

**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 **22.04.2026** for recovery of Rs.8,39,35,662.80/- (Rupees Eight Crore Thirty Nine Lakhs Thirty Five Thousand Six Hundred Sixty Two and Eighty Paise Only), as on **18.03.2026** and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: M/s Phase Electricals represented by its Proprietor Sri.Muhammed Thajudheen S/o Late Mammed Haji, Kunnath House, Thirukkad Post, Malappuram, and Legal heirs of Late Mammed Haji .The reserve price will be Rs 1,10,00,000/- (Rupees One Crore Ten Lakhs only) and the earnest money deposit will be Rs.11,00,000/- (Rupees Eleven Lakhs Only)

Details and full description of the immovable properties

All that piece and parcel of land of total extent of 51.41 Ares under Sy No:34/1, 34/13 and 35/6 of Pottasseri 2 Village, Mannarkad Taluk Palakkad District under the ownership of Late Mammed Haji.

Boundaries as per deed.

Boundaries for Sy. No. 35/6,34/13,34/1 as per deed (28.03 ares)

North : PWD Road

South : Balance property, 2 nd Number

East : Vazhy

West : Nabeesa possession sthalam

Boundaries for Sy. No. 35/6,34/13,34/1 as per deed (5.97 Ares)

North : 1<sup>ST</sup> Number

South : Puzha

East : Balance property

West : Nabeesa possession sthalam

Boundaries for Sy. No. 35/6,34/13,34/1 as per deed (17.41 Ares)

North : Property already sold to you

South : Puzha

East : Vazhy Varambu

West : Property already sold to you



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

Date: 18.03.2026

Place: Kozhikode

  
Authorized Officer  
CANARA BANK

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

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| 1. | Name and Address of the Secured Creditor      | Canara Bank ARM Branch,<br>Opposite National Hospital,<br>Faura Building, Near Ruchi Bhavan,<br>Mavoor Road, Kozhikode, 673001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2. | Name and Address of the Borrowers /Guarantors | <p>1. M/s Phase Electricals<br/>Proprietor: Sri. Mohammed Thajudheen<br/>AP-111-142, Thirukkad P O<br/>Malappuram 679321</p> <p>2. Sri. Kunnath Moosa<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>3.Sri. Muhammed Thajudheen<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321'</p> <p>4. Sri. K Shamsudheen<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>5.Mr. Muhammed Kamarudheen<br/>S/o Late Mammed Haji<br/>Kunnath House,<br/>Thirukkad post<br/>Malappuram - 679321</p> <p>6. Mr. Muhammed Noorudheen<br/>S/o Late Mammed Haji<br/>Kunnath House,<br/>Thirukkad post<br/>Malappuram - 679321</p> <p>7. Mr. Muhammed Najmudheen<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>8. Mrs. Safiya<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> |

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|  | <p>9. Mrs. Mymoona<br/>W/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>10. Mrs. Khairuneesa<br/>W/o Late Mammed Haji<br/>Kunnath Mansil<br/>Valluvambram Post<br/>Malappuram-673642</p> <p>11. Mr. Abdulla<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>12. Mrs. Hafsa<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>13. Mrs. Ramla<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>14. Mr. Abdurahiman<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>15. Mrs. Raihana<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>16. Mr. Abdul Rouf<br/>S/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>17. Ms. Najiya Sainaba<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post</p> |
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|    |                                                             | <p>18. Mrs. Fatima Saliya<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>19. Mrs. Ayisha Sakkiya<br/>D/o Late Mammed Haji<br/>Kunnath House<br/>Thirukkad Post<br/>Malappuram-679321</p> <p>20. Mr. Abdurahim<br/>S/o Late Mammed Haji<br/>Minor represented by Mother and<br/>Guardian Khairunees<br/>Kunnath Manzil<br/>Valluvambram Post<br/>Malappuram-673642</p> <p>21. Mr. Muhammed Ali<br/>S/o Late Mammed Haji<br/>Minor represented by Mother and<br/>Guardian Khairuneesa<br/>Kunnath Mansil<br/>Valluvambram Post<br/>Malappuram-673642</p> |
| 3. | Total liabilities as on date                                | Rs.8,39,35,662.80/- (Rupees Eight Crore Thirty Nine Lakhs Thirty Five Thousand Six Hundred Sixty Two and Eighty Paise Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4. | (a) Mode of Auction                                         | Online                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|    | (b) Details of Auction Service Provider                     | <p>M/s PSB Alliance (BAANKNET)<br/>                     Helpdesk No.: 8291220220<br/>                     E mail support.BAANKNET@psballiance.com<br/>                     Website: <a href="https://baanknet.com/">https://baanknet.com/</a></p>                                                                                                                                                                                                                                                                                                                                                  |
|    | (c) Date & Time of e-auction :                              | <b>22.04.2026 between 11.00 AM and 12.00 PM</b><br>(With unlimited extension of 5 minutes duration each till sale is concluded)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|    | (d) Place of auction                                        | Online through website <a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5. | Details of Property/ies                                     | All that piece and parcel of land of total extent of 51.41 Ares under Sy No:34/1, 34/13 and 35/6 of Pottasserri 2 Village, Mannarkad Taluk Palakkad District under the ownership of Late Mammed Haji                                                                                                                                                                                                                                                                                                                                                                                               |
| 6. | Last Date for receipt of Tender Documents (Online/ Offline) | 21.04.2026 till 05.00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



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| 7. | Address in which the tender document to be submitted | Canara Bank ARM Branch,<br>Opposite National Hospital,<br>Foura Building, Near Ruchi Bhavan,<br>Mavoor Road, Kozhikode, 673001 |
| 8. | Reserve Price of Property:                           | Rs 1,10,00,000/- (Rupees One Crore Ten Lakhs only)                                                                             |
| 9. | Earnest Money Deposit                                | Rs.11,00,000/- (Rupees Eleven Only) on or before<br>21.04.2026 before 5.00pm                                                   |

#### **10. OTHER TERMS AND CONDITIONS**

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

- a. 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 11(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
- d. 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 digilocker 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 8291220220, Email:support.baanknet@psballiance.com
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 11,00,000/- (Rupees Eleven Lakhs Only) being of 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 21.04.2026 at 05.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/- (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.

- 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](mailto: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](mailto: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: 18.03.2026

  
AUTHORISED OFFICER  
CANARA BANK