

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

Ref : ARM E-AUCTION/IK LEATHER/FY 2025 - 26/6

Date :02.03.2026

To

1. M/S I K LEATHER EXPORTS
PROPRIETOR K IMAAM AHMED KHAN
1st FLOOR 13/2, KATTUR SADAYAPPAN ST
PERIYAMET CHENNAI – 600003
2. Mr. IMAAM AHMED KHAN
NO 49 KASIM ALI NAGAR,
NAGAL NAGAR KULLANAMPATTY
ADIYANUTHU, DINDIGUL – 624003
3. Mr. IMAAM AHMED KHAN
16/6, COVELONG MUTHU GRAMANI ST,
PERIAMET, CHENNAI 600003

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.

Your account has been transferred to **Asset Recovery Management Branch I, Chennai**. 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.

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


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 **constructive/physical** possession of which has been taken by the Authorised Officer of **Nandanam Branch**, since transferred to **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. 1,84,13,935.69 (Rupees One Crore Eighty Four Lakhs Thirteen Thousand Nine Hundred Thirty Five and Paise Sixty Nine 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 I K Leather Exports and proprietor Mr.Imaam Ahmed Khan**. The Reserve Price and Earnest Money Deposit will be as follows.

Description	Reserve Price in Rs	Earnest Money Deposit in Rs
Property 1	11,10,000/- (Eleven lakhs and Ten Thousand only)	1,11,000/- (One Lakh and Eleven Thousand only)
Property 2	31,70,000/- (Thirty One Lakhs and Seventy Thousand only)	3,17,000/- (Three Lakhs and Seventeen Thousand Only)
Property 3	8,20,000/- (Eight Lakhs and Twenty Thousand only)	82,000/- (Eighty Two Thousand Only)
Property 4	18,40,000/- (Eighteen Lakhs and Forty Thousand Only)	1,84,000/- (One Lakh and Eighty Four Thousand Only)
Property 5	37,00,000/- (Thirty Seven Lakhs Only)	3,70,000/- (Three Lakhs and Seventy Thousand Only)
Property 6	30,60,000/- (Thirty Lakhs and Sixty Thousand Only)	3,06,000/- (Three Lakhs and Six Thousand Only)

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

DETAILS OF PROPERTY:

PROPERTY I

In Dindigul Re-Division Nagal Naickenpatti sub-registrar office, Dindigul Taluk, Balakrishnapuram village the land measuring 1.81 acres in S. No. 706/2, 706/3B were divided in to plots under the name and style as "Venkateswara Nagar in S. No. 706/2, 706/3B New S. No. 706/3B1A the plot No. 6 measuring 1740 Sq. ft.

Boundaries:

North	South	East	West
East West Road	Land in S.No.704	Plot No.7	Plot no 5



Measuring

East to west on the northern side:40ft	East to west on the southern side:40 ft
North to South on the Eastern Side:41.3ft	North to South on the Western Side:45.9ft

The property standing in the name of Imam Ahmed Khan lies within the Jurisdiction of office Nagal Naickenpatti, Sub-Registrar office Dindigul.

PROPERTY 2

In Dindigul Re-Divisional Nagal Naickenpatti Sub-Registration. Dindigul Taluk, Adiyannuthu Village, the land measuring 73 cents S.No.527/1C, 528/1A, 368 were divided in to plots; in S.No.368 Part, Plot Nos 6,7 & 8 measuring 3393 Sq. ft, S.No.368 Part, Plot No.6 measuring 1073 Sq. ft, S.No.368 Part, Plot No.7 measuring 1160 Sq. ft., S.No.368 Part, plot NO.8 measuring 1160 Sq. ft.

Boundaries:

North	South	East	West
Land in S.No.368 Part.	East West 20ft common Road	Plot No.5part (West side of the plot)	Land in S.No.368 part.

Plot 6 Extent 1073 sqft Measuring

East to west on both sides:37ft	North to South on both sides: 29ft
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Plot 7 Extent 1160 sqft Measuring

East to west on both sides:40ft	North to South on both sides: 29ft
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Plot 8 Extent 1160 sqft Measuring

East to west on both sides:40ft	North to South on both sides: 29ft
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PROPERTY 3

In Dindigul Re. Division Dindigul Joint II Sub-Registrar office Dindigul taluk, Agaram village the land measuring 2.58 acres in S.No.2328/6A VIP CITY A BLOCK were divided into plots.

1) S.No.2328/6, the plot No.418 measuring 1200 sq. ft.,

Boundaries:

North	South	East	West
Plot No 419	Plot No.417	South-North 20 ft. Road	Plot No 423

Extent of land. Plot no.418 - 1200 sq. ft.

East to west on both sides:40ft	North to South on both sides: 30ft
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2) S. No.2328/6 the Plot No.417 measuring 1200 sq. ft.

Boundaries:

North	South	East	West
Plot No 418	Plot No.416	South-North 23 ft. Road	Plot No 424

Extent of land; Plot No.418 measuring 1200 Sq. ft.

East to west on both sides:40ft	North to South on both sides: 30ft
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PROPERTY 4:

In Dindigul Registration District, Nagal Nacikenpatty, Sub Registration Dindigul District. Athoor Taluk, Pillalar Natham Village, Municipality Workers Colony Survey No.85/2B1A1 Plot No.13,

Boundaries:

North	South	East	West
Plot No. 12	East West 20ft Road	Plot No.14	South North 20 feet Road

Extent of Land: Plot No 13, Total extent 2400sqft

East to west on both sides:40ft	North to South on both sides: 60ft
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Internal



PROPERTY 5:

In Dindigul District, Dindigul Joint I Sub Registrar Office, Dindigul Taluk, Seelapadi Village S.No.541/7A, 7B, 541/4 & 542/1 with New S.No.541/7A (Pannai subbaiah vaidhiar Colony)

1) Plot No.26 Part on the western side measuring 745-1/4 sq ft out of 2087 sq. ft; New S.No.541/7A1
Boundaries:

North	South	East	West
Land in S.No.541/2A	East West 23ft Road	Part of Plot No.26 measuring 1338 ¾ sq. ft. out of 2087 sq. ft	Plot No.27

Extent of land;

East to west on both sides :12 ½ ft	North to South on both sides:59 ¾ ft
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2) The plot no: 27 part on the eastern side measuring 679 ½ sq.ft out of 2926 sq.ft. New S.No.541/7A1

Boundaries:

North	South	East	West
Land in S.No.541/2A	East West 23ft Road	Plot No.26	Plot No.27 part out of 2926 sq. ft

Extent of land;

East to west on both sides :12 ½ ft	North to South on both sides:59 ¾ ft
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In total item nos 1 & 2, totally measuring 1424 ¾ Sq. ft and the building constructed thereon .

The property standing in the name Mr. Imaam Ahmed Khan, lies within the Jurisdiction of office of Dindigul Joint-I-Sub-Registrar.

PROPERTY 6:

All that piece and parcel of Vacant plots (Plot No 15- to the extent of 1440 Sq.ft, Plot no 37 – to the extent of 1520 Sq. ft, Plot No 38 – to the extent of 1504 Sq. ft.) located at New Survey no. 866/1A1A & 3A1A, Old S.no 866/1. 866/3A, Maruthi Nagar – II, Adiyannuthu Village, Dindigul Taluk (East), Dindigul District to the extent of 4464.00 Sq. ft.

Plot No: 15 boundaries

North	South	East	West
Plot No.14	Plot No. 37	Land in S. No: 866/4A & 2C	20 feet North –South Road

Plot No: 37 & 38 boundaries

North	South	East	West
Plot No.15	Plot No. 39	Land in S. No: 866/4A & 2C	20 feet North –South 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 **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 CANARA BANK
अधिकृत अधिकारी / Authorised Officer
02 म 03 साला केनरा बैंक
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 I K LEATHER EXPORTS
PROPRIETOR K IMAAM AHMED KHAN
1st FLOOR 13/2, KATTUR SADAYAPPAN ST, PERIYAMET
CHENNAI - 600003
 2. Mr. IMAAM AHMED KHAN
NO 49 KASIM ALI NAGAR,
NAGAL NAGAR KULLANAMPATTY
ADIYANUTHU, DINDIGUL - 624003
 3. Mr. IMAAM AHMED KHAN
16/6, COVELONG MUTHU GRAMANI ST,
PERIAMET, CHENNAI 600003
- 3. Total liabilities as on 28.02.2026 :** Rs. 1,84,13,935.69 (Rupees One Crore Eighty Four Lakhs Thirteen Thousand Nine Hundred Thirty Five and Paise Sixty Nine 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 :**

Description	Reserve Price in Rs	Earnest Money Deposit in Rs
Property 1	11,10,000/- (Eleven lakhs and Ten Thousand only)	1,11,000/- (One Lakh and Eleven Thousand only)
Property 2	31,70,000/- (Thirty One Lakhs and Seventy Thousand only)	3,17,000/- (Three Lakhs and Seventeen Thousand Only)
Property 3	8,20,000/- (Eight Lakhs and Twenty Thousand only)	82,000/- (Eighty Two Thousand Only)
Property 4	18,40,000/- (Eighteen Lakhs and Forty Thousand Only)	1,84,000/- (One Lakh and Eighty Four Thousand Only)
Property 5	37,00,000/- (Thirty Seven Lakhs Only)	3,70,000/- (Three Lakhs and Seventy Thousand Only)



Property 6	30,60,000/- (Thirty Lakhs and Sixty Thousand Only)	3,06,000/- (Three Lakhs and Six Thousand Only)
Description	Reserve Price in Rs	Earnest Money Deposit in Rs
Property 1	11,80,000/- (Eleven lakhs and Eighty thousand only)	1,18,000/- (One lakh and Eighteen Thousand only)
Property 2	33,60,000/- (Thirty Five Lakhs and Forty Thousand only)	3,36,000/- (Three lakhs and Thirty Six Thousand Only)
Property 3	8,60,000/- (Eight Lakhs and Sixty Thousand only)	86,000/- (Eighty Six Thousand Only)
Property 4	19,40,000/- (Nineteen Lakhs and Forty Thousand Only)	1,94,000/- (One Lakh and Ninety Four Thousand Only)
Property 5	39,20,000/- (Thirty Nine lakhs and Twenty Thousand Only)	3,92,000/- (Three Lakhs and Ninety Two Thousand Only)
Property 6	32,40,000/- (Thirty Two Lakhs and Forty Thousand Only)	3,24,000/- (Three Lakhs and Twenty Four Thousand Only)

OTHER TERMS AND 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 (e).
- The property/ies will be sold above the reserve price.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **13.03.2026** between 11.00 A.M. & 4.00 P.M.
- 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).
- 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**
- Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiples 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.
- 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.

Internal



- 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.



- r. The above property 5 is under **symbolic possession** of the bank and the Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and condition of the sale.
1. The bidder is purchasing the property in Symbolic Possession at his /own risk and responsibility.
 2. Bank will not be responsible or duly bound for handing over of physical possession.
 3. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
 4. Successful Auction Purchaser has to submit the Declaration cum undertaking confirming the above terms and conditions (1 to 3) immediately after e-Auction.
 5. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

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

कुल केनरा बैंक For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा चेन्नै-18 / Assistant, Chennai-18.

**AUTHORISED OFFICER
CANARA BANK**

Internal