

**ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM
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 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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **29/04/2026**, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **Rs. 9,60,38,999.00 (Rupees Nine Crore Sixty Lakh Thirty Eight Thousand Nine Hundred Ninety Nine Only)** due as on 30/06/2025 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s MAK Cashews and Rs 92,42,704.66 (Rupees Ninety Two lakhs Forty Two Thousand Seven Hundred Four and Paise Sixty Six Only)** due as on 30/06/2025 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **Mr. Mohammed Rafi A**

The Reserve Price:

Item 1	Rs.72,00,000/- (Rupees Seventy Two Lakhs Only)
Item 2	Rs.46,00,000/- (Rupees Forty Six lakh Only)
Item 3	Rs.42,50,000 /- (Rupees Forty Two lakhs Fifty Thousand Only)
Item 4	Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only)
Item 5	Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)

The Earnest Money Deposit:

Item 1	Rs.7,20,000/- (Rupees Seven Lakh Twenty Thousand Only)
Item 2	Rs.4,60,000/- (Rupees Four lakh Sixty Thousand Only)
Item 3	Rs.4,25,000/- (Rupees Four Lakh Twenty Five Thousand Only)
Item 4	Rs.3,70,000/- (Rupees Three Lakh Seventy Thousand Only)
Item 5	Rs.3,40,000/- (Rupees Three Lakh Forty Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before **29/04/2026 by 10:00 AM**.

Details of Property:

Item 1 (Immovable Property in the name of Mr. Muhammed rafi covered by Doc 1272/2008)

All that part and parcel of land having an extent of 6.32 ares in Re Sy No. 162/3, block No 37 in Vellinalloor village along with Residential building thereon situated at Kottarakkara Taluk, Kollam District.

Boundaries :

North : Road

South : Property of Mrs.Subaida Beevi

East : Property of Mr.Nizar

West : Property of Company

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Item 2 (Immovable Property in the name of Mr. Muhammed rafi covered by Doc 2006/2003)

All that part and parcel of land having an extent of 56.38 Ares of land in Re Sy No. 198/5, Block no. 37 in Velinalloor village along with additions thereon located at Kottarakkara Taluk, Kollam District

Boundaries :

North : Property of Alex,Rajan & Babu

South : Property of Gopalapilla & Manaoharan

East : Road

West : Property of Gopalakrishnapillai,Rajan & Radhakrishnapillai

Item 3 (Immovable Property in the name of Sheeba covered by Doc 2007/2003)

All that part and parcel of land having an extent of 52.61 are s of land in Re Sy No 198/3, block No. 37 in Vellinalloor Village along with additions thereon located at Kottarakkara Taluk, Kollam District.

Boundaries :

North : Property of Alex,Rajan & Babu

South : Property of Gopalapilla & Manaoharan

East : Road

West : Property of Gopalakrishnapillai,Rajan & Radhakrishnapillai

Item 4 (Immovable Property in the name of Mr. Muhammed rafi covered by Doc 457/2013)

All that part and parcel of land having an extent of 33.19 ares of land in Sy Nos. 319/1/118,219/4A, 219/4A/1, 219/4B, 319/1,412/4,219/1A2, 219/4A, 219/4A1, 219/4AB in Piravanthoor village along with all addition thereon including building Situated at Pathanapuram Taluk, Kollam District

Boundaries :

North : Property of Mr.Nadarajan

South : Property of Mr.Gopalan & Mr.Nadarajan

East : Thodu

West : Property of Mr.Sahajan

Item 5 (Immovable Property in the name of Mr. Muhammed rafi covered by Doc 1664/2013)

All that part and parcel of land having an extent of 6.30 ares of land in Re Sy No. 164/20

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2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, एरणाकुलम / Ernakulam - 682016
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

Block 37 in Velinalloor village along with Industrial shed and office situated Kottarakkara Taluk, Kollam District

Boundaries :

North : Property of Mr.Salim

South : Property of Mosque

East : Property of Ummankulsu

West : PWD Road

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 Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date : 07-04-2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

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- ## OTHER TERMS AND CONDITIONS

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- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29/04/2026, 10:00 AM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
 - i. Details of payment in e-wallet & Bidder's A/c details.
 - ii. 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.
 - iii. Bidders Name. Contact No. Address, E Mail Id.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000 (Rupees Fifty Thousand Only). The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. 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 which shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, ARM Branch Ernakulam, 209272434 IFSC code: CNRB0002875**. If the successful bidder fails to pay the sale price, 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.
- l. For sale proceeds of Rs.50 Lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1 % of the Sale amount under Section 194 - IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank.
- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- p. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- q. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.

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