

Ref: ARM-I/CR-536/2025/SR

Date: 10.06.2026

To,

1. MRS. ARSHIYA BEGUM
FLAT NO. 001 3A, MASJID E KAIF,
BHEEMANNA LAYOUT,
SHAMPUR MAIN ROAD,
BANGALORE- 560032

2. MR. MAHAMMED IQBAL SHAIK
FLAT NO. 001 3A, MASJID E KAIF,
BHEEMANNA LAYOUT,
SHAMPUR MAIN ROAD,
BANGALORE- 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

सहायक महाप्रबंधक / Assistant General Manager
Authorised officer
आस्ति वसुली प्रबंधन शाखा - I
Asset Recovery Management Branch - I
स्पेंसर टॉवर, एम.जी. रोड, बंगलूरु - 560 001
Spencer's Tower, M. G. Road, Bengaluru - 560 001

Internal

परिसंपत्तिवसुलीप्रबंधन शाखा,
नं. 86, स्पेंसर टॉवर, एम.जी. रोड,
बंगलूरु - 560001

PHONE: 080- 25310066
e-Mail - cb2366@canarabank.com
Extn: 530, Mob: 94835 32366

ASSET RECOVERY MANAGEMENT - I Branch,
No. 86, SPENCERS TOWER, M.G. ROAD,
BANGALORE - 560001



Internal

Internal

परिसंपत्तिवसूलीप्रबंधन1 शाखा,
नं०८६, स्पेंसरटॉवर,एमजीरोड
बेंगलूरु - ५६०००१

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Internal

E-Auction Sale Notice for Sale of Immovable/ Movable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Movable and Immovable properties mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ARM Branch-1, Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.06.2026 for recovery of Rs. 88,28,921.45/- (Eighty Eight Lakhs Twenty Eight Thousand Nine Hundred Twenty one and Forty Five Paisa) on 09.06.2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. Mrs. Arshiya Begum Flat No. 001 3A, Masjid E Kaif, Bheemanna Layout, Shampur Main Road, Bangalore- 560032 2. Mr. Mahammed Iqbal Shaik Flat No. 001 3A, Masjid E Kaif, Bheemanna Layout, Shampur Main Road, Bangalore- 560032.

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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 29.06.2026 5.00 pm

(In Lakhs)

	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	SCHEDULE "A" All that piece and Parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy. No. 108/2, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District, (land converted for non agricultural residential purposes vide Official Memorandum dated:11-11-1992 vide No.B/DIS/ALN/SR(A)/103/1998-99, issued by Special Deputy Commissioner, Bangalore), together with 200 residential apartment known as Garden Residency, unit/s in "A,B,C,D,E & F" Blocks together with car parking slots, and bounded on the : East by: Land in Sy. No. 108/2 West by: Road, carved out of kharab land North by: Road, carved out of kharab land South by: Tank Bed Coordinates of the property Latitude- 12.805049 Longitude- 77.676867 SCHEDULE "B" (Undivided share, right, title and interest of land to be conveyed under this sale Deed) 400 Sq.Ft. of undivided share, right, title and interest of land in the Schedule "A" Property. SCHEDULE "C" All that piece and parcel of property bearing Flat No. BE-301 totally measuring a super built up area of 1089 Sq.Ft. in the Second Floor in "E" Block along with covered car parking space in the Basement/Surface/Stilt Floor numbered as BE-301 along with 400 Sq.Ft. of undivided	45.00	4.50	0.50

Internal

परिसंपत्तिवसूलीप्रबंधन1 शाखा,
नं86, स्पेंसरटोवरसएमजीरोड
बेंगलूरु - 560001

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ASSET RECOVERY MANAGEMENT - I Branch,
No. 86, SPENCERS TOWER, M.G. ROAD,
BANGALORE - 560001



Internal

केनरा बैंक Canara Bank

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सिंडिकेट Syndicate

Interest in land comprising Schedule "A" property in one of such apartment units/flats in the said apartment Building "GARDEN RESIDENCY", situated at Kachanayakanahalli Village, Jigani Hobli, Aneka Taluk, Bangalore District, Bangalore and bounded on :			
East by: Residential Apartment privately numbered as E-302 in the second floor in "E" Block West by: Common Staircase Area North by: Area opens to sky of the apartment building South by: Common corridor.			
TOTAL	45.00	4.50	

Known encumbrances, if any: Not to the knowledge of the Bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) portal and may contact ARM-1 Branch, Bengaluru, Canara Bank, Ph. No. 08025310066, 9916585952 and 9486092152 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

सहायक महाप्रबंधक / Assistant General Manager
आसि वसुली प्रबंधन शाखा - I
Asset Recovery Management Branch - I
CANARA BANK, जे. रोड, बंगलूर - 560 001
Spencer's Tower, M. G. Road, Bengaluru - 560 001

Date: 10.06.2026

Place: Bangalore

Internal

परिसंपत्ति वसुली प्रबंधन शाखा,
नं. 86, स्पेंसर टावर, सी. गे. रोड,
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BANGALORE - 560001

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.12.2025

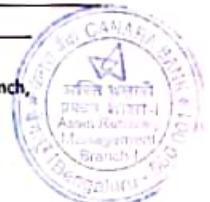
Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru		
Name and Address of the Borrower(s)/ Guarantor(s) :	1. MRS. ARSHIYA BEGUM FLAT NO. 001 3A, MASIJD E KAIF, BHEEMANNA LAYOUT, SHAMPUR MAIN ROAD, BANGALORE- 560032 2. MR. MAHAMMED IQBAL SHAIK FLAT NO. 001 3A, MASIJD E KAIF, BHEEMANNA LAYOUT, SHAMPUR MAIN ROAD, BANGALORE- 560032		
Total liabilities as on date 09.06.2026	Rs. 88,28,921.45/ with further interest and cost thereon.		
(a) Mode of Auction:	E-Auction.		
(b) Details of Auction service provider	M/s PSB Alliance (https://baanknet.com/) Helpdesk Number: 8291220220 Website: https://baanknet.com/		
(c) Date & Time of Auction	30.06.2026 11.00 AM to 11.30 AM		
(d) Place of Auction	Online.		
Reserve Price / EMD	(Amount in Lakhs)		
	Description of the immovable assets:	Reserve Price	EMD
1	SCHEDULE "A" All that piece and Parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy. No. 108/2, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District, (land converted for non agricultural residential purposes vide Official Memorandum dated:11-11-1992 vide No.B/DIS/ALN/SR(A)/103/1998-99, issued by Special Deputy Commissioner, Bangalore), together with 200 residential apartment known as Garden Residency, unit/s in "A,B,C,D,E & F" Blocks together with car parking slots, and bounded on the : East by: Land in Sy. No. 108/2 West by: Road, carved out of kharab land North by: Road, carved out of kharab land South by: Tank Bed Coordinates of the property Latitude- 12.805049 Longitude- 77.676867 SCHEDULE "B" (Undivided share, right, title and interest of land to be conveyed under this sale Deed) 400 Sq.Ft. of undivided share, right, title and interest of land in the Schedule "A" Property. SCHEDULE "C" All that piece and parcel of property bearing Flat No. BE-301 totally measuring a super built up area of 1089 Sq.Ft. in the Second Floor in "E" Block along with covered car parking space in the Basement/Surface/Stilt Floor numbered as BE-301 along with 400	45.00	4.50

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ASSET RECOVERY MANAGEMENT - I Branch,
No. 86, SPENCERS TOWER, M.G. ROAD,
BANGALORE - 560001



Internal

Sq.Ft. of undivided interest in land comprising Schedule "A" property in one of such apartment units/flats in the said apartment Building "GARDEN RESIDENCY", situated at Kachanayakanahalli Village, Jigani Hobli, Aneka Taluk, Bangalore District, Bangalore and bounded on :		
East by: Residential Apartment privately numbered as E-302 in the second floor in "E" Block West by: Common Staircase Area North by: Area opens to sky of the apartment building South by: Common corridor.		
TOTAL	45.00	4.50

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 The Authorized Officer **20.06.2026 10.00 AM to 2.00 PM.**

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 the 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 (<https://baanknet.com/>) 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 **29.06.2026**.

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 M/s. PSB Alliance, Bangalore @ e-mail: support.ebkray@psballiance.com

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.06.2026 - 5.00 PM**, to Canara Bank, ARM Branch I, Bangalore by hand.

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 to be submitted.

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 (<https://baanknet.com/>)- e- mail: support.ebkray@psballiance.com) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-. 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.

Internal

परिसंपत्तिवसूलीप्रबंधन शाखा,
नं० ८६, स्पेंसर टावर, सी.ए.जी.रोड
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ASSET RECOVERY MANAGEMENT - I Branch,
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BANGALORE - 560001



Internal

i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day 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) FOR IMMOVABLES: For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS Certificate to the Bank.

k) All charges for conveyance, stamp duty/GST, registration charges, tax arrears, other charges, dues etc., as applicable shall be borne by the successful bidder only.

l). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-Auction without assigning any reason thereof.

m) 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 Canara Bank ARM I Branch, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.

n) 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.

p) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 08025310066, 9916585952 and 9486092152) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), e-mail: support.ebkray@psballiance.com, Helpdesk Number : 8291220220, Website: <https://baanknet.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: 10.06.2026

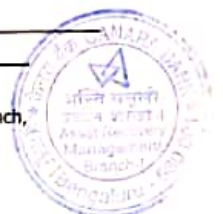
कृते केनरा बैंक / For CANARA BANK
सहायक महाप्रबंधक / Assistant General Manager
आस्ति वसूली प्रबंधन शाखा - I
Asset Recovery Management Branch - I
स्पर्शर, टॉवर, स्पेंसर टॉवर, एम.जी. रोड, बेंगलूर - 560 001
Spencer's Tower, Bank Road, Bengaluru - 560 001

Internal

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