

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 physical possession of which has been taken by the Authorized Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24-03-2026**, for recovery of **Rs. 44,48,168.11 (Rupees Forty Four Lakhs Forty Eight Thousand One Hundred Sixty Eight and Paise Eleven Only)**, as on 28.02.2026 plus further interest and charges from 01.03.2026 due to the Secured Creditor from Borrowers (1)Mrs. Jemila, W/o G Mohammed, Flat No.108, Golden Gate Apartment,D.No.23-12-1104/202, Monkey Stand First Cross, Mangalore-575001, (2) Mr.G.Mohammed, S/o Hammabba, Flat No.108, Golden Gate Apartments ,D.no.23-12-1104/20, Monkey Stand First Cross, Mangalore-575001 (3)Mrs.Rameeza Abdul Samad, W/o Abdul Samad K M, Flat no.107, Golden Gate Apartments, D.no.23-12-1104/19, Monkey Stand First Cross, Mangalore-575001.

The reserve price for the property is **Rs 22,75,000.00/-(Rupees Twenty Two lakhs Seventy Five Thousand Only)** and EMD is **Rs 2,27,500.00/-(Rupees Two Lakhs Twenty Seven Thousand Five Hundred only).**

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, MANGALURU
Name and address of the Borrower & Guarantor	(1) Mrs. Jemila W/o G Mohammed Flat No.108, Golden Gate Apartment D.No.23-12-1104/202 Monkey Stand First Cross Mangalore-575001 (2) Mr.G.Mohammed S/o Hammabba Flat No.108 Golden Gate Apartments D.no.23-12-1104/20 Monkey Stand First Cross Mangalore-575001





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	(3) Mrs.Rameeza Abdul Samad W/o Abdul Samad K M Flat no.107 Golden Gate Apartments D.no.23-12-1104/19 Monkey Stand First Cross Mangalore-575001
Total Liabilities as on 28.02.2026	Rs. 44,48,168.11 (Rupees Forty Four Lakhs Forty Eight Thousand One Hundred Sixty Eight and Paise Eleven Only)
(a) Mode of auction (b) Details of auction service provider (c) Date & time of auction	Online https://baanknet.com/ 24.03.2026 Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d) place of auction	"Online Electronic Bidding" through the website https://baanknet.com/

Details of properties:

Non-Agricultural immovable property held on Warg right situated at Attavara village of Mangalore Taluk within Mangaladevi Ward (Formerly Jeppu Ward) Monkey Stand Cross Road of Mangalore City Corporation limits and within the registration Sub District of Mangalore City, DK District and comprised in:

Sl.No	R.S.No	T.S.No	Kissam	Extent(A-C)	Portion
1	599	326	Converted	0-34	Eastern
2	599	326	Converted	0-03	Western
	Total			0-37	

Together with all mamool and easementary rights of way , water etc appurtenant thereto

Description of Apartment:

Residential Apartment bearing no.108 bearing corporation Door No.23-12-1104/20 measuring 1045 Sq.Ft. super builtup area on the Second floor of the Apartment building known as "GOLDEN GATE APARTMENTS" together with undivided right 2.29% interest in the aforesaid A schedule properties along with car park space bearing No.108 in the basement Floor of the Aforesaid building.



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Reserve price	Rs 22,75,000.00/-(Rupees Twenty Two lakhs Seventy Five Thousand Only)
Earnest Money Deposit	Rs 2,27,500.00/-(Rupees Two Lakhs Twenty Seven Thousand Five Hundred 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 02.03.2026

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any.
- It is brought to the notice of the prospective bidders/purchasers that the secured asset was mortgaged to the Bank in the year 2018 and charge of Bank is reflected in the Encumbrance Certificate and RTC. It has come to the knowledge of the Authorized Officer that the borrower/mortgagor, during the subsistence of the mortgage and without the consent or knowledge of the Bank, has effected a sale transaction as per the Encumbrance Certificate.(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/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 2,27,500.00/-(Rupees Two Lakhs Twenty Seven Thousand Five Hundred only). being of 10% of the Reserve Price of each property 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 at 5:00 PM**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000.00 (Rupees Ten Thousands only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even



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- 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.
- h. The incremental amount/price during the time of each extension shall be Rs.10,000.00 (Rupees Ten Thousands only) (incremental price) and time shall be extended to 05(minutes) when valid bid received in last minutes.
 - i. 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 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.
 - k. 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, Mangaluru, IFSC Code: CNRB0006296 (Branch IFSC Code).
 - l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
 - m. 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.
 - n. 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.
 - o. 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



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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.

- p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. For further details contact , ARM Branch, Canara Bank Building, Hampankatta, Balmatta Road, Mangaluru (Phone No. 9482010646, 0824-2440469) e-mail id: cb6296@canarabank.com or/s M/s.PSB Alliance Pvt Ltd), (ContactNo.7046612345/6354910172/8291220220/9892219848/8160 20505,Email:Support.BAANKNET@psballiance.com).

Place : Mangaluru
Date : 02-03-2026

ಕೆನರಾ ಬ್ಯಾಂಕ್
For Canara Bank

ಅಧಿಕೃತ ಅಧಿಕಾರಿ / Authorised Officer
ಎ ಆರ್ ಎಂ ಶಾಖಾ, ಮಂಗಲೂರು
ARM Branch, Mangaluru
AUTHORISED OFFICER
CANARA BANK

