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HO: BENGALURU

Branch : PERAMBRA Branch, Mob-04962610224, cb762@canarabank.com

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 provision to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.06.2025

1.	Name and Address of the Secured Creditor	Canara Bank,VellimadukunnuBranch
2.	Name and Address of the Borrowers /Guarantors	1. M/s.Oman Stores, Prop: RasheedUC,12/858, Perambra(P.O), <u>Kozhikode-673525</u> 2. Smt. Hayarunnisa.N.M, D/o.Chokkootty,Unnikunnamchalil House, Perambra(P.O), <u>Kozhikode-673524</u> , 3. Sri.Rasheed.U.C,Unnikunnamchalil House,Perambra(P.O) <u>Kozhikode--673525</u>
3.	Total liabilities as on Date	Rs 33,82,759.99 (Rupees Thirty Two Lakh Eighty Two Thousand Seven Hundred and Fifty Nine and Paise Ninety Nine Only)as on 12.03.2026 Plus further interest and other charges including legal expenses
	(a) Mode of Auction	E-AUCTION(Online)
	(b) Details of Auction Service Provider	M/s PSB Alliance (baanknet), website - https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: - support.baanknet@psballiance.com
	(c) Date & Time of e-auction	27.03.2026 ; between 11.00 AM to 11.30 AM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Portal of E Auction	<u>https://baanknet.com</u>
	Property Details	Item No:1 All that part and parcel of the property admeasuring 6 Ares in Sy No.17/6,R.Sy.No.46/4 in Karayad Amsom and Desom, Arikkulam Village, Koyilandy Taluk,

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भारत सरकार का उपक्रम

Canara Bank

A Government of India Undertaking



सिंडिकेट Syndicate

Meppayyur Sub District and Kozhikode District owned by Hayarunissa

Bounded:

On the North by: Vadakke Parambum Thannil Sheshavum

On the South by: Nilam

On the East by: Thannil Sesham

On the West by: Thannilsesham Sthalavum Palliyum

Item No:2

All that part and parcel of the property admeasuring 1.4 Ares in Sy No.17/6,R.Sy.No.46/4 in Karayad Amsom and Desom, Arikkulam Village, Koyilandy Taluk, Meppayyur Sub District and Kozhikode District owned by Hayarunissa

Bounded:

On the North by: Thannil Shesham Amina Kaivasam

On the South by: Thannil sesham Theeru Koduthupoya sthalam

On the East by: Thannil Sesham

On the West by: Thannil Shesham Amina Kaivasam

Item No:3

All that part and parcel of the property admeasuring 4.8 Ares in Sy No.17/6,R.Sy.No.46/4 in Karayad Amsom and Desom, Arikkulam Village, Koyilandy Taluk, Meppayyur Sub District and Kozhikode District owned by Hayarunissa

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सिंडिकेट Syndicate

On the North by: Thannil Shesham Amina Kaivasam

On the South by: Thannil sesham Theeru
Koduthupoya sthalam

On the East by: Thannil Sesham

On the West by: Thannil Shesham Amina Kaivasam

Item No:4

All that part and parcel of the property admeasuring
9.92 Ares in Sy No.17/6,R.Sy.No.46/4 in Karayad
Amsom and Desom, Arikkulam Village, Koyilandy
Taluk, Meppayyur Sub District and Kozhikode District
owned by Hayarunissa

Bounded:

On the North by: Thannil Shesham.

On the South by: Nilam

On the East by: Thannil Sesham

On the West by: Thannil Shesham

Total property - Item No 1 to 4

All part and parcel of property consists of 55.3 cents
of land in R Sy No 46/4 in Karayad Amsom and
Desom, Arikkulam Village, Koyilandy Taluk,
Meppayyur Sub District and Kozhikode District owned
by Hayarunissa

Bounded:

On the North by: Property of Narayanan

On the South by: Private Raod

On the East by: Property of Yusuf

On the West by: Property of Yusuf and Masjid

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		Compound
4.	Reserve Price	Rs. 34,84, 000 /- (Rupees Thirty Four lakhs Eighty Four Thousand Only)
5.	Earnest Money Deposit (EMD)	Rs 3,48,400 /- (Rupees Three Lakh Forty Eight Thousand Four Hundred Only)
6.	Last Date for receipt of EMD	On or before 25.03.2026 till 4.00 PM

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 will be sold in "As is Where is", "As is What is" and "Whatever there is" basis 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 7(d) below).
- 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.
- The property can be inspected, with prior appointment with Authorized Officer, on or before 24.03.2026 between 10.00 AM to 5.00 PM.
- The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature, please contact the service provider <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: support.baanknet@psballiance.com
- The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. The Prospective bidder shall pay EMD amount being 10% of the Reserve Price through the portal in online mode. Prospective bidder may avail online training on e- auction from the service provider M/s PSB Alliance(baanknet), website - <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: support.baanknet@psballiance.com.

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- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.03.2026 to 5.00 PM** to **Chief Manager , Perambra Branch (DP CODE-0726)** by hand or by email.
- Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/-. The bidder who submits the highest bid (above 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.
- j) 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 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.
- k) ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct applicable TDS on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
- l) All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned **Chief Manager**,

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PerambraBranch (DP CODE-0726) who, as a facilitating centre, shall make necessary arrangements.

- o) For further details Canara Bank, Perambra Branch (rocltrec@canarabank.com) may be contacted during office hours on any working day, M/s PSB Alliance Ltd (ebkray).E-mail id: support.ebkay@psballiance.com Contact person Name: Mr.Karan Modi. Contact No. 7016716557.

Place: Perambra

Date: 12.03.2026

Authorised Officer

Canara bank

Authorised Officer

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