

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

Ref: ARM E-AUCTION/ROYAL/SN/FY 2025 - 26/04

Date : 02.03.2026

To

1. **M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
No - 19/39, Uthucattan Street
Periamet,
Chennai 600003
2. **M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
Old No. 8, New No.12
Jothi Venkatachalam Salai,
Atkinson Road,Vepery,
Chennai - 600012
3. **M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
No 18/3,Karumbur Patel Street,
Ambur,Vellore District 635802
4. **M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
No.13,1st Floor,
Periyanna Maistry Street,
Periamet,
Chennai 600003.
5. **Mr. V.Kashif Mansoor**
S/o - Mr Karim Basha
No. 15, Small Mosque street,
Ambur, Vellore District-635802
6. **Mr. V.Kashif Mansoor**
18/3, Karumbur Patel Street,
Ambur, Vellore District - 635802



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, Asset Recovery Management Branch I, Chennai** had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to **Asset Recovery Management Branch I, Chennai**.

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

In furtherance of the earlier notice with Reference No. **ARM E-AUCTION/ROYAL/SN/FY 2025 - 26/03** dated **05.02.2026**; 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,

For Canara Bank
Authorized Officer
AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE

Internal

(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 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 24.03.2026, (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. 6,10,62,710.04 (Rupees Six crores Ten Lakhs Sixty Two Thousand Seven Hundred and Ten and paise Four 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 Royale Creations and Mr. V.Kashif Mansoor

The Reserve Price will be:

- Property No.1 : Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)
Property No.2 : Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)
Property No. 3 : Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only)
Property No.4 : Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)

The Earnest Money Deposit will be:

- Property No.1 : Rs.2,40,000- (Rupees Two Lakhs Forty Thousand Only)
Property No.2 : Rs.3,80,000/- (Rupees Three Lakhs Eighty Thousand Only)
Property No.3 : Rs.3,70,000/- (Rupees Three Lakhs Seventy Thousand Only)
Property No.4 : Rs.3,25,000/- (Rupees Three Lakhs Twenty Five Thousand Only)

The Earnest Money Deposit shall be deposited on or before 23.03.2026 by 5.00 PM.

DETAILS OF PROPERTY:

Property 1:-

Item A

All that piece and parcel of land situated in Palani Re- District,Vedasandur sub registrar office,Vedasandur Taluk,Vedasandur Village, the land measuring 2 acre and 35 cents in S.No 1222,out of this on the centre portion,the land measuring 21901 ½ sqft

Boundaries

North:- Odai



South:- Land purchased by Khasif Mansoor
East:- Land purchased by Hussain Ahmed
West:- Land purchased by Khasif Mansoor

Extent of Land:-

East-West on the Northern side - 126 $\frac{3}{4}$ ft
East-West on the Southern side- 121 $\frac{1}{4}$ ft
South-North on the Eastern side - 164 $\frac{1}{2}$ ft
South-North on the Western side - 188 $\frac{3}{4}$ ft
Totalling **21901 $\frac{1}{2}$ sqft** with all mamool pathway and other mamool rights

Item B

All that piece and parcel of land situated in Palani Re- District,Vadamadurai sub registrar office,Velvarkottai Village,the land measuring 1 acre and 14 cents in S.No 919/1 with new S.No 919/1A were divided into house sites under the name and style as "Na Na Nagar" the plot no 2 measuring 695 sqft with a 1/9th right .

Boundaries:-

North:- East - West road with a width of 20 feet
South:- Odai
East:- Plot No 3
West:- Plot No 1

Extent of Land:-

East-West on the Northern side - 20ft
East-West on the Southern side - 20ft
South-North on the Eastern side - 37ft
South-North on the Western side - 32 $\frac{1}{2}$ ft
Totalling 695.00 sqft

With a right of using east-west and south-north pathway with a width of 20 feet and south-north pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights

The property lies within the jurisdiction of office of Vadamadurai Sub-Registrar office

Property 2:-

Item A

All that piece and parcel of land situated in Palani Re- District,Vedasandur sub registrar office,Vedasandur Taluk ,Vedasandur Village,the land measuring 95 cents in S.No 1221 out of this on the Western portion the land measuring 13058 $\frac{3}{4}$ sqft

Boundaries:-

North:- Land in item II

South:- Pathway

East:- Land purchased by Kashif Mansoor

West:- Land in S.No 1223

Extent of Land:-

East-West on the Northern side - 117 $\frac{1}{2}$ ft

East-West on the Southern side- 117 ft

South-North on the Eastern side - 102 $\frac{1}{4}$ ft

South-North on the Western side - 120 $\frac{1}{2}$ ft

Totaling 13058 $\frac{3}{4}$ sqft with all mamool pathway and other mamool rights

Item B

All that piece and parcel of land situated in Palani Re- District,Vedasandur Sub Registrar office,Vedasandur Taluk ,Vedasandur Village,the land measuring 2 acres and 35 cents in S.No 1222 out of this on the South-West corner portion the land measuring 9815 $\frac{1}{2}$ sqft

Boundaries:-

North:- Land belongs to Hussain Ahmed

South:- Land in item No 1

East:- Land belongs to Hussain Ahmed

West:- Land in S.No 1223

Extent of Land:-

East-West on the Northern side - 117 $\frac{1}{4}$ ft

East-West on the Southern side- 117 $\frac{1}{2}$ ft

South-North on the Eastern side - 91 $\frac{3}{4}$ ft

South-North on the Western side - 75 $\frac{1}{2}$ ft

Totaling 9815.50 sqft with all mamool pathway and other mamool rights

Item C

All that piece and parcel of land situated in Palani Re- District,Vadamadurai sub registrar office,Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No 919/1 with New S.No 919/1A were divided into house sites under the name and style of "Na Na Nagar",the Plot No 2 measuring 695 sqft with a 1/9th right.

Boundaries:-

North:- East-West road with a width of 20 ft

South:- Odai

East:- Plot No 3

West:- Plot No 1

Extent of Land:-

East-West on the Northern side - 20 ft

East-West on the Southern side- 20 ft

South-North on the Eastern side - 37 ft

South-North on the Western side - 32 ½ ft

Totalling 695 sqft

With a right of using East-West and South-North pathway with a width of 20 ft and south-north pathway with a width of 16 ft from Velvarkottai- Chettiapatti Road with mamool pathway and other mamool rights.

The property lies within the jurisdiction of office of Vadamadurai Sub-Registrar office.

Property 3:-

Item I

All that piece and parcel of land situated in Palani Re- District,Vedasandur sub registrar office,Vedasandur Taluk,Vedasandur Village, the land measuring 2 acre and 35 cents in S.No 1222,out of this on the north western side,the land measuring **22315 ½ sqft**.

Boundaries:-

North :- Odai

South:- Land purchased by Khasif Mansoor

East:- Land in Survey No 1223

West:- Land purchased by Khasif Mansoor

Extent of Land

East-West On the northern side 124 ft

East-West On the Southern side 117.1/4 ft

South- North on the eastern side 188.3/4 ft

South-North on the western side 181.1/4 ft

Totalling **22315 ½ sqft** with all mamool pathway and other mamool rights.

Item II

All that piece and parcel of land situated in Palani Re- District, Vadamadurai sub registrar office,Velvarkottai Village,the land measuring 1 acre and 14 cents in S.No 919/1 with new S.No 919/1A were divided into house sites under the name and style as "Na Na Nagar" the plot no 2 measuring 695 sqft with a 1/9th right.

Boundaries:-

North:- East – West road with a width of 20 feet

South:- Odai

East:- Plot No 3

West:- Plot No 1

Extent of Land:-

East-West on the Northern side - 20ft

East-West on the Southern side – 20ft

South-North on the Eastern side - 37ft

South-North on the Western side - 32 ½ ft

Totalling 695.00 sqft

With a right of using East-West and South-North pathway with a width of 20 feet and South-North pathway with a width of 16 feet from Velvarkottai-Chettiapatti Road with mamool pathway and other mamool rights.

The property lies within the jurisdiction of office of Vadamadurai Sub Registrar office

Property 4:-

Item A

All that piece and parcel of land situated in Palani Re- District,Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 95 cents in S.No 1221,out of this on the centre portion of the land measuring **11,350 ¼ sq.ft**

Boundaries:-

North:- Land in item No II

South:- Pathway

East:- Land belongs to Hussain Ahamed

West:- Land purchased by kashif Mansoor

Extent of Land:-

East-West on the Northern side - 123 ¼ ft

East-West on the Southern side- 121 ½ ft

South-North on the Eastern side - 83 ¼ ft



South-North on the Western side - 102 ¼ ft

Totalling 11,350 ¼ sqft with all mamool pathway and other mamool rights

Item B

All that piece and parcel of land situated in Palani Re- District,Vedasandur sub registrar office,Vedasandur Taluk,Vedasandur Village, the land measuring 2 acres and 35 cents in S.No 1222,out of this southern side centre portion of the land measuring **10,773 ¼ sq.ft**

Boundaries:-

North:- Land belong to Hussain Ahmed

South:- Land in item No 1

East:- Land belongs to Hussain Ahmed

West:- Land in S. No 1223

Extent of Land:-

East-West on the Northern side - 121 ¼ ft

East-West on the Southern side- 123 ¼ ft

South-North on the Eastern side - 98 ft

South-North on the Western side - 78 ¼ ft

Totalling 10,773 ¼ sqft with all mamool pathway and other mamool rights

Item C

All that piece and parcel of land situated in Palani Re - District, Vadamadurai sub registrar office,Velvarkottai Village,the land measuring 1 acre and 14 cents in S.No 919/1 with new S.No 919/1A were divided into house sites under the name and style of "Na Na Nagar" the Plot No 2 measuring 695 sqft with a 1/9th right

Boundaries:-

North:- East-West road with a width of 20 ft

South:- Odai

East:- Plot No 3

West:- Plot No 1

Extent of Land:-

East-West on the both sides - 20 ft

South-North on the Eastern side - 37 ft

South-North on the Western side - 32 ½ ft

Totalling 695 sqft

Internal



With a right of using East-West and South-North pathway with a width of 20 ft and South-North pathway with a width of 16ft from Velvarkottai - Chettiapati Road with mamool pathway and other mamool rights

The property lies within the jurisdiction of office of Vadamadurai Sub Registrar Office.

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 : 02.03.2026

कृते केनरा बैंक For CANARA BANK
अधिकृत अधिकारी / Authorized Officer
आ व प्र शाखा **AUTHORISED OFFICER**

Internal

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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.03.2026

- 1. Name and Address of the Secured Creditor :** 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)

- 2. Name and Address of the Borrowers and Guarantors :**
 - 1. M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
No - 19/39, Uthucattan Street
Periamet,
Chennai 600003

 - 2. M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
Old No. 8, New No.12
Jothi Venkatachalam Salai,
Atkinson Road,Vepery,
Chennai - 600012

 - 3. M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
No 18/3,Karumbur Patel Street,
Ambur,Vellore District 635802

 - 4. M/s Royale Creations**
Rep by its Proprietor Mr V Kashif Mansoor
No.13,1st Floor,
Periyanna Maistry Street,
Periamet,
Chennai 600003.

 - 5. Mr. V.Kashif Mansoor**
S/o - Mr Karim Basha
No. 15, Small Mosque street,
Ambur, Vellore District-635802

 - 6. Mr. V.Kashif Mansoor**
18/3, Karumbur Patel Street,
Ambur, Vellore District - 635802

Internal

3. Total liabilities as on 28.02.2026 : Rs. 6,10,62,710.04 (Rupees Six crores Ten Lakhs Sixty Two Thousand Seven Hundred and Ten and paise Four only) with further interest and other incidental charges thereto incurred by the Bank
4. (a) Mode of Auction : Online Auction (E-Auction)
- (b) 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).
- (c) Date & Time of Auction : 24.03.2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- (d) Portal of E-Auction : <https://baanknet.com>
5. Reserve Price : Property No.1 : Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)
Property No.2 : Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)
Property No. 3 : Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only)
Property No.4 : Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)
- 6.Earnest Money Deposit
- Property No.1 : Rs.2,40,000- (Rupees Two Lakhs Forty Thousand Only)
Property No.2 : Rs.3,80,000/- (Rupees Three Lakhs Eighty Thousand Only)
Property No.3 : Rs.3,70,000/- (Rupees Three Lakhs Seventy Thousand Only)
Property No.4 : Rs.3,25,000/- (Rupees Three Lakhs Twenty Five Thousand Only)
- 7.The Property Can be inspected on 13.03.2026

Internal

OTHER TERMS AND CONDITIONS

- a. 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 (e).
- b. The property/ies will be sold above the reserve price.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on 13.03.2026 between 11.00 A.M. & 4.00 P.M.
- d. 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 & Aadhar linked with latest Mobile Number and also register with digilocker mandatorily. For bidding in the above 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) , 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 23.03.2026 till 5.00 PM**
- f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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.50,000/-** 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 Authorised 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**, IFSC Code **CNRB0002361**.



- 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 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 on **13.03.2026** between 11.00 A.M. & 4.00 P.M.
- 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 **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).**
- q. 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.



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 : 02.03.2026

कृते केनरा बैंक CANARA BANK
अधिकृत अधिकारी Authorised Officer
आ व प्र **AUTHORISED OFFICER**
CANARA BANK

Internal