

Ref: 7909/SARMB/TVM/FL-154

Date:01.07.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

BORROWER/CO BORROWER

M/s Nadha Enterprises represented by proprietor Sri Noushad K, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010

BORROWER/CO BORROWER/ MORTGAGOR

Sri Noushad K,
S/o Kabeer Kutty, Njaravila Veedu, Manakkadu Vadakkevila PO, Ikya Nagar 207, Kollam-691010

GUARANTOR/ MORTGAGOR

Smt Sulthana S,
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.

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

സ്പെഷ്യാലൈസ് അസ്റ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മുനാറം നില ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत अस्ति कएबी प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेनसर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction, Trivandrum 695001	☎: 0471 2324797 ☎: 9037756600 cb7909@canarabank.com 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 11,50,000(Rupees Eleven Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs.1,15,000 (Rupee One Lakhs Fifteen Thousand only)**.

1	Name and Address of the Secured Creditor	Canara Bank , Specialized Asset Recovery Management branch Thiruvananthapuram
2	Name and Address of the Borrower & Guarantor	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.
3	Total liabilities as on 30.06.2026	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



സ്പെഷ്യാലൈസ് അസറ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മൂന്നാം നില ട്രിപ്പി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംക്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेन्सर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction , Trivandrum 695001	☎ : 0471 2324797 ☎ : 9037756600 cb7909@canarabank.com Web : www.canarabank.com
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		plus further interest along with suit expenses and other legal charges.								
4	a)Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	e-Auction <table><tr><td>Company Name</td><td>M/s PSB Alliance (BAANKNET)</td></tr><tr><td>Helpdesk Number</td><td>8291220220</td></tr><tr><td>Email</td><td>support.BAANKNET@psballiance.com</td></tr><tr><td>Website</td><td>https://baanknet.com/</td></tr></table> 22.07.2026 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded) Online portal https://baanknet.com/	Company Name	M/s PSB Alliance (BAANKNET)	Helpdesk Number	8291220220	Email	support.BAANKNET@psballiance.com	Website	https://baanknet.com/
Company Name	M/s PSB Alliance (BAANKNET)									
Helpdesk Number	8291220220									
Email	support.BAANKNET@psballiance.com									
Website	https://baanknet.com/									
5	Details of Property/ies	All that part and parcel of 5.61 Ares (13.86 Cents) of vacant land in Re Sy No 13/4-7-2 , Block No 1 in Pavithreswaram Village, Kottakarakara Taluk, Kollam District in the name of Mr Noushad K <u>Boundaries</u> North : Property of Geethakumari South: Panchayath Road, and property of Ramachandran Pillai East : Property of Narayana Pillai West : Panchayath road								
6	Reserve Price	Rs 11,50,000 (Rupees Twelve Lakhs only)								
7	Earnest Money Deposit	Rs 1,15,000 (Rupees One Lakh Fifteen Thousand only)								
8	The property can be inspected Date & Time	On or before 20.07.2026 between 10.00 AM and 5.00 PM.								

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).

സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മുന്നാം നില ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति प्रकृति प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेन्सर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction , Trivandrum 695001	☎ : 0471 2324797 ☎ : 9037756600 ✉ : cb7909@canarabank.com Web : www.canarabank.com
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of Canara Bank, **Specialized Asset Recovery Management branch Thiruvananthapuram, IFSC: CNRB0007909.**

- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above ₹. 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 **20.07.2026** 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.ebkray@procure247.com).



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