

संदर्भ सं. / Ref. No: ARM-598/SN/ABRARUL/MK
Loan No: 160000288971/303622530

दिनांक / Date: 02.03.2026

To,

1. Mr.Abrarul Haque S/o Naseemul ghani NO 25 2ND FLOOR 2ND A CROSS KANAKANAGAR BENGALURU -560032	2. Mr. Rizwan khan C/O Rafeeqe khan NO 25 2ND FLOOR 2ND A CROSS KANAKANAGAR BENGALURU -560032
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Dear Sir / Madam;

Sub: NOTICE UNDER SECTION 13(4) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(6) OF THE SECURITY INTEREST (EN RULE, 2002

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets described in of sale Notice annexed hereto in terms of section 13(4) of the subject Act in connection with outstanding by you to our ARM-I Branch Bangalore of Canara Bank.

The Undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, In terms of the provisions of the subject Act and Rules made there under, I am herewith sending th Notice being published in the NEWS paper containing the terms and conditions of the sale. You are hereby and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days fi of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will b the terms and conditions set out in the Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act / or any law in for

Yours faithfully,

कृत केनरा बैंक/For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer

आस्ती वसुली प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूर-560032
Asset Recovery Management Br.-1, M.C. Road, Bengaluru-1

Authorised officer

Encl: Sale Notice

(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement)

by given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Bengaluru ARM-I (2366) BRANCH of the Canara Bank, will be sold on "As is what is", and "Whatever there is" on **24.03.2026**, for recovery of Rs. 1,25,40,846.88 (Rupees One Five Lakhs Forty Thousand Eight Hundred Forty-Six and Paise Eighty-Eight Only) as on 01.03.2026 with it and charges thereon due to the ARM-I (2366) Branch of Canara Bank from Borrower/s 1. Mr. Abrarul Azeemul ghani and Co-borrower (s) 1. Mr.Rizwan khan C/O Rafeeqe khan.

price will be Rs.55,00,000.00 (Rupees Fifty-Five Lakh Only) and the earnest money deposit will be Rs.55,00,000.00 (Rupees Fifty-Five Lakh Only). The Earnest Money Deposit shall be deposited on or before 4.00 PM.

Full description of the immovable property with known encumbrances, if any.

Immovable

and parcel of the immovable Property being Un-developed residentially Converted Land bearing to an extent 26 guntas out of 32 guntas bearing katha No. form (11) 8452 & form (9) 8300 and Sy.No,136/4, to an extent of 25 guntas bearing katha No. form (11)8453 and form (9) 8301, in all 11 acre and 11 Guntas bearing and duly converted to residentially use as per the Order bearing No ALN(A)(A)SR:142/2013-14 dated 03/01/2014 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru district bounded on the

	Land belonging to Pujarappa
	Land belonging to Ramaswamy (now belonging to M/s S2 Homes) and Road
/	Remaining extent of 6 guntas in Sy. No.136/3 belonging to S Rama Reddy and thereafter 20 feet road.
/	Land belonging to Ramaiah

and parcel of the Immovable Property being Un-developed Residentially Converted Land bearing to an extent 10 guntas i.e., 10,890 Square feet and duly converted to residentially use as per the Order bearing Conversion Order bearing No.ALN(A)(A)SR:252/2011-12 dated 05/03/2012 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru district, and bounded on the:

	Remaining portion in Sy. No.136 belonging to Sri.Rama Reddy
	Road



SCHEDULE-B PROPERTY

493 Sqft., share of undivided right, title and interest in the SCHEDULE-A PROPERTY, and the Resid apartment bearing Flat NO. FF-10, CMC-KHATHA# 10673/5382/8300/8301/136/1,3,4/D/4th measuring super built up are of 2031 sqft., in the C Block, Fourth Floor of construction, the apartment building to be named as "S2 HOMES - THE WATERGROVE", apartment consisting of 2 Bedrooms proportionate right in the common areas and bounded on the:

East by	Corridor
West by	Open Space
North by	Flat No.-FF-11
South by	Flat No-FF-9

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank (www.canarabank.com) or may contact Authorised Officer, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No and 9483544116, e-mail: cb2366@canarabank.com during office hours on any working day.

कृते केनरा बैंक/For CANA



प्राधिकृत अधिकारी / Authoris
Authorised Officer,
Canara Bank

Place: BENGALURU
Date: 02.03.2026

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.03.2026

Address of the Editor	:	Canara Bank, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No. 6301683293 and 9483544116, e-mail: cb2366@canarabank.com.
Addresses of the : Rafeequl ghani FLOOR 2ND A CROSS AR -560032	:	Name and Addresses of the Co-Borrower(s): Mr. Rizwan khan C/O Rafeequl khan NO 25 2ND FLOOR 2ND A CROSS KANAKANAGAR BENGALURU -560032
Liabilities as on	:	Rs.1,25,40,846.88 (Rupees One Crore Twenty-Five Lakhs Forty Thousand Eight Hundred Forty-Six and Paise Eighty-Eight Only) plus interest & charges
Mode of Auction	:	Online Electronic Bidding
Auctioneer's name	:	M/S PSB Alliance Pvt. Ltd.
Date & Time of Auction	:	24.03.2026 & 10.30 A.M. to 11.00 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale).
Website of e-auction	:	https://banknet.com
Reserve price	:	The reserve price will be Rs.55,00,000.00 (Rupees Fifty-Five Lakh Only) and the earnest money deposit will be Rs.5,50,000.00 (Rupees Five Lakh Fifty Thousands Only). The Earnest Money Deposit shall be deposited on or before 23.03.2026 by 4.00 PM.

Details:

SCHEDULE-A PROPERTY

Land and parcel of the immovable Property being Un-developed residentially Converted Land bearing to an extent 26 guntas out of 32 guntas bearing katha No. form (11) 8452 & form (9) 8300 and Sy.No.136/4, to an extent of 25 guntas bearing katha No. form (11)8453 and form (9) 8301, in all acre and 11 Guntas bearing and duly converted to residentially use as per the Order bearing No ALN(A)(A)SR:142/2013-14 dated 03/01/2014 issued by Deputy Commissioner, the building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru district bounded on the

	Land belonging to Pujarappa
	Land belonging to Ramaswamy (now belonging to M/s S2 Homes) and Road
and	Remaining extent of 6 guntas in Sy. No.136/3 belonging to S Rama Reddy and thereafter 20 feet road.
and	Land belonging to Ramaiah

Land and parcel of the Immovable Property being Un-developed Residentially Converted Land No.136/1, to an extent 10 guntas i.e., 10,890 Square feet and duly converted to residentially use as per the Order bearing Conversion Order bearing No.ALN(A)(A)SR:252/2011-12 dated 05/03/2012 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru district, and bounded on the:

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East by	Corridor
West by	Open Space
North by	Flat No.-FF-11
South by	Flat No-FF-9

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Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the web <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking in the e-auction sale proceedings.

(b) The property can be inspected, with prior appointment with Authorised Officer, from 18.03.2026 between 11 A.M to 4.00P.M.

(c) The property will be sold for the price which is more than the Reserve Price and the participants bidders may improve their offer further during auction process.

(d) 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

(e) 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. 8291220220, Email:support.baanknet@psballiance.com/)).

(f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/detail on or before 23.03.2026 before 4.00 PM, to Canara Bank Authorised Officer, All Branch, Bengaluru, Canara Bank, Ph. No. 6301683293 and 9483544116, e-mail: cb2366@canarabank.com hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS / NEFT, acknowledgement receipt thereof with UTR No.

ii) 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 amount.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

(g) The intending bidders should register their names at portal <https://baanknet.com>. and get their ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s PSB Alliance Pvt. Ltd, (Contact No.8291220220 Email:support.baanknet@psballiance.com/

(h) 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 offer multiplies of Rs.1,00,000.00 (Rupees One Lakh only) (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.10000 as incremental value. 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 Lakhs (Rupees Fifty Lakhs) 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 bidder.

hout assigning any reason thereof.

there are bidders who do not have access to the internet but interested in participating the e-
e can approach concerned Circle office or Regional Office or ARM-I (2366) Branch who, as a
centre, shall make necessary arrangements.

ther details contact Authorised Officer, Authorised Officer, ARM-1 Branch, Bengaluru, Canara
No. 6301683293 and 9483544116, e-mail: cb2366@canarabank.com during office hours on any
ay or the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.
i/6354910172/ 8291220220/9892219848/ 8160205051,
ort.baanknet@psballiance.com/support.baanknet@procure247.com).

SPECIAL INSTRUCTION/CAUTION

last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank
e Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the
lder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to
necessary arrangements/alternatives such as back -up, power supply and whatever else required so
able to circumvent such situation and are able to participate in the auction successfully.

कृते केनरा बैंक/For CANARA BANK



Authorised Officer
Canara Bank
Asset Recovery Management Br., m.c. Area, Bengaluru-1

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