fifty Thousand Only)
Property 3	13,85,000/- (Thirteen Lakhs and Eighty Five Thousand only)	1,38,500/- (One Lakh Thirty Eight Thousand and Five Hundred Only)
Property 4	5,10,000/- (Five Lakhs and Ten Thousand Only)	51,000/- (Fifty One Thousand Only)
Property 5	31,00,000/- (Thirty One lakhs Only)	3,10,000/- (Three Lakhs and Ten Thousand Only)

The Earnest Money Deposit shall be deposited on or before **27.03.2026** by 5.00 PM.

DETAILS OF PROPERTIES: All Properties in the name of Mrs Sabur Kamil

Property 1

- All that piece and parcel of property bearing Plot No: 11, Rajiv Gandhi Nagar, PALLAPATTI VILLIAGE, comprised in Survey No: 582/2 Land measuring an extent of 3120 Sq Ft bounded on

North: Land in S.No: 581.
South: 30'0 wide road
East: Plot No: 12
West: 20'0" wide road

Within the Sub-Registration District of Joint-II Sub Registrar Dindugal and Registration District of Dindugal.

- All that piece and parcel of property bearing Plot No: 12, Rajiv Gandhi Nagar, PALLAPATTI VILLIAGE, comprised in Survey No: 582/3 Land measuring an extent of 2900 bounded on

North: Land in S.No: 581/1

ASSET RECOVERY MANAGEMENT BRANCH I,
8TH FLOOR CANARA TOWERS, NO: 524, ANNA SALAI, CHENNAI - 600 018.
Tel.No.2849 6339, 2849 6900. E-MAIL:cb2361@canarabank.com Website: www.canarabank.com



South: 30'0" wide road.
 East: Shop plot in S.No: 582/2.
 West: Plot No: 11

Within the Sub-Registration District of Joint-II Sub Registrar Dindugal and Registration District of Dindugal

- All that piece and parcel of property bearing Plot No: 30, Rajiv Gandhi Nagar, PALLAPATTI VILLAGE, comprised in Survey No: 582/5 Land measuring an extent of 2400 bounded on

North: 20'0" wide East-West layout road
 South: Plot No: 37
 East: Plot No: 15
 West: Plot No: 31

Within the Sub-Registration District of Joint-II Sub Registrar Dindugal and Registration District of Dindugal

Property 2

- All that piece and parcel of property bearing Plot Nos.24,25,41,42 Rajiv Gandhi Nagar, Pallapatti Village, comprised in Survey Nos. 578/2A, 579/1, 580/1, 580/2A2, Land Measuring an extent of 9408 Sq Feet, (Plot No.24 - 2388 SQ. Feet,+ Plot No.25 2400 Sq Feet,+ Plot No.41-2400 Sq.Feet., + Plot No.42-2220 Sq.Feet..) Bounded on the:

North By:30 Feet Road
 South By:20 Feet Road
 East By:Plot No.26 and 40
 West By:30 Feet Road

- All that piece and parcel of property bearing Plot No.8 Rajiv Gandhi Nagar, Pallapatti Village, comprised in Survey No.582/4, Land Measuring an extent of 2400 Sq Feet, Bounded on the:

North By:Plot No.7
 South By:20 Feet Road
 East By:Plot No.9
 West By:Land in Survey No.582/4 Part

- All that piece and parcel of property bearing Plot No.18 and 19, Rajiv Gandhi Nagar, Pallapatti Village, comprised in Survey Nos 582/7, 582/10, 582/11, Land Measuring an extent of 4788 Sq Feet, (Plot No. 18-2400 Sq Feet,+ Plot No.19-2388 Sq. feet..) Bounded on the

North By:Plot No.12 and 13
 South By: 30 Feet Road
 East By:30 Feet Road
 West By:Plot No. 17

- All that piece and parcel of property bearing Plot No.35 Rajiv Gandhi Nagar, Pallapatti Village, comprised in Survey Nos. 585/1, 585/2, 585/3, Land Measuring extent 2375 Sq Feet, Bounded on the

North By:Plot No.32
 South By: 30 Feet Road
 East By: 30 Feet Road
 West By: Shop No.C

Within the Sub Registration District of Joint II Sub Registrar Dindigul and Registration District of Dindigul.

Property 3

- All that piece and parcel of property bearing Shop No.B, Rajiv Nagar, comprised in Survey No 585/2, Pallapatti Village, Land Measuring an extent of 3128 Sq Feet, Bounded on the:

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North By: Land in Survey No.585/2, Road
South By: Land in Survey No.584
East By: Land in Survey No.585/2, Plot No.34
West By: Land in Survey No 585/1, Road

- All that piece and parcel of property bearing Shop No.C, Rajiv Nagar, comprised in Survey No.585/2, Pallapatti Village, Land Measuring an extent of 2692 Sq.Ft bounded on the

North By: Plot No.33 and 34
South By: Land in Survey No.535/4
East By: Plot No.35
West By: Shop No.B

Within the Sub Registration District of Joint II Sub Registrar Dindigul and Registration District of Dindigul.

Property 4

All that piece and parcel of property bearing Plot No.32, Pallapatti Village, comprised Survey Nos 579/1, 578/2A, as per patta New Survey No.579/1B Land Measuring an 2156 1/4 Sq.Feet, Bounded on the

North By: 30 Feet Road
South By: Plot No.33
East By: 30 Feet Road
West By: Plot No 31

Within the Sub Registration District of Joint II Sub Registrar Dindigul and Registration District of Dindigul.

Property 5

All that piece and parcel of land and building bearing Old Door No.13, New Door No.21, Begambur Mathar Bava Street, Dindugul Town, Ward No.5, Comprised in Town Survey No. 1025, Land Measuring an extent of 1166 Sq Feet, Bounded on the :

North By:Town Survey No. 1011/1, Begambur Mathar Bava Street
South By:Town Survey No. 1026, Naseena Mohamed House
East By:Town Survey No. 1064, K.S.Mohamed Usman House
West By:Town Survey No. 1023, Mohamed Aiyasa Beevi House

Within the sub registration district of Nagalnaiyakanpatti and Registration District of Dindigul

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Canara Bank Asset Recovery Management Branch I**, Chennai (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date: 10.03.2026

कृते केनरा बैंक For CANARA-BANK

Authorised Officer
AUTHORISED OFFICER

Internal



ASSET RECOVERY MANAGEMENT BRANCH I,

8TH FLOOR CANARA TOWERS, NO: 524, ANNA SALAI, CHENNAI - 600 018.

Tel.No:2849 6339, 2849 6900. E-MAIL:cb2361@canarabank.com Website: www.canarabank.com

**(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.03.2026

1. **Name and Address of the Secured Creditor:** Asset Recovery Management Branch I
524, 8th Floor, Canara Towers
Teynampet, Chennai - 600 018.
(Ph.No.044 - 2849 6339, 2849 6900),
Email: cb2361@canarabank.com
2. **Name and Address of the Borrower** M/S. Auwais And Co.
No 2, 1st Floor, Macfar Lane, Periamet,
CHENNAI - 600003

Sri Riyaz Ahamed
No 108/5, Perambur High Road Lane,
Jamaliya, Chennai-600012

Smt Zubana Haseen,
No 108/5, Perambur High Road Lane,
Jamaliya, Chennai-600012

Smt Sabur Kamil
Old Door No 13, New Door No 21, Matharbava Street
Begambur, Dindigul-624002
3. **Total liabilities as on 28.02.2026** : Rs. 2,08,28,927.40 (Rupees Two Crore Eight lakhs Twenty Eight Thousand Nine Hundred Twenty Seven and Paise Forty only) with further interest and other incidental charges thereto incurred by the Bank
4. **Mode of Auction** : Online Auction (E-Auction)
5. **Details of Auction service provider** : Baanknet (M/s PSB Alliance Pvt. Ltd),
(Contact No. 7046612345/6354910172/
8291220220/9892219848/ 8160205051,
Email:support.baanknet@psballiance.com/
support.baanknet@procure247.com).
6. **Date & Time of Auction** : 30.03.2026 & Time 10:30 A.M. to 11:30 A.M.
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
7. **Portal of E-Auction** : <https://baanknet.com>
8. **Reserve Price** : Property 1- Rs.20,00,000/-
Property 2-Rs.45,00,000/-

Property 3-Rs.13,85,000/-
Property 4-Rs.5,10,000/-
Property 5-Rs.31,00,000/-

OTHER TERMS AND CONDITIONS

- a. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. The property can be inspected, with Prior Appointment with Authorised Officer, on **26.03.2026** between 11.00 A.M. & 4.00 P.M.
- c. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- 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 **on or before 27.03.2026 till 5.00 PM**
- e. Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd)**, (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051**, Email : **support.baanknet@psballiance.com / support.baanknet@procure247.com**).
- f. The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd)**, (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051**, Email: **support.baanknet@psballiance.com / support.baanknet@procure247.com**).
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000/-**. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. 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 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, 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.

Internal



- j. For sale proceeds of **Rs.50 lakhs (Rupees Fifty Lakhs)** and above, **TDS shall be payable at the rate 1 % of the Sale amount** under Section 194 – IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank. The successful bidder will have to deduct TDS for sale of property of Rs.50 lakhs and above, the TDS is to be paid by the successful bidder from the sale amount. Borrower's PAN to be furnished for TDS purpose.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties
- n. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- o. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- p. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Asset Recovery Management Branch I** who, as a facilitating centre, shall make necessary arrangements.
- q. For further details, contact **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai – 600 018.** (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd),** (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051,** Email : **support.baanknet@psballiance.com/ support.baanknet@procure247.com**).
- r. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- s. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

Internal

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- t. The above property is in symbolic possession of the bank and the Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and condition of the sale.
1. The bidder is purchasing the property in Symbolic Possession at his /own risk and responsibility.
 2. Bank will not be responsible or duly bound for handing over of physical possession.
 3. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
 4. Successful Auction Purchaser has to submit the Declaration cum undertaking confirming the above terms and conditions (1 to 3) immediately after e-Auction.
 5. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : Chennai
Date : 10.03.2026

~~कृते केनरा बैंक For CANARA BANK~~
AUTHORISED OFFICER
CANARA BANK