

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 Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.05.2026** for recovery of Rs.2,61,31,407.80/- (Rupees Two Crore Sixty One Lakhs Thirty One Thousand Four Hundred Seven and Eighty Paise Only), as on **29.04.2026** and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: M/s ABA APPARELS ,Mr ABID ALI T K and Mr SHAHUL HAMEED .The reserve price will be Rs 2,73,00,000/- (Rupees Two Crore Seventy Three Lakhs only) and the earnest money deposit will be Rs.27,30,000/- (Rupees Twenty Seven Lakhs Thirty Thousand Only)

Details and full description of the immovable properties

Item No 1.

All that part and parcel of Land measuring 18.33 cents of land along with a double storied commercial RCC building having a plinth area of 4252 sqft and sheet roofed building having a plinth area of 600 sqft vide door No 193 ,194,195,196 & 197 situated in Re Sy no 166/3-3, 166/3-4 at kattiparuthi village ,valancherry Municipality, Tirur Taluk ,Malappuram District in the name of Mr Shahul Hameed

East : Property in the Possession of Janardhanan

North: One Meter Road

West: PWD Road, Property in the possession of Neetukattil Ali

South: Property in the Possession of Neetukattil Mohammed Ali

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: 29.04.2026

Place: Kozhikode

कृते केनरा बैंक For CANARA BANK
Authorized Officer
प्रोचिक्कट्टिल अली
A.R.M. Branch Kozhikode

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 ABA Apparels Prop Abid Ali T K 10 1 Pookkattiri Edayur P O Valanchery Malappuram District Kerala 676552 2. Mr Abid Ali T K S/o Hussain Tharayankandathil valanchery P O kolamangalam kattipparuthi Malappuram District kerala 676552 3. Mr Shahul Hameed S/o Hussain punnasseri House Elamkulam cherukkara P O Perinthelman Taluk Malappuram District Kerala 679340
3.	Total liabilities as on date	Rs.2,61,31,407.80/- (Rupees Two Crore Sixty One Lakhs Thirty One Thousand Four Hundred Seven and Eighty 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 :	26.05.2026 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 measuring 18.33 cents of land along with a double storied commercial RCC building having a plinth area of 4252 sqft and sheet roofed building having a plinth area of 600 sqftvide door No 193 ,194,195,196 & 197situated in Re Sy no 166/3-3, 166/3-4 at kattiparuthi village ,valancherry Municipality, Tirur Taluk ,Malappuram District in the name of Mr Shahul Hameed
6.	Reserve Price of Property:	Rs.2,73,00,000/- (Rupees Two Crore Seventy Three Lakhs only)

7.	Earnest Money Deposit (EMD)	Rs.27,30,000/- (Rupees Twenty Seven Lakhs Thirty Thousand Only) on or before 26.05.2026 before 11.00am
8.	The property can be inspected Date & Time	with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
9.	Details of Encumbrance	Not to the knowledge of the bank till date
10.	Detail of Litigation	Securitization application was filed. presently no stay.

11. 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" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- 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) Rs.27,30,000/- (Rupees Twenty Seven Lakh Thirty Thousand 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 26/05/2026 at 11:00AM.
- 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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose
- k. 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.
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any

