

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM
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 Borrowers and Guarantors that the below described immovable property 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 **30/07/2026**, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **Rs. 16,45,39,140.24 (Rupees Sixteen Lakhs Forty Five Lakhs Thirty Nine Thousand One Hundred Forty and Paise Twenty Four Only)** due as on 11/01/2026 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s Bismillah Cashew Company**.

The Reserve Price:

Item 1	Rs.35,00,000/- (Rupees Thirty Five Lakhs Sixty Thousand Only)
Item 2	Rs.32,00,000/- (Rupees Thirty Two lakhs Only)
Item 3	Rs.28,00,000/- (Rupees Twenty Eight Lakhs Only)
Item 4	Rs.20,00,000/- (Rupees Twenty Lakhs Only)
Item 5	Rs.49,00,000/- (Rupees Forty Nine Lakhs Only)
Item 6	Rs.71,00,000/- (Rupees Seven One lakhs Only)
Item 7	Rs.40,00,000/- (Rupees Forty Lakhs Only)

The Earnest Money Deposit:

Item 1	Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
Item 2	Rs.3,20,000/- (Rupees Three Lakhs Twenty Thousand Only)
Item 3	Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)
Item 4	Rs.2,00,000/- (Rupees Two Lakhs Only)
Item 5	Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand Only)
Item 6	Rs.7,10,000/- (Rupees Seven Lakhs Ten Thousand Only)
Item 7	Rs.4,00,000/- (Rupees Four lakhs Only)

Last Date for deposit of Earnest Money Deposit - On or before 30/07/2026 by 10:00 AM.

Details of Property:

Item 1 (Immovable property in the name of Smt.Shyla, Smt.Shahina Mol and Sri.Mohammed Shan covered by doc:2697/1999 and 3225/1999)

All that part and parcel of property measuring 4.20 Ares of land and residential building in Re Sy No.477/1/3, 477/8/3, 477/1-2 and 477/2 Block No 15 in Kilikolloor Village Kollam District.

Boundaries for ReSyno 477/2 and 477/1-2 as per deed :

North : Drainage
East : Property of Abdul Khader
South : Property of Jayasree Ravindran
West : Property of Railway

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Boundaries for ReSyno 477/8/3 and 477/1/3 as per deed:

North : Drainage
East : Property of Vijayamma , Sasidharan and others
South : Property of Jayasree Ravindran and others
West : Property of Railway

Item 2(Immovable property in the name of Sri. Sujin Shamsudheen covered by doc:34/2016)

All that part and parcel of property measuring 18.62 Ares of land and cashew factory building in Re Sy No.500/12-1 Block No.14 of Kadampanad Village , Adoor taluk Pathanamthitta

Boundaries as per deed

North : Property of Puthenpurayil Omana
South : Property of Shajahan and Noorjahan
East : Panchayath road
West : Property of Shajahan and Noorjahan

Item 3 (Immovable property in the name of Sri. Sujin Shamsudheen covered by doc:511/2017 and 496/2016)

All that part and parcel of property measuring 33.48 Ares of land comprised of 28.60 Ares of land in Re Sy No.500/10 2 and 4.88 Ares of land in Sy No.500/12 in Block No.14 of Kadambanadu Village Adoor taluk Pathanamthitta in the name of Sujin Shamsudheen

Boundaries for Sy No 500/10 as per deed

North : Property of Rajan
South : Property of Jayan
East : Property of Sujin Shamsudheen
West : Property of Chandran

Boundaries for Sy No 500/12 as per deed

North : Property of Omana and Sujin
South : Thodu
East : Property of Sujin and Panchayath road
West : Property of Raveendran pillai

Item 4 (Immovable property in the name of Sri Sujin Shamsudheen and Smt.Amina Beevi covered by doc:656/2019)

All that part and parcel of property measuring 2.50 Ares of land in Re Sy No.224/6 and 224/6-2 in Block 16 of Kottamkara Village, Kollam in the name of Sujin Shamsudheen and Amina Beevi

Boundaries as per deed

North : Property of Aamina , Al Ameen & 4 meter width pathway
South : Property of Fouziya
East : Property of Aamina & Al Ameen

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West : Property of Jaleela

Item 5 (Immovable property in the name of Sri. Sujin Shamsudheen covered by doc:2044/2016)

All that part and parcel of property measuring 23.47 Ares(58 cents) of land in Re Sy No.473/1A1 (Old Sy No.907/8A) in Puliyoorsalai Village , Vilavancode Taluk, Kanyakumari District in the name of Sujin Shamsudheen

Boundaries as per deed

North : Property of Mohanachandran Nair and Other

South : Property of Jayaraj

East : Property of Jayaraj

West : Road

Item 6 (Immovable property in the name of Sri. Sujin Shamsudheen covered by doc:4509/2013)

All that part and parcel of land measuring 20 ares of land and cashew factory in Re Sy No.463/5/2, 463/5/6 and 463/5/4 in Block No.18 of Elampalloor village , Kollam district in the name of Sujin Shamsudheen.

Boundaries as per deed :

North : Property of Ashokan and others

East : Pathway

South : Property of Vidyadharan

West : Panchayath road

Item 7 (Immovable property in the name of Smt. Rubina Arshad covered by doc:1973/2019)

All that part and parcel of land measuring 16.70 ares of land in Re Sy No.359/7 in Block No.3 of Ayiroor village, Varkala taluk ,Trivandrum district in the name of Rubina Arshad

Boundaries as per deed:

North : Azad memorial UP school , property of Arshad and pathway having 3 meter width

East : Property of Lissi and pathway

South : Property of Faseela and Naseema

West : Azad memorial UP school and property of Siyad

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 : 08-07-2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

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2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, **एरणाकुलम / Ernakulam - 682016**

PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

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 Bismillah Cashew Company
Represented by Prop: Sujin ShamSudheen
KP XI/527A Kallumthazham , Kilikollor P O
Kollam -691004
 - 2) Mr Sujin Shamsudheen S/o Shamsudheen
Saliha Mahal Chandanathoppe P O
Kollam -691014
 - 3) Mrs Amina Beevi W/o Sujin Shamsudheen
17/1627 , Njaravila Kizhakkathil
Arunoottimangalam Mangad P O
Kollam -691015
 - 4) Mrs Shyla S W/o Shihabudheen
Shahina Manzil Malayalam nagar
TKMC P O , Karikode Kollam -691005
 - 5) Mrs Rubeena Arshad W/o Arshad
14/221 A , Kalluvila Puthenveedu
Kalathara , Ayiroor P O
Varkala , Trivandrum -691005
 - 6) Mr Arshad Sainudheen S/o Sainudheen
14/221 A , Kalluvila Puthenveedu
Kalathara , Ayiroor P O
Varkala , Trivandrum -691005
 - 7) Mr Muhammed Shan S S/o Shihabudheen
Shahina Manzil Malayalam Nagar ,
TKMC P O Kollam - 691005
 - 8) Mrs Shahina Mol D/o Shihabudheen
Shahina Manzil Malayalam Nagar , TKMC P O
Kollam - 691005
3. Total liabilities as on 11/01/2026 : Rs. 16,45,39,140.24 (Rupees Sixteen Lakhs Forty Five Lakhs Thirty Nine Thousand One Hundred Forty and Paisa Twenty Four Only)Plus further interest thereon from 12.01.2026 along with suit expenses and other legal charges

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

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 : 30/07/2026 & 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.35,00,000/- (Rupees Thirty Five Lakhs Sixty Thousand Only) |
| Item 2 | Rs.32,00,000/- (Rupees Thirty Two lakhs Only) |
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| Item 7 | Rs.40,00,000/- (Rupees Forty Lakhs 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 **16/07/2026** 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 RTGS/NEFT in the account details as mentioned in the said challan **well before 30/07/2026 upto 10:00 AM.**

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- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **30/07/2026, 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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