

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Madikeri Main Branch of the 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. 22,62,628.23 (Rupees Twenty Two Lakhs Sixty Two Thousand Six Hundred Twenty Eight and Twenty Three Paise Only)** as on **17.02.2026** plus further interests and costs due to **Madikeri Main Branch of Canara Bank** from **Mrs. Sonia Abubacker**, W/o **Faiz Moosakutty**, P B No:32, Bibi Plantation, Suntikoppa, Kodagu - 571237 (Borrower), **Mrs. P P Ferzana**, "Bellevue", Thottada, Near J.T.S Thottada, Kannur - 670007 (Borrower), **Mrs. Nadeera Shameem**, "The Villa", Mill Road, Opp DSC Pay Accounts Office, Kannur - 670001 (Borrower), **Mr. Faiz Moosakutty**, Bibi Plantation, Sunticoppa P O, N Coorg - 571237 (Borrower), **Mr. Pervez Moosakutty**, A K Plantation, P B. 32, Sunticoppa, Madikeri - 571237 (Borrower) and **Mrs. Kunhibi P P**, Flat No: 601, 602, Dhanalakshmi Ocean Park, S.N Park Road, Kannur - 670001 (Borrower).

The reserve price for the property mentioned above will be **Rs. 1,30,00,000.00 (Rupees One Crore Thirty Lakhs Only)** and the earnest money deposit will be **Rs. 13,00,000.00 (Rupees Thirteen Lakhs Only)**. The Earnest Money Deposit shall be deposited on or before **26.03.2026**.

Details and full description of the immovable property with known encumbrances, if any:

- (a) All that residential apartment bearing no:4-02 in fourth floor of "Shanders Villa Grande" measuring 2750 square feet of super built up area in fourth floor and with exclusive terrace area measuring 1775 square feet above the same apartment and two car parking slot with no: 410 and 401A with 1140 square feet of undivided share, right, title, interest and owner ship in schedule property bearing no:2909/1, new no: D-42, situated at 3rd main road, Vani Vilas Mohalla, Mysore, measuring 11,400 square feet, Mysore.

Boundaries of building which includes apartment

East: B N Iyengar's Property
West: S V Raghavan's Property
North: Conservancy Lane
South: Third Main Road

Boundaries of apartment

East: Setback area in "Villa Grande"
West: Setback area in "Villa Grande"
North: Entrance Lobby and Common Area in "Villa Grande"
South: Set back area in "Villa Grande" and thereafter Road



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 Manager, Madikeri Main Branch, Canara Bank, Mob. No. 918088977201 during office hours on any working day.

Date: 18.02.2026

Place: Madikeri Main



कृते केनरा बैंक
For CANARA BANK

एस ए आर एफ ए ई एस आई प्राधिकृत अधिकारी
s Authorized Officer
क्षेत्रीय कार्यालय मडिकेरी / REGIONAL OFFICE, MADIKERI
Canara Bank

Internal

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.02.2026

1. Name and Address of the Secured Creditor : Canara Bank, Madikeri Main Branch
2. Name and Address of the Borrower(s)/ :
 - i) Mrs. Sonia Abubacker,
W/o Faiz Moosakutty,
P B No:32, Bibi Plantation,
Suntikoppa,
Kodagu – 571237
(Borrower)
 - ii) Mrs. P P Ferzana,
"Bellevue", Thottada,
Near J.T.S Thottada,
Kannur – 670007
(Borrower)
 - iii) Mrs. Nadeera Shameem,
"The Villa", Mill Road,
Opp DSC Pay Accounts Office,
Kannur – 670001
(Borrower)
 - iv) Mr. Faiz Moosakutty,
Bibi Plantation,
Sunticoppa P O,
N Coorg – 571237
(Borrower)
 - v) Mr. Pervez Moosakutty,
A K Plantation, P B. 32,
Sunticoppa,
Madikeri – 571237
(Borrower)
 - vi) Mrs. Kunhibi P P,
Flat No: 601, 602,
Dhanalakshmi Ocean Park,
S.N Park Road,
Kannur – 670001
(Borrower)
3. Total liabilities as on 17.02.2026 : Rs. 22,62,628.23
4. (a) Mode of Auction : Online Electronic Bidding
- (b) Details of Auction service provider : M/s PSB Alliance Ltd (BAANKNET)
support.BAANKNET@psballiance.com
- (c) Date & Time of Auction : 27.03.2026, 10.30 AM -11.30 AM (with
Unlimited extension of 5 minutes
duration each till the conclusion of the
sale)
- (d) Place of Auction : Canara Bank, Madikeri Main Branch



5. Reserve Price : Rs. 1,30,00,000.00 (Rupees One Crore Thirty Lakhs Only)
6. Other terms and conditions:
- 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 Authorised Officer, on **18.03.2026 at 10:30 AM**.
 - 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.
 - 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.
 - 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 BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).
 - After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.03.2026, 5.00 PM** to Canara Bank, Madikeri Main Branch, Kodagu by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - 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).
 - EMD deposited by the unsuccessful bidder shall be refunded to them. 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. 1,00,000/- (Rupees One Lakh Only). 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, 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.
- k) For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised 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 the internet but interested in participating the e-auction, they can approach concerned Regional office or Madikeri Main branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Madikeri Main Branch (Ph. No. 918088977201) e-mail id. cb0517@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).

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.

कुते केनरा बैंक
For CANARA BANK

एस ए आर एफ एंड एस आई प्राधिकृत अधिकारी
SARFAESI AUTHORIZED OFFICER
क्षेत्रीय कार्यालय (REGIONAL OFFICE, MADIKERI)
Canara Bank

Place: Madikeri Main
Date: 18.02.2026



Internal