

SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH, THIRUVANANTHAPURAM

57

संदर्भ सं./ Ref:7909/SARMB/TVM/SN/NR/JUNE 26/VISION GROUP

दिनांक/Date: 03.06.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

Borrower M/s.VISION GROUP, TC 60/2182, MULLOOR,VIZHINJAM, THIRUVANANTHAPURAM, 695521	Borrower/Mortgagor Mr.Sudheer S, S/o Shajahan, Shereefa House, 10 th Stone, Nedumangad P.O. Thiruvananthapuram, 695541
Borrower Mr.Nazeer M S, Mehraj, Nettirachira, Nedumangad, Thiruvananthapuram, 695543	Mortgagor Mrs.Shareefa Beevi, Shemi Manzil, Building No.28/66, Nedumangad, Thiruvananthapuram, Kerala

Dear Sir,

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, 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, **Specialized Asset Recovery Management Branch Thiruvananthapuram** Branch 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 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

Authorised Officer
 Canara Bank
 Trivandrum

ENCLOSURE – SALE NOTICE

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SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH / SARM Branch

Canara Bank, Specialized Asset Recovery Management Branch, Thiruvananthapuram

Ph: 0471-2324797, 9037756600 | Email: cb7909@canarabank.com

SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH, THIRUVANANTHAPURAM

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 Rules 8(6) & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s) and Mortgagor(s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the symbolic / constructive 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 **14.07.2026, [Time 11:30 A.M. to 12:30 P.M. (with unlimited extension of 5 minutes duration each till the conclusion of the sale)]**, for recovery of **Rs.3,32,96,109.78/- (Rupees Three Crores Thirty Two lakhs Ninety Six Thousand One Hundred and Nine and Seventy Eight Paise only)** due as on **31.05.2026**, plus further interest, costs and other legal charges, payable to the Specialized Asset Recovery Management Branch, Thiruvananthapuram of Canara Bank. from M/s Vision Group (represented by its Partners NAZEER M S & SUDHEER S and Guarantor Smt. Shareefa Beevi)

	Reserve Price	Earnest Money Deposit (EMD)
Property 1	Rs.1,62,00,000/-	Rs.16,20,000/-
Property 2	Rs.1,41,00,000/-	Rs.14,10,000/-

Last Date for deposit of Earnest Money Deposit – On or before 13.07.2026 by 5:00 P.M.

**SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH
 DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

1.	Name and Address of the Secured Creditor	Canara Bank, Specialized Asset Recovery Management Branch, Thiruvananthapuram (Ph. No. 0471-2324797, 9037756600) Email: cb7909@canarabank.com
2.	Name and Address of the Borrowers / Guarantors / Mortgagors	1.M/s.VISION GROUP, TC 60/2182, MULLOOR,VIZHINJAM, THIRUVANANTHAPURAM, 695521 2.Mr.Sudheer S, S/o Shajahan, Shereefa House, 10 th Stone, Nedumangad P.O. Thiruvananthapuram, 695541 3.Mr.Nazeer M S, Mehraj, Nettirachira, Nedumangad, Thiruvananthapuram, 695543 4.Mrs.Shareefa Beevi, Shemi Manzil, Building No.28/66, Nedumangad, Thiruvananthapuram, Kerala
3.	Total liabilities as on 31.05.2026	Rs.3,32,96,109.78/- (Rupees Three Crores Thirty Two lakhs Ninety Six Thousand One Hundred and Nine and Seventy Eight Paise only) Plus further interest from 01.06.2026 along with suit expenses and other legal charges.

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4.	(a) Mode of Auction (b) Details of Auction service provider (c) Date & Time of Auction (d) Portal of E-Auction	(a) Online Auction (E-Auction) (b) M/s PSB Alliance (Baanknet) Help Desk: 8291220220 / 7046612345 / 6354910172 / 9892219848 / 8160205051 Email: support.BAANKNET@psballiance.com (c) 14.07.2026 between 11:30 A.M. and 12:30 P.M. (with unlimited extension of 5 minutes duration each till conclusion of the sale). (d) https://baanknet.com/																													
5.	Details of Properties 	<table><tr><td colspan="2">Property 1</td></tr><tr><td colspan="2">Immovable property in the name of Mr.Sudheer S – 6.18 Ares of land and Residential building at Nedumangad Village</td></tr><tr><td colspan="2">All part and parcel of 6.18 ares (0.54 ares in Re Sy No: 393/7-2, 0.81 ares in Re Sy No: 393/4-2 and 4.83 ares in Re Sy No: 393/7-3) of land with residential building in Nedumangad Village, Nedumangad Taluk, Trivandrum District owned by Mr. Sudheer S</td></tr><tr><td>NORTH</td><td>“Vazhi” and property of Sri.Sabeer</td></tr><tr><td>SOUTH</td><td>Property of Safayar</td></tr><tr><td>EAST</td><td>“Idavazhi”</td></tr><tr><td>WEST</td><td>“Vazhi” and property of Safayar</td></tr></table> <table><tr><td colspan="2">Property 2</td></tr><tr><td colspan="2">Immovable property in the name of Smt. Shareefa Beevi – 3.75 ares of land and building at Nedumangad village</td></tr><tr><td colspan="2">EM of 3.75 ares of land with residential building in Re SyNo.539/4, Old Sy No.1684/1-2 of Nedumangad Village, Nedumangad Taluk, Trivandrum District owned by Smt. Shareefa Beevi, mother of Mr. Sudheer S,</td></tr><tr><td>NORTH</td><td>Re.Sy.1683</td></tr><tr><td>SOUTH</td><td>Re.Sy.1827</td></tr><tr><td>EAST</td><td>Re.Sy.1829 & 1872</td></tr><tr><td>WEST</td><td>Re.Sy.1686</td></tr></table>		Property 1		Immovable property in the name of Mr.Sudheer S – 6.18 Ares of land and Residential building at Nedumangad Village		All part and parcel of 6.18 ares (0.54 ares in Re Sy No: 393/7-2, 0.81 ares in Re Sy No: 393/4-2 and 4.83 ares in Re Sy No: 393/7-3) of land with residential building in Nedumangad Village, Nedumangad Taluk, Trivandrum District owned by Mr. Sudheer S		NORTH	“Vazhi” and property of Sri.Sabeer	SOUTH	Property of Safayar	EAST	“Idavazhi”	WEST	“Vazhi” and property of Safayar	Property 2		Immovable property in the name of Smt. Shareefa Beevi – 3.75 ares of land and building at Nedumangad village		EM of 3.75 ares of land with residential building in Re SyNo.539/4, Old Sy No.1684/1-2 of Nedumangad Village, Nedumangad Taluk, Trivandrum District owned by Smt. Shareefa Beevi, mother of Mr. Sudheer S,		NORTH	Re.Sy.1683	SOUTH	Re.Sy.1827	EAST	Re.Sy.1829 & 1872	WEST	Re.Sy.1686
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6.	Reserve Price	Property 1	Property 2																												
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7.	Earnest Money Deposit	Property 1	Property 2
		Rs. 16,20,000/-	Rs. 14,10,000/-
8.	Date & Time of Inspection of Property	On or before 13.07.2026 between 10:00 A.M. and 5:00 P.M. , with prior appointment of the Authorised Officer.	

9. Other terms and conditions

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior appointment of the Authorized Officer , on or before **13.07.2026 between 10.00 am to 5.00 pm.**
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) as per point 7 being 10% of the Reserve Price 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" on or before **13.07.2026, 5.00 PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 50,000/-** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- The incremental amount/price during the time of each extension shall be **Rs.50,000/-** (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of Canara Bank, **Specialized Asset Recovery Management branch Thiruvananthapuram**, IFSC: **CNRB0007909**.
- All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

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SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH, THIRUVANANTHAPURAM

- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh only), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The eAuction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before **13.07.2026 from 10.00 A.M. to 5.00 P.M.**
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details contact Chief Manager, Canara Bank, **Specialized Asset Recovery Management branch Thiruvananthapuram** (Ph. No . 0471 2324797, 9037756600) e-mail id cb7909@canarabank.com, may be contacted 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.ebkrray@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: Trivandrum
 Date: **03.06.2026**

Authorised Officer
 Canara Bank



Authorised Officer
 Canara Bank
 Trivandrum

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