



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) 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 Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **19.03.2026** for recovery of Rs.1,39,15,808.08/- (Rupees One Crores Thirty Nine Lakhs Fifteen Thousand Eight Hundred and Eight rupees and Eight paise Only), as on **26.02.2026** and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: M/s Kunnath Traders represented by its proprietor Sri. K Shamshudheen, S/o Late Mammed Haji, Kunnath House, Thirukkad Post, Malappuram and Guarantors Sri Muhammed Kamarudheen S/o Late Mammed Haji, Kunnath House, Thirukkad Post, Malappuram and Sri Muhammed Noorudheen S/o Late Mammed Haji, Kunnath House, Thirukkad Post, Malappuram. The reserve price will be Rs 57,30,000/- (Rupees Fifty Seven Lakhs Thirty Thousand only) and the earnest money deposit will be Rs.5,73,000/- (Rupees Five Lakhs Seventy Three Thousand Only)

Details and full description of the immovable properties

All that part and parcel of land containing 42 ares (104 cents) in Sy no 50/7A1, 120/4, 120/8 and Sy. No. 50/8 of Perinthalmanna Village, Perinthalmanna Taluk, Malappuram District under the name of Sri. Mohammed Kamarudheen and Mohammed Noorudheen obtained as per Sale Deed No.5920/2008 dated 28.10.2008 together with all rights.

Boundaries of Re Sy No. 50/8 and 120/4 as per sale deed 5920/2008

East : 9 feet width vazhi

North : Ohari sthalam and 4 feet width vazhi

West : Ohari sthalam

South : 2nd schedule in this deed

Boundaries of Re Sy No. 120/8 and 50/7A1 as per sale deed 5920/2008

East : 9 feet width vazhi

North : Ohari sthalam

West : Ohari sthalam

South : Akkuruna Kallu Parambu

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Website www.canarabank.bank.in or may contact Authorized Officer ARM Branch, Kozhikode, mail id : cb7594@canarabank.com, Ph: 9188406941

Date: 26.02.2026

Place: Kozhikode

कृते केनरा बैंक For CANARA BANK
प्रमाणित अधिकारी
ए. आर. म. शाखा कोझिकोड
A.R.M. Branch Kozhikode

A R M BRANCH, KOZHICODE , Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001 cb7594@canarabank.com Ph. 9188406941



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. M/s Kunnath Traders Proprietor: Sri. K Shamshudheen S/o Late Mammed Haji Kunnath House Thirukkad Post Malappuram-679321 2.Sri. K Shamshudheen S/o Late Mammed Haji Kunnath House Thirukkad Post Malappuram-679321 3.Sri. Muhammed Kamarudheen S/o Late Mammed Haji Kunnath House Thirukkad Post Malappuram-679321 4. Sri. Muhammed Noorudheen S/o Late Mammed Haji Kunnath House Thirukkad Post Malappuram-679321
3.	Total liabilities as on date	Rs.1,39,15,808.08/- (Rupees One Crores Thirty Nine Lakhs Fifteen Thousand Eight Hundred and Eight rupees and Eight paise Only)
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction :	19.03.2026 between 11.00 AM and 12.00 PM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	All that part and parcel of land containing 42 ares (104 cents) in Sy no 50/7A1, 120/4, 120/8 and Sy. No. 50/8 of Perinthalmanna Village, Perinthalmanna Taluk, Malappuram District under the name of Sri. Mohammed Kamarudheen and Mohammed Noorudheen



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.

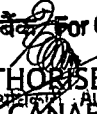
- g. The incremental amount/price during the time of each extension shall be Rs.50,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured 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 Authorized 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 Kozhikode, IFSC Code CNRB0007594.
- 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 any working day between 10.00 AM and 5.00 PM.

- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

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: Kozhikode
Date: 26.02.2026

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER
प्रधिकृत अधिकारी Authorised Officer
ए.आर.एम. ब्रांच कोझिकोड
A.R.M. Branch Kozhikode