

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN MAK RET 2026-27-2

Date : 30-04-2026

To

1.M/s MAK Cashews(Borrower)
Represented by its Proprietor
Mohammed Rafi Nizar Manzil
11/753,Velinalloor Panchayat
Pooyappilly,Nettayam Post
Kollam District,Pin:691537

2.Sri.Mohammed Rafi
S/o Assanarukunju
Nizar Manzil
11/753,Velinalloor Panchayat
Pooyappilly,Nettayam PO,
Kollam District,Pin:691537

3.Smt.Sheeba
W/o Mohammed Rafi
Nizar Manzil
11/753,Velinalloor Panchayat
Pooyappilly,Nettayam PO,
Kollam District,Pin:691537

4.Smt. Fathima Beevi @Pathumma Beevi (As guarantor and Legal Heir of Mr.Assanarukunju)
W/o (Late)Assanarukunju M
Nizar Manzil Nettayam p o
Ambalamkunnu
Kollam Dist-691537

5.Sri.Nizar A
(Legal Heir of Mr.Assanarukunju)
S/o(Late) Assanarukunju M
Saphalyam Chengoor
Nettayam p o
Ambalamkunnu
Kollam Dist-691537

6.Mohammed Rafi A
(Legal Heir of Mr.Assanarukunju)
S/o (Late)Assanarukunju M
Nizar Manzil
Nettayam p o
Ambalamkunnu
Kollam Dist-691537

7. Smt. Shamla
(Legal Heir of Mr.Assanarukunju)
D/o (Late)Assanarukunju M
A P House
Nettayam P O
Ambalamkunnu
Kollam Dist-691537

8. Sri. Noushad A
(Legal Heir of Mr.Assanarukunju)
S/o (late)Assanarukunju M
Nizar manzil
Nettayam p o
Ambalamkunnu
Kollam Dist-691537

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

Internal

ए आर एम शाखा /ARM Branch

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

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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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 : 30-04-2026

Place : Ernakulam

AUTHORISED OFFICER
CANARA BANK

Internal

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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 MAK Cashews(Borrower) Represented by its Proprietor Mohammed Rafi Nizar Manzil 11/753,Velinalloor Panchayat Pooyappilly,Nettayam Post Kollam District,Pin:691537	2.Sri.Mohammed Rafi S/o Assanarukunju Nizar Manzil 11/753,Velinalloor Panchayat Pooyappilly,Nettayam PO, Kollam District,Pin:691537
3.Smt.Sheeba W/o Mohammed Rafi Nizar Manzil 11/753,Velinalloor Panchayat Pooyappilly,Nettayam PO, Kollam District,Pin:691537	4.Smt. Fathima Beevi @Pathumma Beevi (As guarantor & Legal Heir of Mr.Assanarukunju) W/o (Late)Assanarukunju M Nizar Manzil Nettayam p o Ambalamkunnu Kollam Dist-691537
5.Sri.Nizar A (Legal Heir of Mr.Assanarukunju) S/o(Late) Assanarukunju M Saphalyam Chengoor Nettayam p o Ambalamkunnu Kollam Dist-691537	6.Mohammed Rafi A (Legal Heir of Mr.Assanarukunju) S/o (Late)Assanarukunju M Nizar Manzil Nettayam p o Ambalamkunnu Kollam Dist-691537
7. Smt. Shamla (Legal Heir of Mr.Assanarukunju) D/o (Late)Assanarukunju M A P House Nettayam P O Ambalamkunnu Kollam Dist-691537	8. Sri. Noushad A (Legal Heir of Mr.Assanarukunju) S/o (late)Assanarukunju M Nizar manzil Nettayam p o Ambalamkunnu Kollam Dist-691537

3. Total liabilities as on 30/06/2025 : Rs. 9,60,38,999.00 (Rupees Nine Crore Sixty Lakh Thirty Eight Thousand Nine Hundred Ninety Nine Only) and Rs Rs 92,42,704.66 (Rupees Ninety Two lakhs Forty Two Thousand Seven Hundred Four and Paise Sixty Six Only) Plus further

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interest thereon from **01.07.2025** along with suit expenses and other legal charges.

4. (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 : 28/05/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
 Minimum 1 incremental bid mandatory for Participating in Bid
- (d) Portal of E-Auction : <https://baanknet.com>
5. Reserve Price :
- | | |
|--------|--|
| Item 1 | Rs.64,80,000/- (Rupees Sixty Four Lakhs Eighty Thousand Only) |
| Item 2 | Rs.41,40,000/- (Rupees Forty One lakh Forty Thousand Only) |
| Item 3 | Rs.38,30,000 /- (Rupees Thirty Eight lakhs Thirty Thousand Only) |
| Item 4 | Rs.33,30,000/- (Rupees Thirty Three Lakhs Thirty Thousand Only) |
| Item 5 | Rs.30,60,000/- (Rupees Thirty Lakhs Sixty Only) |

OTHER TERMS AND CONDITIONS

- The property will be sold in “as is where is, as is what is and whatever there is” basis including encumbrances, if any.
- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **16/05/2026** between 11:00 A.M. & 4:00 P.M.
- 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.
- Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (Baanknet)**, Help Desk Number : **8291220220**, Email id: support.baanknet@psballiance.com
- 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 (Baanknet)**, Help Desk Number : **8291220220**, Email id: support.baanknet@psballiance.com
- 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

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RTGS/NEFT in the account details as mentioned in the said challan **well before 28/05/2026 upto 10:00 AM.**

- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28/05/2026, 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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