

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
 Email: cb6298@canarabank.com

Ref: ARMII/SN/01/2026-27

Date: 08.05.2026

To,

1.MR. Inayatullah Abdurahman ASKARI S/o Abdurahman Askari SADAF 2 Apartments UP02 JBR, DUBAI UNITED ARAB EMIRATES E-mail- ask.inayat@gmail.com	2.MR. Inayatullah NO.37/1 Askeri House Dongerpally, Bhatkal Uttara Kannada – 581320
3.M/s S2 Homes Rep By its Partner Mr Vikas B Kukreja Office at: No 824,1 st Floor 20 th A Main Koramangala 8 th Block Bengaluru-560095	4.M/s S2 Homes Sy No 136/1, 2 nd Cross Kammasandra Road, Ananth Nagar Electronic City Phase II Bengaluru- 560100
5.Mr CHETHAN KUMAR PARTNER OF M/S S2 HOMES AT NO 824,1 ST FLOOR 20 TH A MAIN, KORAMANGALA,8 TH BLOCK BENGALURU-560095	6.MR. Syed Mohsin Bafaque S/O Syed Mohsin 37/1 Donger palli road Magdoo Colony, Bhatkal Uttara Kannada – 581320
7.MR. Syed Mohsin Bafaque S/O Syed Mohsin NO.13, 2 nd Floor, 5th main road OPP. CSI Church, J C NAGAR BANGALORE – 560006	8.Mrs. Mahjabeen Sayed Mohsin C/o Syed Mohsin Bafaque NO.13, 2 nd Floor, 5th main road OPP. CSI Church, J C Nagar BANGALORE – 560006



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) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank has taken possession of the assets described in 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 Branch II, BANGALORE-560 001 of our Bank.

The undersigned proposes to sell the assets (through E-auction) 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 containing 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 other law in force.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK
Authorised Officer
प्रमाणित अधिकारी / Authorised Officer
Canara Bank
आसिस्टेंट मैनेजर - II, बंगलूरु - 560 001
Asset Recovery
ENCLOSURE - SALE NOTICE



Annexure 13

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, the **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 27.05.2026 from 01.00 PM. to 03.00 P M.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs. 2,84,62,634.49/- (Rupees Two Crore Eighty Four Lakhs Sixty Two Thousand Six Hundred Thirty Four and Forty Nine paisa Forty Nine only) plus further interest thereon from 03.05.2026 and other expenses due to Canara Bank from 1. **MR. Inayatullah Abdurahman ASKARI** S/o Abdurahman Askari, SADAF 2, Apartments, UP02 JBR, DUBAI, UNITED ARAB EMIRATES. 2. **MR. Inayatullah**, NO.37/1 Askeri House Dongerpally, Bhatkal,Uttara Kannada – 581320. 3. **M/s S2 Homes**, Rep By its Partner Mr Vikas B Kukreja, Office at: No 824,1st Floor, 20th A Main, Koramangala 8th Block, Bengaluru-560095. 4. **M/s S2 Homes**, Sy No 136/1, 2nd Cross, Kammasandra Road, Ananth Nagar, Electronic City Phase II, Bengaluru- 560100. 5. **Mr CHETHAN KUMAR**, PARTNER OF M/S S2 HOMES, AT NO 824,1ST FLOOR,20TH A MAIN, KORAMANGALA,8TH BLOCK, BENGALURU-560095. 6. **MR. Syed Mohsin Bafaque** S/O Syed Mohsin, 37/1 Donger palli road ,Magdoo Colony, Bhatkal, Uttara Kannada – 581320. 7. **MR. Syed Mohsin Bafaque** S/O Syed Mohsin, NO.13, 2nd Floor, 5th main road, OPP. CSI Church, J C NAGAR, BANGALORE – 560006. 8. **Mrs. Mahjabeen Sayed Mohsin** C/o Syed Mohsin Bafaque, No.13, 2nd Floor, 5th main road, OPP. CSI Church, J C Nagar, BANGALORE – 560006.

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

(Amount in Lakhs)			
S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	All that piece and parcel of the flat bearing No. FF8, present CMC Khatha No. 10668/5382/8300/8301/136/1,3, 4/C/4th fl/FF8, Fourth Floor "C" Block, " S2-HOMES – THE WATER GROVE" apartment constructed on Schedule A property measuring 2106 Sq.ft of super built up area including private terrace of the apartment as per proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use And also exclusive usage of with one covered car parking space at stilt floor including 511 sq ft of undivided share, right, title and interest in the Schedule A property and flat bounded on the East by : Open space,West by : Corridor,North by : Flat No. FF7,South by : Flat No. FF9.Situated at Kammasandra Village, Attebele Hobli, Anekal Taluk,	76.00	7.60

ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
 Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com



	Bangalore Rural-560100. Owner of the property Mrs. Inayatullah Aburahman Aksari		
2	All that piece and parcel of the flat bearing No. FF7, present CMC Khatha No. 10667/5382/8300/8301/136/1,3,4/C/4th fl/FF-7, Fourth Floor "C" Block, " S2-HOMES – THE WATER GROVE" apartment constructed on Schedule A property measuring 2106 Sq.ft of super built up area with one covered car parking space and the flat including 511 Sq. ft of undivided share, right, title and interest in the Schedule A Property and FLAT bounded on the East by : Open space West by : Corridor, North by : Flat No. FF6, South by : Flat No. FF8, Situated at Kammasandra Village, Attebele Hobli, Anekal Taluk, Bangalore Rural-560100. Owner of the property Mrs. Inayatullah Aburahman Aksari	76.00	7.60
3	All that piece and parcel of the flat bearing No. FF11, present CMC Khatha No. 10674/5382/8300/8301/136/1,3,4/C/4th fl/FF11, Fourth Floor "C" Block, " S2-HOMES – THE WATER GROVE" apartment constructed on Schedule A property measuring 1950 Sq.ft Super built-up area with one covered car parking space including 473 Sq. ft of undivided share, right, title and interest in the Schedule A Property and flat bounded on the East by : Corridor & Open space, West by : Open space, North by : Flat No. FF12, South by : Flat No. FF10. Situated at Kammasandra Village, Attebele Hobli, Anekal Taluk, Bangalore Rural-560100. Owner of the property Mrs. Inayatullah Aburahman Aksari	70.00	7.00

Schedule A (1 & 2).

1. All that piece and parcel of the converted land bearing Sy.Nos. 136/3, 136/4 & 136/1 old V.P No. 8300/136/3, 8301/136/4 Project known as " S2- WATER GROVE" situated at kammasandara village, Attibele Hobli, Anekal Taluk, Bengaluru Rural Dist. Measuring 1 Acre 11 Guntas and is bounded on the (owned by S. Rama Reddy) East by : Land belongs to pujarappa, West by : Land belongs to Ramaswami (Now belonging to M/s S HOMES & ROAD), North by: Remaining extent of 6 guntas in Sy. No 136/3 belonging to S. Ramareddy and thereafter 20 feet. South by : Land belonging to Ramaiah
2. All the piece and parcel of the converted land bearing Sy. No 136/1, CMC Khatha No.5382/136/1, project known as " S2 WATER GROVE" situated at Kammasandra village, Attibele Hobli, Anekal Taluk, Bengaluru Rural Dist measuring 10 guntas and is bounded on East by: Remaining portion in Sy. No 136 belonging to Sri Ramareddy, West by : Road, North by: Remaining portion in Sy. No 136/1 belonging to Sri. Chandrashekar, South by: Remaining portion in Sy. No. 136/1 belonging to Lakshmi and Ramaswamy



The EMD should be deposited on or before 26.05.2026.

The property will not be sold below the Reserve Price.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Authorized Officer, ARM Branch II Bangalore, Ph. No. 9113092975, 8921102717, 9201460154, 9464534482, 8709675503 and 080-25310181, during office hours on any working day.

Place: Bengaluru

Date: 08.05.2026

कृते केनरा बैंक / For CANARA BANK

Chandrashekhara Yedur
AUTHORISED OFFICER
प्राधिकृत अधिकारी / Authorised Officer
आरएम ब्रंच-II, बेंगलूरु - 560 001
CANARA BANK
Asset Recovery Management Branch - II, Bengaluru - 560 001



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

- 1.Name and address of the Secured Creditor : **Canara Bank ARM II Branch Bengaluru**
 2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1.MR. Inayatullah Abdurahman ASKARI S/o Abdurahman Askari SADAF 2 Apartments UP02 JBR, DUBAI UNITED ARAB EMIRATES E-mail- ask.inayat@gmail.com	2.MR. Inayatullah NO.37/1 Askeri House Dongerpally, Bhatkal Uttara Kannada – 581320 MOB: 9306766650
3.M/s S2 Homes Rep By its Partner Mr Vikas B Kukreja Office at: No 824,1 st Floor 20 th A Main Koramangala 8 th Block Bengaluru-560095	4.M/s S2 Homes Sy No 136/1, 2 nd Cross Kammasandra Road, Ananth Nagar Electronic City Phase II Bengaluru- 560100
5.Mr CHETHAN KUMAR PARTNER OF M/S S2 HOMES AT NO 824,1 ST FLOOR 20 TH A MAIN, KORAMANGALA,8 TH BLOCK BENGALURU-560095	6.MR. Syed Mohsin Bafaque S/O Syed Mohsin 37/1 Donger palli road Magdoo Colony, Bhatkal Uttara Kannada – 581320 MOB NO: 7349359514
7.MR. Syed Mohsin Bafaque S/O Syed Mohsin NO.13, 2 nd Floor, 5th main road OPP. CSI Church, J C NAGAR BANGALORE – 560006 MOB: 7349359514	8.Mrs. Mahjabeen Sayed Mohsin C/o Syed Mohsin Bafaque NO.13, 2 nd Floor, 5th main road OPP. CSI Church, J C Nagar BANGALORE – 560006 MOB: 9986957049

3.Total liabilities : Recovery Rs. 2,84,62,634.49/- (Rupees Two Crore Eighty Four Lakhs Sixty Two Thousand Six Hundred Thirty Four and Forty Nine paisa Forty Nine only) plus further interest thereon from 03.05.2026 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online E-Auction
 (b) Details of : M/s. M/s.PSB Alliance (BAANKNET), e- mail:
support.baanknet@psballiance.com

(c) **Date & Time of e- auction : Date 27.05.2026 Time 01.00 PM. to 03.00 PM.**
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
 Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com



5. Reserve Price:

(Amt in Lakhs.)

S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	All that piece and parcel of the flat bearing No. FF8, present CMC Khatha No. 10668/5382/8300/8301/136/1,3, 4/C/4th fl/FF8, Fourth Floor "C" Block, " S2-HOMES – THE WATER GROVE" apartment constructed on Schedule A property measuring 2106 Sq.ft of super built up area including private terrace of the apartment as per proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use And also exclusive usage of with one covered car parking space at stilt floor including 511 sq ft of undivided share, right, title and interest in the Schedule A property and flat bounded on the East by : Open space, West by : Corridor, North by : Flat No. FF7, South by : Flat No. FF9. Situated at Kammasandra Village, Attebele Hobli, Anekal Taluk, Bangalore Rural-560100. Owner of the property Mrs. Inayatullah Aburahman Aksari	76.00	7.60
2	All that piece and parcel of the flat bearing No. FF7, present CMC Khatha No. 10667/5382/8300/8301/136/1,3,4/C/4th fl/FF-7, Fourth Floor "C" Block, " S2-HOMES – THE WATER GROVE" apartment constructed on Schedule A property measuring 2106 Sq.ft of super built up area with one covered car parking space and the flat including 511 Sq. ft of undivided share, right, title and interest in the Schedule A Property and FLAT bounded on the East by : Open space West by : Corridor, North by : Flat No. FF6, South by : Flat No. FF8, Situated at Kammasandra Village, Attebele Hobli, Anekal Taluk, Bangalore Rural-560100. Owner of the property Mrs. Inayatullah Aburahman Aksari	76.00	7.60
3	All that piece and parcel of the flat bearing No. FF11, present CMC Khatha No. 10674/5382/8300/8301/136/1,3,4/C/4th fl/FF11, Fourth Floor "C" Block, " S2-HOMES – THE WATER GROVE" apartment constructed on Schedule A property measuring 1950 Sq.ft Super built-up area with one covered car parking space including 473 Sq. ft of undivided share, right, title and interest in the Schedule A Property and flat bounded on the East by : Corridor & Open space, West by : Open space, North by : Flat No. FF12, South by : Flat No. FF10. Situated at Kammasandra Village, Attebele Hobli, Anekal Taluk, Bangalore Rural-560100. Owner of the property Mrs. Inayatullah Aburahman Aksari	70.00	7.00

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.
- 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. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 26.05.2026**, to Canara Bank, ARM Branch II Bangalore by hand OR 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. Bid Form.

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) - e- mail: support.baanknet@psballiance.com

EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.25,000/-**. 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.
- g. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006298.
- h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.



- k. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Canara Bank Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.
- l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

For further details contact **Authorised Officer, Canara Bank, ARM Branch-2-** (9113092975, 8921102717, 9201460154, 9464534482, 8709675503 and 080-25310181) e-mail id – **cb6298@canarabank.com** OR the service provider M/s.PSB Alliance (BAANKNET) - e- mail: 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: Bengaluru
Date: 08.05.2026

कृते केनरा बैंक FOR CANARA BANK
AUTHORISED OFFICER
प्राधिवृत्त CANARA BANK orised Officer
आस्ति वसूली प्रबंधन शाखा - II, बेंगलूरु - 560 001
Asset Recovery Management Branch - II, Bengaluru - 560 001



