



संदर्भ सं. / Ref. No: ARM-598/947/SN/ABRARUL/MK  
Loan No: 160000288971/303622530

दिनांक / Date: 30.04.2026

To,

|                                                                                                                |                                                                                                            |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1. Mr. Abrarul Haque<br>S/o Naseemul ghani<br>NO 25 2ND FLOOR 2ND A CROSS<br>KANAKANAGAR<br>BENGALURU - 560032 | 2. Mr. Rizwan khan<br>C/O Rafeeqe khan<br>NO 25 2ND FLOOR 2ND A CROSS<br>KANAKANAGAR<br>BENGALURU - 560032 |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

Dear 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) RULE, 2002

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets described in the 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-I Branch Bangalore 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 being published in the NEWS paper containing the terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK  
  
प्राधिकृत अधिकारी / Authorised Officer  
अस्ति बसुन्नी प्रबंधन शाखा - I  
स्पेन्सर टावर, एम.जी. रोड, बंगलूर - 01  
Asset Recovery Management Branch - I,  
Spencer's Tower, M.G. Road, Bengaluru - 560 001  
Encl: Sale Notice

संदर्भ सं. / Ref. No: ARM-598/SN/ABRARUL/MK  
 Loan No: 160000288971/303622530

दिनांक / Date: 30.04.2026

(Auction Sale Notice for Sale of Immovable Properties)  
**CANARA BANK**  
 (A GOVERNMENT OF INDIA UNDERTAKING)  
**SALE NOTICE**

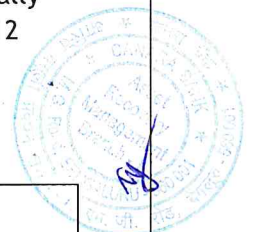
E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Bengaluru ARM-I (2366) BRANCH of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.05.2026** at 10.30 A.M. to 11.30 A.M, for recovery of Rs.1,27,65,017.96 (Rupees One Crore Twenty-Seven Lakhs Sixty-Five Thousand Seventeen and Paise Ninety-Six Only) as on 29.04.2026 with further interest and charges thereon due to the ARM-I (2366) Branch of Canara Bank from Borrower/s 1. Mr. Abrarul Haque S/o Naseemul ghani and Co-borrower (s) 1. Mr.Rizwan khan C/O Rafeeqe khan.

The reserve price will be Rs.53,00,000.00 (Rupees Fifty-Three Lakh Only) and the earnest money deposit will be Rs.5,30,000.00 (Rupees Five Lakh Thirty Thousands Only). The Earnest Money Deposit shall be deposited on or before 21.05.2026 by 4.00 PM.

Details and full description of the immovable property with known encumbrances, if any.

| Immovable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| (Description of the entire property)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                     |
| <b>ITEM No.1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                     |
| All the piece and parcel of the immovable Property being Un-developed residentially Converted Land bearing Sy.No.136/3, to an extent 26 guntas out of 32 guntas bearing katha No. form (11) 8452 & form (9) 8300 and Land bearing Sy.No.136/4, to an extent of 25 guntas bearing katha No. form (11)8453 and form (9) 8301, in all measuring 1 acre and 11 Guntas bearing and duly converted to residentially use as per the Order bearing Conversion Order bearing No ALN(A)(A)SR:142/2013-14 dated 03/01/2014 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru district bounded on the |                                                                                                     |
| East by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Land belonging to Pujarappa                                                                         |
| West by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Land belonging to Ramaswamy (now belonging to M/s S2 Homes) and Road                                |
| North by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Remaining extent of 6 guntas in Sy. No.136/3 belonging to S Rama Reddy and thereafter 20 feet road. |
| South by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Land belonging to Ramaiah                                                                           |
| <b>Item No.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                     |
| All the piece and parcel of the Immovable Property being Un-developed Residentially Converted Land bearing Sy.No.136/1, to an extent 10 guntas i.e., 10,890 Square feet and duly converted to residentially use as per the Order bearing Conversion Order bearing No.ALN(A)(A)SR:252/2011-12 dated 05/03/2012 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bangalore District, and bounded on the:                                                                                                                                                                                             |                                                                                                     |
| East by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Remaining portion in Sy. No.136 belonging to Sri.Rama Reddy                                         |
| West by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Road                                                                                                |
| North by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Remaining portion in Sy. No.136/1 belonging to Sri.Chandrashekar                                    |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| South by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Remaining portion in Sy. No.136 belonging to Lakshmi and Ramaswamy. |
| <p style="text-align: center;"><b>SCHEDULE-B PROPERTY (Description of the Mortgaged Property)</b></p> <p>493 Sqft., share of undivided right, title and interest in the SCHEDULE-A PROPERTY, and the Residential apartment bearing Flat NO. FF-10, CMC-KHATHA# 10673/5382/8300/8301/136/1,3,4/D/4<sup>th</sup> F-FF10 measuring super built up are of 2031 sqft., in the C Block, Fourth Floor of construction, the apartment building to be named as "S2 HOMES - THE WATERGROVE", apartment consisting of 2 Bedrooms, with proportionate right in the common areas and bounded on the:</p> |                                                                     |
| East by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Corridor                                                            |
| West by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Open Space                                                          |
| North by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Flat No.-FF-11                                                      |
| South by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Flat No-FF-9                                                        |

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Authorised Officer, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.6301683293 and 9483544116, e-mail: cb2366@canarabank.com during office hours on any working day.

Place: BENGALURU  
Date: 30.04.2026

कृते केनरा बैंक / FOR CANARA BANK  
  
 Authorised Officer  
 Canara Bank  
 प्राधिकृत अधिकारी / Authorised Officer  
 अस्ति बसुली प्रबंधन शाखा-1  
 स्पेन्सर टावर, एम.जी. रोड, बेंगलूर - 01  
 Asset Recovery Management Branch - I,  
 Spencer's Tower, M.G. Road, Bengaluru - 560 001

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.04.2026**

|    |                                                                                                                                                      |   |                                                                                                                                                                                                                                                          |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name and Address of the Secured Creditor                                                                                                             | : | Canara Bank, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No. 6301683293 and 9483544116, e-mail: cb2366@canarabank.com.                                                                                                                                     |
| 2. | Name and Addresses of the Borrower(s):<br>Mr. Abrarul Haque<br>S/o Naseemul ghani<br>NO 25 2ND FLOOR 2ND A CROSS<br>KANAKANAGAR<br>BENGALURU -560032 | : | Name and Addresses of the Co-Borrower(s):<br>Mr. Rizwan khan<br>C/O Rafeeqe khan<br>NO 25 2ND FLOOR 2ND A CROSS<br>KANAKANAGAR<br>BENGALURU -560032                                                                                                      |
| 3. | Total liabilities as on 29.04.2026                                                                                                                   | : | Rs.1,27,65,017.96 (Rupees One Crore Twenty-Seven Lakhs Sixty-Five Thousand Seventeen and Paise Ninety-Six Only) plus interest & charges.                                                                                                                 |
| 4. | (a) Mode of Auction                                                                                                                                  | : | Online Electronic Bidding.                                                                                                                                                                                                                               |
|    | (b) Details of Auction service provider                                                                                                              | : | M/S PSB Alliance Pvt. Ltd.                                                                                                                                                                                                                               |
|    | (c) Date & Time of Auction                                                                                                                           | : | 22.05.2026 & 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                                                                                                                             | : | <a href="https://baanknet.com">https://baanknet.com</a>                                                                                                                                                                                                  |
| 5. | Reserve Price                                                                                                                                        | : | The reserve price will be Rs.53,00,000.00 (Rupees Fifty-Three Lakh Only) and the earnest money deposit will be Rs.5,30,000.00 (Rupees Five Lakh Thirty Thousands Only). The Earnest Money Deposit shall be deposited on or before 21.05.2026 by 4.00 PM. |

**Property Details:**

**SCHEDULE-A PROPERTY**

**ITEM No.1**

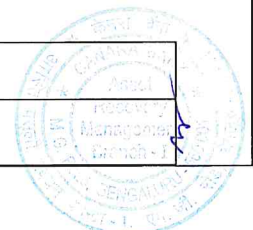
All the piece and parcel of the immovable Property being Un-developed residentially Converted Land bearing Sy.No.136/3, to an extent 26 guntas out of 32 guntas bearing katha No. form (11) 8452 & form (9) 8300 and Land bearing Sy.No,136/4, to an extent of 25 guntas bearing katha No. form (11)8453 and form (9) 8301, in all measuring 1 acre and 11 Guntas bearing and duly converted to residentially use as per the Order bearing Conversion Order bearing No ALN(A)(A)SR:142/2013-14 dated 03/01/2014 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru district bounded on the

|          |                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------|
| East by  | Land belonging to Pujarappa                                                                         |
| West by  | Land belonging to Ramaswamy (now belonging to M/s S2 Homes) and Road                                |
| North by | Remaining extent of 6 guntas in Sy. No.136/3 belonging to S Rama Reddy and thereafter 20 feet road. |
| South by | Land belonging to Ramaiah                                                                           |

**Item No.2**

All the piece and parcel of the Immovable Property being Un-developed Residentially Converted Land bearing Sy.No.136/1, to an extent 10 guntas i.e., 10,890 Square feet and duly converted to residentially use as per the Order bearing Conversion Order bearing No.ALN(A)(A)SR:252/2011-12 dated 05/03/2012 issued by Deputy Commissioner, Bangalore, The building construction plan approved by BMRDA Vide Approval No.APA/CC/655/2014-15 situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bangalore District, and bounded on the:

|         |                                                             |
|---------|-------------------------------------------------------------|
| east by | Remaining portion in Sy. No.136 belonging to Sri.Rama Reddy |
| West by | Road                                                        |



|          |                                                                     |
|----------|---------------------------------------------------------------------|
| North by | Remaining portion in Sy. No.136/1 belonging to Sri.Chandrashekar    |
| South by | Remaining portion in Sy. No.136 belonging to Lakshmi and Ramaswamy. |

**SCHEDULE-B PROPERTY**

493 Sqft., share of undivided right, title and interest in the SCHEDULE-A PROPERTY, and the Residential apartment bearing Flat NO. FF-10, CMC-KHATHA#10673/5382/8300/8301/136/1,3,4/D/4<sup>th</sup> F-FF10 measuring super built up are of 2031 sqft., in the C Block, Fourth Floor of construction, the apartment building to be named as "S2 HOMES - THE WATERGROVE", apartment consisting of 2 Bedrooms, with proportionate right in the common areas and bounded on the:

|          |                |
|----------|----------------|
| East by  | Corridor       |
| West by  | Open Space     |
| North by | Flat No.-FF-11 |
| South by | Flat No-FF-9   |

- 6 Other terms and conditions:
- (a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- (b) The property can be inspected, with prior appointment with Authorised Officer, from 19.05.2026 between 11 A.M to 4.00P.M.
- (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 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
- (e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: support.baankmet@psballiance.com/).
- (f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/detail on or before 21.05.2026 before 4.00 PM, to Canara Bank Authorised Officer, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No. 6301683293 and 9483544116, e-mail: cb2366@canarabank.com by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS / NEFT, acknowledgement receipt thereof with UTR No.
- 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.
- iv) Bidder's A/c details for online refund of EMD.
- (g) 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 M/s PSB Alliance Pvt. Ltd, (Contact No.8291220220 Email:support.baanknet@psballiance.com/.
- (h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- (i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000.00 (Rupees One Lakh only)** (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.10000 as incremental value). 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- (j) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- (k) For sale proceeds of Rs. 50 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.
- (l) All charges for conveyance, stamp duty/ GST registration charges etc., as applicable shall be borne by the successful bidder only.

- ii. It is not within the knowledge of the bank about any taxes, revenue/dues to any local authority and any/all such taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.
- (m) Authorised 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 Circle office or Regional Office or ARM-I (2366) Branch who, as a facilitating centre, shall make necessary arrangements.
- (o) For further details contact Authorised Officer, Authorised Officer, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No. 6301683293 and 9483544116, e-mail: cb2366@canarabank.com during office hours on any working day or the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172 / 8291220220 / 9892219848 / 8160205051, Email:support.baanknet@psballiance.com/support.baanknet@procure247.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: BENGALURU  
 Date: 30.04.2026

कृते केनरा बैंक / For CANARA BANK

Authorised Officer

प्राधिकृत Canara Bank Authorised Officer

असिस्टेंट प्रोप्रायटरी म्यानेजर - I

स्पेन्सर टावर, एम.जी. रोड, बेंगलूरु - 01

Asset Recovery Management Branch - I,  
 Spencer's Tower, M.G. Road, Bengaluru - 560 001