

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU
575001

(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 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 constructive/ physical possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27-03-2026**, for recovery of **Rs. 59,75,67,867.76 (Rupees Fifty Nine Crores Seventy Five Lakhs Sixty Seven Thousand Eight Hundred and Sixty Seven and paise Seventy Six only)**, as on 28-02-2026 plus further interest and charges from 01.03.2026 due to the Secured Creditor from Borrower **M/s Bava Infrastructure Developers Pvt .Ltd., represented by Managing Director, Mr.Mehashoof Ahmed Bava, S/o B.Ahmed Mohiuddin Bava, Director, Mrs.Nageena Moideen Bava, W/o B.Ahmed Mohiuddin Bava, and Guarantors 1. Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava, S/o Late Haji Baikampady M Ahmed alias Ahmed Bava, 2. Mrs. Zareena, W/o H B Mohammed, 3. Mrs. Riyana, W/o B M Mumtaz Ali, 4. Mr. B M Shoukath Ali, S/o Late Hajee Baikampady Mohammed Bava** for the loan granted to **M/s Bava Infrastructure Developers Pvt. Ltd.**

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the Borrower & Guarantor	
M/s Bava Infrastructure Developers Pvt. Ltd. D.No. 113/21, Ground Floor, Commercial Centre, Airport Road, Kukur, Mangalore 575013	Mr. Mehashoof Ahmed Bava (Managing Director) S/o- B Ahmed Mohiuddin Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal Mangaluru - 575014
Mrs Nageena Moideen Bava (Director) W/o-B Ahmed Mohiuddin Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal, Mangaluru - 575014	Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava (Guarantor) S/o- Late Haji Baikampady M Ahmed alias Ahmed Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal, Mangaluru-575014

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					West: Remaining portion of same Sy. No.
3	34/1	Converted	0-23 (930.76 Sq. Mt)	151100303900120288	West: Sy. No. 34/2 East: Road South: Remaining portion of same Sy. No North: Remaining portion of same Sy. No
4	34/1	Converted	0-24 (971.23 Sq. Mt)	151100303900120290	North: Remaining portion of same Sy. No & Road South: Sy. No.60 East: Sy. No. 33 West: Sy. No. 34/2
5	34/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120285	North: Sy. No. 83 South: Sy. No. 81 West: Sy. No. 81 East: Sy. No. 34/9 & Road
6	34/10	Converted	0-24 (971.23 Sq. Mt)	151100303900120286	North: Road East: Sy. No. 34/12 South: Remaining portion of same Sy. No West: Road
7	34/10	Converted	0-21 (849.82 Sq. Mt)	151100303900120289	North: Remaining portion of Sy. No. 34/10 & Road East: Sy. No. 34/12 & 34/11 South: Sy No. 34/16 & 34/15 West: Sy No. 34/9
8	34/14	Converted	0-13 (526.08 Sq. Mt)	151100303900120291	North: Road East: Sy. No. 60 South: Sy. No. 34/13 West: Sy. No. 34/22
9	34/17	Converted	0-15 (607.02 Sq. Mt)	151100303900120294	North: Road East: Sy. no. 34/21 South: Sy. No. 34/18 West: Sy. No. 81
10	34/18	Converted	0-21 (849.82 Sq. Mt)	151100303900120297	North: Sy. No. 34/16 East: Road South: Remaining portion of same Sy. No. West: Sy. No. 34/17

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					South: Remaining portion of same Sy No East: Road West: Sy. No. 27
19	81/8	Converted	0-23 (930.76 Sq. Mt)	151100303900120305	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
20	81/8	Converted	0-22 (890.29 Sq. Mt)	151100303900120306	North: Remaining portion of same Sy No South: Sy. No. 81/4 East: Road West: Sy. No. 27
21	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120307	North: Sy. no. 81/3 South: Road West: Remaining portion of same Sy No & Road East: Sy. No. 81/3
22	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120310	North: Road, East: Sy. No. 34, West: Road South: Remaining portion of same Sy. No
23	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120313	North: Remaining portion of same Sy. No South: Remaining portion of same Sy. No East: Sy. No. 34 West: Road
24	81/8	Converted	0-19 (768.89 Sq. Mt)	151100303900120314	North: Remaining portion of same Sy. No East: Remaining portion of same Sy. No South: Road West: Road
25	81/8	Converted	0-19 (768.89 Sq. Mt)	151100303900120315	North: Remaining portion of same Sy. No East: Remaining portion of same Sy. No

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			(738.54 Sq. Mt)		South: Remaining portion of same Sy No East: Road
34	82/2	Converted	0-16.75 (677.83 Sq. Mt)	151100303900120330	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 82/1
35	82/2	Converted	0-23 (930.76 Sq. Mt)	151100303900120332	North: Remaining portion of same Sy No & Road South: Sy. No. 68 East: Sy. no. 82/3 West: Sy. No. 82/1
With all easementary rights of way & water appurtenant thereto.					
Reserve price				Rs.2,43,20,000/- (Rupees Two Crore Forty Three lakhs Twenty Thousand only)	
Earnest Money Deposit				Rs.24,32,000/- (Rupees Twenty Four Lakhs Thirty Two Thousand only)	
The property can be inspected Date & Time				The property can be inspected, with Prior Appointment with Authorised Officer.	

OTHER TERMS AND CONDITIONS OF SALE NOTICE DATED 11.03.2026

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected with prior permission from Authorised Officer.
- 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/

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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 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 with prior permission from Authorised Officer.
- 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 contact , ARM Branch, Canara Bank Building, Hampankatte, Balmatta Road, Mangaluru (Phone No. 9482010646, 0824-2440469)
e-mail id: cb6296@canarabank.com or/s PSB Alliance Pvt. Ltd),
(ContactNo.7046612345/6354910172/8291220220/9892219848/
8160205051, Email:Support.BAANKNET@psballiance.com).

Place : Mangaluru
Date : 11-03-2026

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For CANARA BANK

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ಎ ಆರ್ ಎಂ ಶಾಖಾ, ಮಂಗಲೂರು
ARM Branch, Mangaluru
AUTHORISED OFFICER
CANARA BANK