



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref: ARMB/5103120/589/2025-26/RKG

दिनांक/Date: 25.02.2026

COVERING LETTER TO SALE NOTICE

To,

M/s Momin Constructions Azara Enclave Apartments Behind Raheemi Masjid, Sadashivgad, Karwar - 581352	Mr. Vasim Abdul Khadar Momin (Prop. M/s Momin Constructions) Azara Enclave Apartments, Behind Raheemi Masjid, Sadashivgad, Karwar-581352
Mr. Abubakar Sayed Haroon (Co-Borrower) S/o Sayed Haroon, Ajjikatta, Shedgeri, Ankola-581314 Uttara Kannada District	Mrs. Sabhiya Ayubkhan Khan (Co-Borrower) W/o Ayub Khan Patel, Hulidevarawada, Shedgeri, Ankola -581314
Mr. Sayed Nazeer Haroon Peersab (Co-Borrower) S/o Mr. Sayed Haroon, Ajjikatta, Shedgeri, Ankola -581314	Mrs Razeeya Sayed Haroon Peersab (Co-Borrower) W/o Mr. Sayed Haroon, Ajjikatta, Shedgeri, Ankola -581314
Mr Shafi Sayed Haroon (Co-Borrower) S/o Mr. Sayed Haroon, Islampura, Ajjikatta, Shedgeri, Ankola -581314	Mrs Noorjahan Sayed Adam (Co-Borrower) W/o Mr. Sayed Adam, Hulidevarawada, Ajjikatta, Shedgeri, Ankola -581314
Mrs Mariyambi Abdul Khadar Momin (Guarantor) W/o Abdulkhadar Momin, Mariyambi Complex, Chittakula Link Road, Sadashivgad, Karwar-581352	

Dear Sirs,

SUB : Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of Immovable Properties under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules 2002.

As you are aware, I on behalf of Canara Bank, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to 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 the Sale Notice containing terms and conditions of the sale.

आस्तिां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





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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

अधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
Authorized Officer
ARM Branch, Panaji, Goa.
Canara Bank



ENCLOSURE – SALE NOTICE

Ram *Ram*



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

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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 Symbolic 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", "Whatever there is" and "Without Recourse" on, **20.03.2026** for recovery of **Rs. 77,35,314.98 (Rs. Seventy Seven Lakh Thirty Five Thousand Three Hundred Fourteen and Paise Ninety Eight Only)** as on 31/01/2026 plus further interest from 01-02-2026 due to the Secured Creditor from **1.M/s Momin Constructions** Azara Enclave Apartments, Behind Raheemi Masjid, Sadashivgad, Karwar - 581352 **2.Mr. Vasim Abdul Khadar Momin (Prop. M/s Momin Constructions)** Azara Enclave Apartments, Behind Raheemi Masjid, Sadashivgad, Karwar-581352 **3.Mr. Abubakar Sayed Haroon (Co-Borrower)** S/o Sayed Haroon, Ajjikatta, Shedgeri, Ankola-581314 Uttara Kannada District **4.Mrs. Sabhiya Ayubkhan Khan (Co-Borrower)** W/o Ayub Khan Patel, Hulidevarawada, Shedgeri, Ankola -581314 **5.Mr. Sayed Nazeer Haroon Peersab (Co-Borrower)** S/o Mr. Sayed Haroon, Ajjikatta, Shedgeri, Ankola -581314 **6.Mrs Razeeya Sayed Haroon Peersab (Co-Borrower)** W/o Mr. Sayed Haroon, Ajjikatta, Shedgeri, Ankola -581314 **7.Mr Shafi Sayed Haroon (Co-Borrower)** S/o Mr. Sayed Haroon, Islampura, Ajjikatta, Shedgeri, Ankola -581314 **8.Mrs Noorjahan Sayed Adam (Co-Borrower)** W/o Mr. Sayed Adam, Hulidevarawada, Ajjikatta, Shedgeri, Ankola - 581314 **9.Mrs Mariyambi Abdul Khadar Momin (Guarantor)** W/o Abdulkhadar Momin, Mariyambi Complex, Chittakula Link Road, Sadashivgad, Karwar-581352

The reserve price will be **Rs. 1,58,37,000/- (Rupees One Crore Fifty Eight Lakh Thirty Seven Thousand Only)** and the earnest money deposit will be **Rs. 15,83,700/- (Rupees Fifteen Lakh Eighty Three Thousand Seven Hundred Only)**

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa
2	Name and Address of the Borrower:	
	M/s Momin Constructions Azara Enclave Apartments Behind Raheemi Masjid, Sadashivgad, Karwar - 581352	Mr. Vasim Abdul Khadar Momin (Prop. M/s Momin Constructions) Azara Enclave Apartments, Behind Raheemi Masjid, Sadashivgad, Karwar-581352



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	Mr. Abubakar Sayed Haroon (Co-Borrower) S/o Sayed Haroon, Ajjikatta, Shedgeri, Ankola-581314 Uttara Kannada District Mr. Sayed Nazeer Haroon Peersab (Co-Borrower) S/o Mr. Sayed Haroon, Ajjikatta, Shedgeri, Ankola -581314 Mr Shafi Sayed Haroon (Co-Borrower) S/o Mr. Sayed Haroon, Islampura, Ajjikatta, Shedgeri, Ankola -581314 Mrs Mariyambi Abdul Khadar Momin (Guarantor) W/o Abdulkhadar Momin, Mariyambi Complex, Chittakula Link Road, Sadashivgad, Karwar-581352	Mrs. Sabhiya Ayubkhan Khan (Co-Borrower) W/o Ayub Khan Patel, Hulidevarawada, Shedgeri, Ankola -581314 Mrs Razeeya Sayed Haroon Peersab (Co-Borrower) W/o Mr. Sayed Haroon, Ajjikatta, Shedgeri, Ankola -581314 Mrs Noorjahan Sayed Adam (Co-Borrower) W/o Mr. Sayed Adam, Hulidevarawada, Ajjikatta, Shedgeri, Ankola -581314
3	Total liabilities as on 31-01-2026	Rs. 77,35,314.98 (Rs. Seventy Seven Lakh Thirty Five Thousand Three Hundred Fourteen and Paise Ninety Eight Only)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction BAANKNET https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings 20.03.2026, 11:00 A.M to 12:00 NOON Online (https://baanknet.com)
5	Details of Properties: All that part & parcel of Land & building known as Mariyambi Complex situated at Revenue Sy no.697/A hissa 3 measuring 00-05-5.67 [A-G-A] corresponding to Eswattu no. 152700501700222701 area measuring 4757 sq ft along with building [G+2 floor] measuring 107.88 sq mtrs situated at Chitakula, Taluk-Karwar, Dist-Uttar kannada. Property Bounded by: East: Property bearing Sy no.694/4 West: Remaining part of same Sy no North: Link Road South: Land bearing Sy no.695/5	

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6	Reserve Price	Rs. 1,58,37,000/- (Rupees One Crore Fifty Eight Lakh Thirty Seven Thousand Only)
7	Earnest Money Deposit	Rs. 15,83,700/- (Rupees Fifteen Lakh Eighty Three Thousand Seven Hundred Only)
8	Property Inspection	Property is under Symbolic Possession.

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", "Whatever there is" and "Without Recourse" 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.
- Property is under Symbolic Possession.**
- 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, **you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 8291220220 /9892219848 /8160205051) Email:support.BAANKNET@psballiance.com.**
- The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 15,83,700/- (Rupees Fifteen Lakh Eighty Three Thousand Seven Hundred Only)** being of 10% of the Reserve Price in E-Wallet of 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 19.03.2026 upto 05:00 PM.**
- Auction would commence at Reserve Price, as mentioned above. **Bidders shall improve their offers in multiplies of Rs. 1,00,000/-(Rupees One Lakh 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 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. 1,00,000/-(Rupees One Lakh Only)** and time shall be extended to 05 minutes when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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

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ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
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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 Panaji Branch, IFSC Code CNRB0005103.
- 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.**
- o. Authorised officer reserves the right to postpone/cancel the auction or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: +91 77220 39869/7353372266/9730515988/9024719953) e-mail id cb5103@canarabank.com OR the service provider **Baanknet**. Contact details: **Baanknet- 7046612345/ 8291220220/9892219848/8160205051** Email id: website **<https://baanknet.com/>**.

Place: Panaji
Date: 25.02.2026



प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
ARM Branch, Panaji, Goa
Authorised Officer
Canara Bank