

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN SVD ZARA 02/2026-27

Date: 29/04/2026

To

1. M/s. Zara Exports Shop NO KP X 161, near peroor temple, Kuttichira TKMC PO, Kollam 2. Beena Sulphikar Raahath Panthrandumuri Nagar 33A, Pazhayattinkuzhi Thattamala P.O, Kollam	3. Sulphikar Ahmed Raahath Panthrandumuri Nagar 33A, Pazhayattinkuzhi Thattamala p.o, Kollam
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Sir / Madam,

Sub: Notice under Section 13(4) of the Securitisation 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, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us. Now the undersigned is again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction 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.

Yours faithfully,

AUTHORISED OFFICER, CANARA BANK

Encl: Sale Notice

Confidential

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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 Asset Recovery Management Branch, of the Canara Bank, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on **20/05/2026**, (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. 5,87,44,131.04/-** due as on 31/08/2024 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s Zara Exports a Proprietorship concern represented by Proprietrix Smt. Beena Sulphikar.**

The Reserve Price:

Property No.1 - Rs.76,00,000/- (Rupees Seventy Six Lakhs Only)

Property No.2 - Rs.21,60,000/- (Rupees Twenty One Lakhs Sixty Thousand Only)

(Only bids with minimum one incremental offer above reserve price will be accepted)

The Earnest Money Deposit:

Property No.1 - Rs.7,60,000/- (Rupees Seven Lakhs Sixty Thousand Only)

Property No.2 - Rs.2,16,000/- (Rupees Two Lakhs Sixteen Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before 19/05/2026 by 5:00 PM.

Details of Property:

Property No.1

(Property in the name of Sri Sulphiker Ahmed covered by Document No 2069/2016)

All that piece and parcel of immovable property of land having an extent of 64.53 Ares Comprised of 56.43 Ares of land in Re Sy No 324/1-2 and 8.10 Ares in Re Sy No 324/1 in block No 37 in Paripalli Village Kollam Taluk, Kollam standing in the name of Sri Sulphiker Ahmed with boundaries.

East: Road , Properties of Radhakrishna Pillai , Sreekumar

North: Road , Property of Radhakrishna Pillai

West: Road , Thodu

South: Thodu , Property of Sreekumar

Property No.2

(Property in the name of Sri Sulphikar Ahmed covered by Document No 424/2015)

All that piece and parcel of immovable property of land having an extent of 16.15 Ares of land in Re Sy no 320/6 of Madavoor Village, Varkala Taluk, Trivandrum District in the name of Sri Sulphikar Ahmed with boundaries.

East: Property of Radha

North:: Panchayat Road

West: Property of Anil Kumar

South:Property of Madhavi Amma

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

ASSET RECOVERY MANAGEMENT BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016
(Ph.No.0484 - 2353072 / 2353071)
2. Name and Address of the Borrowers and Guarantors :
 1. M/s. Zara Exports
Shop NO KP X 161,
near peroor temple, Kuttichira
TKMC PO, Kollam
 2. Beena Sulphikar
Raahath
Panthrandumuri Nagar 33A,
Pazhayattinkuzhi
Thattamala P.O, Kollam
 3. Sulphikar Ahmed
Raahath
Panthrandumuri Nagar 33A,
Pazhayattinkuzhi
Thattamala p.o, Kollam
- 1) Total liabilities as on 31/08/2024 : Rs. 5,87,44,131.04/- (Rupees Five Crores Eighty Seven Lakhs Forty Four Thousand One Hundred Thirty One and Paise Four Only) with further interest and other incidental charges thereto incurred by the Bank
- 2) (a) Mode of Auction : Online Auction (E-Auction)
- (b) Details of Auction service provider : M/s PSB Alliance (Baanknet)
Help Desk Number: 8291220220
support.baanknet@psballiance.com
- (c) Date & Time of Auction : 20/05/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- (d) Portal of E-Auction : <https://baanknet.com>
- 3) Reserve Price : Property No.1 - Rs.76,00,000/- (Rupees Seventy Six Lakhs Only)
Property No.2 - Rs.21,60,000/- (Rupees Twenty One Lakhs Sixty Thousand Only)

(Only bids with minimum one incremental offer above reserve price will be accepted)

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

- 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.
- r. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- s. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- t. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR M/s PSB Alliance (Baanknet), Help Desk Number : 8291220220, Email id: 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: Ernakulam
Date: 29/04/2026

AUTHORISED OFFICER
CANARA BANK