

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

Ref: 396/7898/SALE/ 160002456789 /2026/04

Dt: 04.04.2026

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 constructive / symbolic possession of which has been taken by the **Authorized Officer, Canara Bank, ARM BRANCH KOLAR**, for follow up, **will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.04.2026** for recovery of dues **₹ 4,70,90,808/- (Rupees Four crore Seventy lakh ninety thousand eight hundred and eight Only) as on 31.03.2026** with further interest and cost thereon due to the **ARM BRANCH KOLAR** of Canara Bank from **1. Mr. MUHAMMED SHAFI S/O Mr Shahul Ahmed Chankanathu Veedu, Irattakalungu Post – Chirayinkil , Chirayinkeezhu , Thiruvananthapuram, Kerala -695304**

The Reserve Price will be **₹ 6,15,80,000/- (Rupees Six Crore fifteen lakh Eighty thousand only)** and the Earnest Money Deposit will be **Rs.61,58,000/- (Rupees Thirty seven lakh three thousand only)**. The Earnest Money Deposit shall be deposited on or before **29.04.2026 at 5:00pm**.

DETAILS AND FULL DESCRIPTION OF THE PROPERTY

SCHEDULE "A" PROPERTY

All that piece and parcel of the property bearing Residentially Converted Land in Sy No.119/2 (vide official memorandum No. ALN(A)(SH)SR98A/2011-12 dated 21.10.2011 issued by Deputy Commissioner, Bangalore District), presently bearing Handenahalli Village Panchayath Khata No. 92/180, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, totally measuring 69815 Square Feet (Out of the total extent of 1 Acre 32 Guntas, an area measuring 52'10" x 162'8" on the northern side is left for the road widening).

BOUNDARIES:

North : Road

South : Property bearing Sy. No.117

East : Property bearing Sy. No.119/1

West : Property bearing Sy. No.119/3

SCHEDULE "B" PROPERTY

(Property agreed to be conveyed under this agreement) 216.80 sq. mtrs or 2333.635 sq. ft share of undivided interest in the Schedule "A" Property with a right to construct and own Schedule

CANARA BANK, ARM BRANCH(7898), NEAR ITO, DOOMLIGHT CIRCLE, KOLAR-563101



"C" Property is the matter of sale in this deed.

SCHEDULE "C" PROPERTY

Villa/Residential unit No. 180/19C also known as C4, on the basement, ground, first & second floors of "VAISHNAVI ANANTYA", being constructed on Schedule "A" Property in terms of Sanction Plan LAO 91/11-12 dated 10.02.2012, duly sanctioned by the Anekal Development Authority, consisting of living, dining room, 4 bed rooms, kitchen, bathrooms and toilet/s, balconies, together with common areas and facilities attributable thereto, with a super built-up area of 475.82 sq. mtrs or 5121.726 sq. ft, and a covered car parking space measuring 270 sq. ft. The apartment is of RCC roofing, vitrified tiled flooring, wooden doors and windows, and the apartment is bounded by: North: Apartment No. 180/18C

South: Apartment No. 180/20C

East: Passage and Apartment No. 180/10B

West: Apartment No. 180/24DIV. ast: Passage and Apartment No. 180/10B

West: Apartment No. 180/24DIV

CERSAI ID : 400082133060

Known encumbrances, if any: Not to the knowledge of the Bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) (or) may contact The DIVISIONAL MANAGER, ARM KOLAR BRANCH Canara Bank, Phone No. 9760205654/ , and 08152227898 email: cb7898@canarabank.com (or) or the service provider <https://baanknet.com/>, ((Helpdesk Number : 8291220220, Website: <https://baanknet.com/> Email: support.baanknet@psballiance.com / .

Date: 04.04.2026

Place: KOLAR.

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Office
ए आर एम कोलार / ARM Kolar-563101
AUTHORISED OFFICER
CANARA BANK

CANARA BANK, ARM BRANCH(7898), NEAR ITO, DOOMLIGHT CIRCLE, KOLAR-563101



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.04.2026

1. Name and Address of the Secured Creditor :	Canara Bank, ARM BRANCH, Kolar.
2. Name and Address of the Borrower(s)/ Guarantor(s)	1. Mr Muhammed Shafi (Borrower & Mortgagor) S/O Mr Shahul Ahmed Chankanathu Veedu, Irattakalungu, Post-Chirayinkil, Chirayinkeezhu, Thiruvananthapuram, Kerala -695304 2. Mr Muhammed Shafi (Borrower & Mortgagor) S/O Mr Shahul Ahmed Flat no. 261 BF Tower Indira Nagar, Thiruvananthapuram, Kerala 695005 3. Mr Nasarudeen E (Guarantor) S/O Ismayil Rawuthar Thacorathu Veedu Kunoor Kanyakulangara Post- Vembayam Nedumangad Kerala- 695615
4. Total Contractual liabilities as on (31.03.2026):	₹ 4,70,90,808/- (Rupees Four crore Seventy lakh ninety thousand eight hundred and eight Only) as on 31.03.2026 plus un applied interest w.e.f 01.04.2026 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.
5. Mode of Auction	Online Electronic Bidding
6. Details of Auction service provider	(https://baanknet.com), ((Helpdesk Number : 8291220220, Email: support.baanknet@psballiance.com / .
7. Date & Time of Auction	30.04.2026, 12:00 P.M. to 02:00 P.M. (With unlimited extension of 10 minutes duration each till the conclusion of the sale)
8. Place of Auction	Online
9. Reserve Price	The Reserve Price will be ₹ 6,15,80,000/- (Rupees Six Crore fifteen lakh Eighty thousand only)

Other terms and conditions:

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

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- b) The property can be inspected, with Prior Appointment of Authorized Officer, on or before **29.04.2026** between bank working hours.
- c) The property will be sold for the price which is more than the Reserve Price and the participating 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 (<https://baanknet.com>), 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) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.04.2026, 5:00 PM**, to Canara Bank, **ARM BRANCH KOLAR**, by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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 bid amount.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- f) The intending bidders should register their names at portal (<https://baanknet.com>), / and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider ((Helpdesk Number : 8291220220, Website: <https://baanknet.com/>, Email: support.baanknet@psballiance.com / .
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/- (Rupees Twenty five Thousand only)**. 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 favor 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 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j) FOR IMMOVABLES: For **sale proceeds of Rs. 50.00 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.



- l) There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned KOLAR ARM BRANCH , who, as a facilitating Centre, shall make necessary arrangements.
- o) For further details contact The **DIVISIONAL MANAGER, KOLAR ARM BRANCH, CANARA BANK**, Phone No. **9760205654 / 08152227898**, email: **cb7898@canarabank.com** (or): or the service provider (<https://baanknet.com>), ((Helpdesk Number : 8291220220, Website: <https://baanknet.com>/ 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.

Date: 04.04.2026

Place: KOLAR.

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
ए अर एम कोलार / ARM Kolar-56310

AUTHORISED OFFICER

CANARA BANK

CANARA BANK, ARM BRANCH(7898), NEAR ITO, DOOMLIGHT CIRCLE , KOLAR-563101



Ref: 396/7898/SALE/ 160002456789 /2026/04

Dt: 04-04-2026

SALE NOTICE COVERING LETTER

1. Mr Muhammed Shafi (Borrower & Mortgagor)
S/O Mr Shahul Ahmed
Chankanathu Veedu, Irattakalungu, Post-
Chirayinkil, Chirayinkeezhu,
Thiruvananthapuram, Kerela -695304

2. Mr Muhammed Shafi (Borrower & Mortgagor) S/O Mr Shahul Ahmed
Flat no. 261 BF Tower Indira Nagar,
Thiruvananthapuram, Kerela 695005

3. Mr Nasarudeen E (Guarantor)
S/O Ismayil Rawuthar Thacorathu Veedu
Kunoor Kanyakulangara Post- Vembayam
Nedumangad Kerala- 695615

Dear Sir/madam,

SUB : Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, ARM KOLAR Branch, 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 our ARM KOLAR 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 the Sale Notice containing terms and conditions of the Sale.

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

law in force.
कृते केनरा बैंक / For CANARA BANK

Yours faithfully,

प्राधिकृत अधिकारी / Authorised Officer
ए आर एम कोलार / ARM Kolar-563101

AUTHORIZED OFFICER

Encl: Sale Notice

CANARA BANK, ARM BRANCH(7898), NEAR ITO, DOOMLIGHT CIRCLE ,KOLAR-563101

