

**SALE NOTICE**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.03.2026** for recovery of Rs.87,91,560.80/- (Rupees Eighty Seven Lakhs Ninety One Thousand Five Hundred Sixty and Eighty Paise Only), as on **02.03.2026** and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: M/s.Vrindavan Timbers, Vadakkan Buiding, Pathappiriyam, Edavanna 676541, Mr Nasarudheen ,S/o Shahul Hameed, Pulluchola House, Pothuvetty, Kunnummal Edavanna - 676541 and Mrs Kamarullaila W/o Nasarudheen Pulluchola House, Pothuvetty, Kunnummal Edavanna - 676541. The reserve price will be Rs. 16,40,000.00 ( Rupees Sixteen Lakhs Forty Thousand Only) for Item No 1 and Rs. 7,20,000.00 ( Rupees Seven Lakhs Twenty Thousand Only) for Item No 2 and the earnest money deposit will be Rs.1,64,000.00 (Rupees One Lakhs Sixty Four Thousand Only) for Item 1 and Rs.72,000.00 (Rupees Seventy Two Thousand Only) for Item 2

Details and full description of the immovable properties

Item No 1

1. All that Part and Parcel of the property consisting 4.14 Cents(0.0168 Hectare) of land with a residential building and other improvements thereon in R S No. 262/22, Ward No. 11, House No. XI/295 Edavanna Village, Ernad Taluk, Malappuram District in the name of Mrs. Kamarullaila

Boundaries as per deed:  
 North : Anganvadi Sthalam.  
 South : Vazhikk vita sthalam  
 East : Panchayath Road  
 West : Thannile Bakki sthalam

Boundaries as per Actual:  
 North : Property of Rajesh  
 South : Property of Aboobacker  
 East : Road  
 West : Prpperty of Sereena Moli

Item No 2

2. All that Part and Parcel of the property consisting of 6.20 Cents (0.0251 Hectare) of land and other improvements thereon in RS no. 220/12-3 at Edavanna Amsom, Edavanna Village, Ernad Taluk, Malappuram District in the name of Mr. Nasarudheen S

Boundaries as per deed:  
 North : Vadakkan Mohammed Kaivasam Sthalam.  
 South : Njangal Theeruvitta sthalam  
 East : Muhammed Abdurahiman Kaivasam Sthalavum 10 adi veethi vazhiyum  
 West : Fathima kaivasm sthalam

A R M BRANCH, KOZHIKODE , Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001      cb7594@canarabank.com Ph. 9188406941



Boundaries as per Actual:

North : Property of Vadakkan Mohammed

South : Property of Shahir Babu and Others

East : Property of Muhammed Abdurahiman, Private road

West : Property of fathima

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Website [www.canarabank.bank.in](http://www.canarabank.bank.in) or may contact Authorized Officer ARM Branch, Kozhikode, mail id : [cb7594@canarabank.com](mailto:cb7594@canarabank.com), Ph: 9188406941

Date: 02.03.2026

Place: Kozhikode

कृते केनरा बैंक For CANARA BANK  
प्राधिकृत अधिकारी / Authorised Officer  
ए.आर.एम. / A.R.M.  
CANARA BANK Kozhikode



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

|    |                                               |                                                                                                                                                                                                                                                                                                                      |
|----|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name and Address of the Secured Creditor      | Canara Bank ARM Branch,<br>Opposite National Hospital,<br>Faura Building, Near Ruchi Bhavan,<br>Mavoor Road, Kozhikode, 673001                                                                                                                                                                                       |
| 2. | Name and Address of the Borrowers /Guarantors | 1.M/s. Vrindavan Timbers,<br>Vadakkan Buiding,<br>Pathappiriyam,<br>Edavanna 676541<br><br>2. Mr Nasarudheen<br>S/o Shahul Hameed<br>Pulluchola House,<br>Pothuветty, Kunnummal<br>Edavanna - 676541<br><br>3.Mrs Kamarullaila<br>W/o Nasarudheen<br>Pulluchola House,<br>Pothuветty, Kunnummal<br>Edavanna - 676541 |
| 3. | Total liabilities as on date                  | Rs.87,91,560.80/- (Rupees Eighty Seven Lakhs<br>Ninety One Thousand Five Hundred Sixty and<br>Eighty Paise Only),                                                                                                                                                                                                    |
| 4. | (a) Mode of Auction                           | Online                                                                                                                                                                                                                                                                                                               |
|    | (b) Details of Auction Service Provider       | M/s PSB Alliance (BAANKNET)<br>Helpdesk No.: 8291220220<br>E mail support.BAANKNET@psballiance.com<br>Website: <a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                                                             |
|    | (c) Date & Time of e-auction :                | <b>27.03.2026 between 11.00 AM and 12.00 PM</b> (With unlimited extension of 5 minutes duration each till sale is concluded)                                                                                                                                                                                         |
|    | (d) Place of auction                          | Online through website<br><a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                                                                                                                                                  |
| 5. | Details of Property/ies                       | 1. All that Part and Parcel of the property consisting 4.14 Cents(0.0168 Hectare) of land with a residential building and other improvements thereon in R S No. 262/22, Ward No. 11, House No. XI/295 Edavanna Village, Ernad Taluk, Malappuram District in the name of Mrs. Kamarullaila                            |

**A R M BRANCH, KOZHIKODE , Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001      cb7594@canarabank.com Ph. 9188406941**



|     |                                                             |                                                                                                                                                                                                                                                        |
|-----|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                             | 3. All that Part and Parcel of the property consisting of 6.20 Cents (0.0251 Hectare) of land and other improvements thereon in RS no. 220/12-3 at Edavanna Amsom, Edavanna Village, Ernad Taluk, Malappuram District in the name of Mr. Nasarudheen S |
| 6.  | Last Date for receipt of Tender Documents (Online/ Offline) | 26.03.2026 till 05.00 PM                                                                                                                                                                                                                               |
| 7.  | Address in which the tender document to be submitted        | Canara Bank ARM Branch, Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001                                                                                                                                  |
| 8.  | Reserve Price of Property:                                  | be Rs. 16,40,000.00 ( Rupees Sixteen Lakhs Forty Thousand Only) for Item No 1 and Rs. 7,20,000.00 ( Rupees Seven Lakhs Twenty Thousand Only) for Item No 2                                                                                             |
| 9.  | Earnest Money Deposit (EMD)                                 | Rs.1,64,000.00 (Rupees One Lakhs Sixty Four Thousand Only) for Item 1 and Rs.72,000.00 (Rupees Seventy Two Thousand Only) for Item 2 to be deposited on or before 26.03.2026 before 5.00pm                                                             |
| 10. | The property can be inspected Date & Time                   | with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM                                                                                                                                                        |

### 11. OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

- 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 11(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
- 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 digilocker 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 8291220220,  
Email:support.baanknet@psballiance.com

- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.1,64,000.00 (Rupees One Lakhs Sixty Four Thousand Only) for Item 1 and Rs.72,000.00 (Rupees Seventy Two Thousand Only) for Item 2 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 26.03.2026 at 05.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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.
- g. The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) 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 Authorized 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 ARM Branch Kozhikode, IFSC Code CNRB0007594.
- 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 of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending

