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Ref: 7909/SARMB/TVM/FL-154-2025-26

Date: 01.07.2026

TO

**BORROWER/ GUARANTOR/MORTGAGOR**

|                                                                                                                                                                                   |                                                                                                                                                                   |
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| <b>BORROWER/CO BORROWER</b><br><br><b>M/s Nadha Enterprises</b> represented by proprietor Sri Noushad K, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010 | <b>BORROWER/CO BORROWER/ MORTGAGOR</b><br><br><b>Sri Noushad K,</b><br>S/o Kabeer Kutty, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010 |
| <b>GUARANTOR/ MORTGAGOR</b><br><br><b>Smt Sulthana S,</b><br>W/o Noushad K, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010.                             |                                                                                                                                                                   |

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.**

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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**

ENCLOSURE - SALE NOTICE



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| സ്പെഷ്യാലൈസ് അസ്റ്റ് റിക്കവറി<br>മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം<br>കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്<br>മൂന്നാം നില<br>ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ<br>ജംഗ്ഷൻ, തിരുവനന്തപുരം<br>695001 | विशेषीकृत आस्ति क्वाली प्रबंधन शाखा<br>तिरुवनंतपुरम<br>तृतीय तल<br>केनरा बैंक अंचल कार्यालय बिल्डिंग<br>स्पेनसर जंक्शन, एम जी रोड<br>तिरुवनंतपुरम<br>695001 | Specialized Asset Recovery Management Branch,<br>Trivandrum<br>Third Floor Canara Bank Circle Office Building TC<br>26/173(1) MG Road, Spencer Junction ,<br>Trivandrum 695001 | ☎ : 0471 2324797<br>☎ : 9037756600<br>cb7909@canarabank.com<br>Web : www.canarabank.com |
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(Auction Sale Notice for Immovable properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the secured Creditor, the 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" on 22.07.2026**, for recovery of **Rs.1,41,21,107.55( One Crore Forty One Lakhs Twenty One Thousand One Hundred Seven Paise Fifty Five only )** as on **30.06.2026** plus further interest and costs due to the **Specialized Asset Recovery Management branch Thiruvananthapuram** of Canara Bank from **M/s Nadha Enterprises** represented by proprietor Sri Noushad K, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010, **Sri Noushad K**, S/o Kabeer Kutty, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010, **Smt Sulthana S**, W/o Noushad K, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010.

The reserve price will be **Rs 40,50,000 (Rupees Forty Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs 4,05,000(Rupee Four Lakhs Five Thousand only )**.

|   |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name and Address of the Secured Creditor     | <b>Canara Bank , Specialized Asset Recovery Management branch Thiruvananthapuram</b>                                                                                                                                                                                                                                                                                                                                              |
| 2 | Name and Address of the Borrower & Guarantor | <b>M/s Nadha Enterprises</b><br>represented by proprietor Sri Noushad K,<br>Njaravila Veedu, Manakkadu Vadakkevila PO,<br>Ikya Nagar 207, Kollam-691010<br><br><b>Sri Noushad K</b> ,<br>S/o Kabeer Kutty, Njaravila Veedu,<br>Manakkadu Vadakkevila PO,<br>Ikya Nagar 207,<br>Kollam-691010,<br><br><b>Smt Sulthana S</b> ,<br>W/o Noushad K, Njaravila Veedu,<br>Manakkadu Vadakkevila PO,<br>Ikya Nagar 207,<br>Kollam-691010. |
| 3 | Total liabilities as on <b>30.06.2026</b>    | <b>Rs.1,41,21,107.55( One Crore Forty One Lakhs Twenty One Thousand One Hundred Seven Paise Fifty Five only ) as on</b>                                                                                                                                                                                                                                                                                                           |



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| സ്പെഷ്യാലിസ്റ്റ് അസറ്റ് റിക്കവറി<br>മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം<br>കനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്<br>മൂന്നാം നില<br>ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ<br>ജംഷൻ, തിരുവനന്തപുരം<br>695001 | विशेषीकृत आस्ति वसुली प्रबंधन शाखा<br>तिरुवनंतपुरम<br>तृतीय तल<br>केनरा बैंक अंचल कार्यालय बिल्डिंग<br>स्पेनसर जंक्शन, एम जी रोड<br>तिरुवनंतपुरम<br>695001 | Specialized Asset Recovery Management Branch,<br>Trivandrum<br>Third Floor Canara Bank Circle Office Building TC<br>26/173(1) MG Road, Spencer Junction ,<br>Trivandrum 695001 | ☎ : 0471 2324797<br>☎ : 9037756600<br>cb7909@canarabank.com<br>Web : www.canarabank.com |
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|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------|------------------------------------|------------------------|-------------------|--------------|-----------------------------------------|----------------|------------------------------------------------------------------|
|                        |                                                                                                                                                          | <b>30.06.2026</b> plus further interest along with suit expenses and other legal charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| 4                      | a) Mode of Auction<br><br>b) Details of Auction service provider<br><br><br><br><br><br><br><br>c) Date & Time of Auction<br><br><br>d) Place of Auction | e-Auction<br><table><tr><td><b>Company Name</b></td><td><b>M/s PSB Alliance (BAANKNET)</b></td></tr><tr><td><b>Helpdesk Number</b></td><td><b>8291220220</b></td></tr><tr><td><b>Email</b></td><td><b>support.BAANKNET@psballiance.com</b></td></tr><tr><td><b>Website</b></td><td><b><a href="https://baanknet.com/">https://baanknet.com/</a></b></td></tr></table><br><b>22.07.2026</b> between <b>11.30 AM and 12.30 PM</b><br>(With unlimited extension of 5 minutes duration each till sale is concluded)<br><br>Online portal<br><b><a href="https://baanknet.com/">https://baanknet.com/</a></b> |  | <b>Company Name</b> | <b>M/s PSB Alliance (BAANKNET)</b> | <b>Helpdesk Number</b> | <b>8291220220</b> | <b>Email</b> | <b>support.BAANKNET@psballiance.com</b> | <b>Website</b> | <b><a href="https://baanknet.com/">https://baanknet.com/</a></b> |
| <b>Company Name</b>    | <b>M/s PSB Alliance (BAANKNET)</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| <b>Helpdesk Number</b> | <b>8291220220</b>                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| <b>Email</b>           | <b>support.BAANKNET@psballiance.com</b>                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| <b>Website</b>         | <b><a href="https://baanknet.com/">https://baanknet.com/</a></b>                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| 5                      | Details of Property/ies                                                                                                                                  | All that part and parcel of 03.75 Ares (9.26 Cents) of land with residential building in Re Sy No 431/14-2, in Kottamkara Village, Kollam Taluk, Kollam District in the name of Mr Noushad K<br><br><b><u>Boundaries</u></b><br>North : Property of Mrs. Usha<br><br>South: Road and Pathway<br><br>East : Property of Shajahan and Sabida<br><br>West : Thodu                                                                                                                                                                                                                                           |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| 6                      | Reserve Price                                                                                                                                            | <b>Rs.40,50,000 (Rupees Forty Lakhs Fifty Thousand only)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| 7                      | Earnest Money Deposit                                                                                                                                    | <b>Rs 4,05,000(Rupees Four lakhs Five Thousand only)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |
| 8                      | The property can be inspected Date & Time                                                                                                                | On or before 20.07.2026 between <b>10.00 AM and 5.00 PM.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                     |                                    |                        |                   |              |                                         |                |                                                                  |

## 9. Other terms and conditions

- a. 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).

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| സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് റിക്കവറി<br>മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം<br>കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്<br>മുന്നാം നില<br>ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ<br>ജംഗ്ഷൻ, തിരുവനന്തപുരം<br>695001 | विशेषीकृत आस्ति क़ाबू-पुर्बख़्त-शाखा<br>तिरुवनंतपुरम<br>तृतीय तल<br>केनरा बैंक अंचल कार्यालय बिल्डिंग<br>स्पेन्सर जंक्शन, एम जी रोड<br>तिरुवनंतपुरम<br>695001 | Specialized Asset Recovery Management Branch,<br>Trivandrum<br>Third Floor Canara Bank Circle Office Building<br>26/173(1) MG Road, Spencer Junction,<br>Trivandrum 695001 | 0471 2324797<br>0087756600<br>cb7909@canarabank.com<br>Web: www.canarabank.com |
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| <p>സ്പെഷ്യാലിസ്റ്റ് അസെറ്റ് റിക്കവറി<br/>മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം<br/>കാനറാ ബാങ്ക് സർക്ക്കിൾ ഓഫീസ് ബിൽഡിംഗിൽ<br/>വെസ്റ്റ് ഫ്ലോറിലെ<br/>റൂം നമ്പർ 26/173(1), എംജി റോഡ്, സ്പെൻസർ<br/>ജങ്ക്ഷൻ, തിരുവനന്തപുരം<br/>695001</p> | <p>विशेषीकृत आस्ति कवरी प्रबंध शाखा<br/>तिरुवनंतपुरम<br/>द्वितीय तल<br/>केनरा बैंक अंचल कार्यालय बिल्डिंग<br/>स्पेन्सर जंक्शन, एम जी रोड<br/>तिरुवनंतपुरम<br/>695001</p> | <p>Specialized Asset Recovery Management Branch,<br/>Trivandrum<br/>Third Floor Canara Bank Circle Office Building, TC<br/>26/173(1) MG Road, Spencer Junction,<br/>Trivandrum 695001</p> | <p>☎ : 0471 2324797<br/>☎ : 9037756600<br/>✉ : cb7909@canarabank.com<br/>Web : <a href="http://www.canarabank.com">www.canarabank.com</a></p> |
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**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: 01.07.2026**

**Authorised Officer  
 Canara Bank**

**Authorised Officer  
 CANARA BANK**



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| <p>സ്പെഷ്യലൈസ് അസ്റ്റ് നികുവനി<br/>                 മാനേജ്മെന്റ് (ബാങ്കിംഗ്, തിരുവനന്തപുരം)<br/>                 കാനറ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്<br/>                 മൂന്നാം നില<br/>                 ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ<br/>                 ജംഗ്ഷൻ, തിരുവനന്തപുരം<br/>                 695001</p> | <p>विशेषीकृत आस्ति प्रबंधन शाखा<br/>                 तिरुवनंतपुरम<br/>                 तृतीय तल<br/>                 केनरा बैंक अंचल कार्यालय बिल्डिंग<br/>                 स्पेनसर जंक्शन, एम जी रोड<br/>                 तिरुवनंतपुरम<br/>                 695001</p> | <p>Specialized Asset Recovery Management Branch,<br/>                 Trivandrum<br/>                 Third Floor Canara Bank Circle Office Building TC<br/>                 26/173(1) MG Road, Spencer Junction,<br/>                 Trivandrum 695001</p> | <p>☎ : 0471 2324797<br/>                 ☎ : 9037756600<br/>                 ✉ : cb7909@canarabank.com<br/>                 Web : <a href="http://www.canarabank.com">www.canarabank.com</a></p> |
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